



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 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. Public Hearing**
 - A. To receive comments, both oral and written, regarding:

A zone classification change located along FM 2351 and Beamer Road (Friendswood, Harris County), consisting of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres as more fully described in the backup materials.
- 4. 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 Thursday, February 25, 2021
- 5. 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 Friendswood Shopping Center to be located at 106 Whispering Pines Ave.
 - B. Consideration and possible action regarding a recommendation to City Council regarding a request for a zone classification change located along FM 2351 and Beamer Road, consisting of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres as more fully described in the backup materials.
- 6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
- A. Regular Meeting - Thursday, March 25, 2021
Regular Meeting - Thursday, April 8, 2021
- 7. 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 - DRC Report for February 2021, commercial and residential project updates, City Council action and ordinance updates
- 8. 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.

Panhandle PUD
Coastal Bend Property Development

Tract	Acreage	Ownership	Signer	HCAD ID	HCAD Acreage	HCAD Tract Description	Deed Match:
PH-1							
A	9.5819*	Coastal Bend Property Development, LLC/LP Coastal Bend Property Development, LLC/LP	Daniel Rucker Daniel Rucker	041-011-0000-282 041-011-0000-285	11.873 2.353	TR 61D & 61E TR 61	S903461 - Exhibit A: Tract 1 (0.599 ac) & Tract 2 (185.994 ac) T369770 - Exhibit A-2: Tract II (2.353 acres)
*Total acreage from Metes & Bounds is 9.5819 acres and total acreage from HCAD is 14.226 acres (incorrect). HCAD ID ending in 282 is the remainder of the Special Warranty Deed with Vendor's Lien (S903461 dated 3/9/98) after the Timber Creek Golf Club plat. HCAD ID ending in 285 is identified as Tract II of the Special Warranty Deed (T369770 dated 11/2/98).							
B	5.414	Sue Bain Groves Trust Buckner International f/k/a/ Buckner Baptist Benevolences Texas Scottish Rite Hospital for Crippled Children Sue Paschall John Strike Sales, LLC Jringo Holdings, LLC Barbara (Erin) Paschall Averitt Mary Marverick Gary Emily Erin Gary Barbara Elizabeth Gary	Bank of America by Amanda Hartley Jeffrey Gentry Robert Walker Sue Paschall John Clayton Reaser Cory Krueger Barbara Paschall Averitt Mary Marverick Gary Emily Erin Gary Barbara Elizabeth Gary	041-011-0000-289 041-011-0000-290 041-011-0000-291 041-011-0000-292 041-011-0000-293 041-011-0000-294 041-011-0000-295 041-011-0000-296 041-011-0000-297	5.414	TR 61F	N/A
PH-2							
A	9.5455	Coastal Bend Property Development, LLC/LP	Daniel Rucker	041-011-0000-155	9.5455	TR 63A	20150158418 (9.5455 ac)
B	15.0371**	Coastal Bend Property Development, LLC/LP Coastal Bend Property Development, LLC/LP	Daniel Rucker Daniel Rucker	133-507-0000-001 041-011-0000-035	4.909 9.924	RES A BSR NO 1 TRS 63B & 63C	20150084708 - Tract 2 (5.450 ac) 20150084708 - Tract 1 (16.592 ac minus 5.450 ac = 11.142 ac) & Tract 3 (0.0918 ac) 2020289010 (0.1119 ac)
**Total acreage from Metes & Bounds is 15.0264 acres and total acreage from HCAD is 14.833 acres (incorrect). The total acreage from the deeds is 16.7957 ac. When you subtract out the acreage from Industry Park Friendswood, it results in the 15.0371 acres.							
C1	0.898	E Squared Properties LLC	Tommy Echols	150-269-0010-001	0.898	RES A BLK 1	2019289222
C2	1.1647	Clay Hockley Business Park LLC	Jeffrey Robinson	150-269-0010-002	1.1647	RES B BLK 1	2019273229
C3	1.281	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-003	1.281	RES C BLK 1	See Industry Park Friendswood Plat
	1.2415	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-004	1.2415	RES D BLK 1	
	1.6745	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-005	1.6745	RES E BLK 1	
	0.8554	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-006	0.8554	RES F BLK 1	
	0.8725	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-007	0.8725	RES G BLK 1	
	0.5406	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-008	0.5406	RES H BLK 1	
	1.218	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-009	1.218	RES I BLK 1	
	9.7462	Total Plat Acreage					
PH-3							
A	110.4782	Coastal Bend Land Investments, LP	Daniel Rucker	041-011-0000-001	114.1894	TRS 64E-1 65A 65B 65C 65D & 65E	X793547 (118.13 ac minus 3.197 ac HCFCJ Judgement minus FM 2351 ROW & Beamer Road ROW)
	159.8029						

PH-1

14.9959 acres

Bucker Tract – 5.414 acres

Coastal Bend Tract – 9.5819 acres

Metes and Bounds Description (combining tracts 2 and 3) 9.5819 acres

Deed S903461 – original deed for Tract 3 (7.2289 acres out of 185.994 acres)

Deed T369770 – deed for Tract 2 (2.3530 acres)



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Buckner International f/k/a Buckner Baptist Phone: 214-978-3334
Benevolences

Owner's Mailing Address: 700 N. Pearl St. Suite 1200

City: Dallas State: TX Zip: 75201 Fax: _____

Owner's Email Address: mark.carey@highgroundadvisors.org

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Jeffrey K. Murky CFO Date: 02/01/2021

Agent's Signature: [Signature] Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Texas Scottish Rite Hospital for Crippled Children Phone: 214-559-7638

Owner's Mailing Address: 2222 Welborn

City: Dallas State: TX Zip: 75219 Fax: _____

Owner's Email Address: mason.justiss@tsrh.org

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 2-2-21

Robert L. Walker, President/CEO

Agent's Signature: [Signature] Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plan Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: as Barbara Paschall Averitt Phone: 214-209-1318

Owner's Mailing Address: 901 Main Ste, 16th Floor (TX1-492-16-10)

City: Dallas State: TX Zip: 75202 Fax: _____

Owner's Email Address: amanada.hartley@bofa.com **Vice President**

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net (Vice President)

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Amanda Hartley Date: 1/28/2021

Agent's Signature: [Signature] Date: 1/28/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: SUE PASCHALL JOHN Phone: 214-526-0007

Owner's Mailing Address: 25 Highland Park Village, Suite 100-555

City: Dallas State: TX Zip: 75205 Fax: N/A

Owner's Email Address: sue@johndfw.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: *Sue Paschall John* Date: 1/29/2021

Agent's Signature: *Dan Rucker* Date: 1-29-21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Emily Erin Gary Phone: 214-676-3921

Owner's Mailing Address: 4545 Lorraine Ave.

City: Dallas State: TX Zip: 75205 Fax: N/A

Owner's Email Address: eeg75205@gmail.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Emily Erin Gary Date: 1/29/2021

Agent's Signature: Dan Rucker Date: 2/2/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Mary Maverick Gary Phone: 352-816-3443

Owner's Mailing Address: 5530 NW 96th Lane

City: Ocala State: FL Zip: 34482 Fax: N/A

Owner's Email Address: mary@artisancattle.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Mary Maverick Gary Date: 1/29/2021

Agent's Signature: [Signature] Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Barbara Paschall Averitt Phone: 214 208-8206

Owner's Mailing Address: 6918 Lupton

City: Dallas State: TX Zip: 75225 Fax: _____

Owner's Email Address: feteset@swbell.net

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Barbara Averitt Date: 2/2/2021

Agent's Signature: [Signature] Date: 2-3-21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Barbara Elizabeth Gary Phone: 214-543-4550

Owner's Mailing Address: 5739 Northmoor Drive

City: Dallas State: TX Zip: 75230 Fax: _____

Owner's Email Address: barbaragary7@aol.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Barbara Gary Date: 1/28/2021

Agent's Signature: Dan Rucker Date: 1/28/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Clayton Reaser Phone: 210-290-9624

Owner's Mailing Address: 8700 Crownhill Blvd, Ste 407

City: San Antonio State: TX Zip: 78209 Fax: _____

Owner's Email Address: clayton@eagleforddisposal.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: _____ Date: 1/28/2021

Agent's Signature: _____ Date: 1/28/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Cory Krueger Phone: 713-850-9700

Owner's Mailing Address: 6601 Brompton Road

City: Houston State: TX Zip: 77005 Fax: _____

Owner's Email Address: ck@hktexslaw.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Cory Krueger Date: 1/28/2021

Agent's Signature: Dan Rucker Date: 1/28/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In Witness Whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Authorized Countersignature

Stewart Title Company
16055 Space Center Blvd, Suite 170
Houston, TX 77062



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing,. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1094508	Effective Date: January 24, 2021 at 8:00AM
CLOSER: Rhonda Trail Wood	Issued: February 1, 2021 9:04AM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$1,500,000.00
PROPOSED INSURED: Commerce Equities LLC
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower: Commerce Equities LLC
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER:
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

FEE SIMPLE

3. Record title to the land on the Effective Date appears to be vested in:

BUCKNER INTERNATIONAL, formerly known as BUCKNER BAPTIST BENEVOLENCES (as to a 1/4th interest)

TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN (as to a 1/4th interest)

BANK OF AMERICA, N.A., as successor in interest to Republic National Bank of Dallas, as Trustee, under the terms, trusts and conditions established by the Trust Agreement executed by Sue Bain Groves as Settlor dated 1975 (as to a 1/4th interest)

SUE PASCHALL JOHN (as to a 1/24th interest)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EMILY ERIN GARY (as to a 1/24th interest)

MARY MAVERICK GARY, also known as MARY GARY MOHR (as to a 1/24th interest)

BARBARA ERIN PASCHALL, also known as BARBARA PASCHALL AVERITT (as to a 1/24th interest)

BARBARA ELIZABETH GARY (as to a 1/24th interest)

STRIKE SALES, LLC (as to a 75.00% interest in a 1/24th interest)

JRINGO HOLDINGS, LLC (as to a 25.00% interest in a 1/24th interest)

4. Legal description of land:

See Exhibit "A" Attached Hereto

COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1094508

A METES AND BOUNDS description of a certain 5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 5.414 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Corps of Engineers Monumentation located adjacent to Clear Creek:

BEGINNING at a 5/8-inch iron rod found marking the most southerly corner of a called 2.353 acre tract conveyed to Coastal Bend Property Development, L.C.C. by Special Warranty Deed as recorded in Clerk's File No. T369770 of the Harris County Official Public Records of Real Property and being in the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, in a southwest direction, along the arc of a curve to the right having a radius of 1850.08 feet, a central angle of 06°30'36", an arc length of 210.21 feet and a chord bearing South 55°14'41" West, 210.10 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 58°22'11" West, 590.21 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most southerly southeasterly corner of a called 73.1636 acre tract conveyed to Harris County by Special Warranty Deed as recorded in Clerk's File No. G294858 of the Harris County Official Public Records of Real Property;

THENCE, North 41°21'28" West, 199.50 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking an interior corner of said 73.1636 acre tract;

THENCE, North 42°18'57" East, 749.90 feet along the southeasterly line of said 73.1636 acre tract to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most westerly corner of aforementioned 2.353 acre tract;

THENCE, South 47°41'45" East, 408.51 feet along the southwesterly line of said 2.353 acre tract to the POINT OF BEGINNING, CONTAINING 5.414 acres of land, more or less, in Harris County, Texas.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your policy will not cover loss, costs, attorney's fees and expenses resulting from:

- ~~1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception.):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2021 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy T-2 only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance. (T-2R)

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a) Rights of parties in possession. (Owner Title Policy only)
- b) Pipeline right-of-way easement in favor of Humble Oil & Refining Company as set forth in instrument recorded in [Volume 1059, Page 612](#) of the Deed Records of Harris County, Texas.
- c) An easement granted to Houston Lighting and Power Company, the location of which is reflected by instrument recorded at Clerk's File No. [C549677 in Volume 6870, Page 256](#) of the Deed Records of Harris County, Texas.
- d) An easement Fifteen (15) feet wide, granted to the City of Friendswood, Texas, the location of which is reflected by instrument recorded under Clerk's File No. [W032010](#) of the Real Property Records of Harris County, Texas.
- e) A 1/32nd royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in [Volume 1063, Page 300](#) of the Deed Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- f) 6/24th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instruments recorded in/under Clerk's File Nos. [U119048](#), [U119049](#), [U119050](#), [U119051](#), [U119052](#) and [U119053](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- g) An undivided interest in and to all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [20110495896](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- h) An undivided interest in and to all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [20140511652](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- i) An undivided interest in and to all the interest of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instruments recorded in/under Clerk's File No. [2019012441](#) of the Official Public Records of Galveston County, Texas, and under Clerk's File No. [RP-2019-195062](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- j) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- k) Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
- l) Subject to any easements, rights-of-way, roadways, encroachments, etc., which a current survey or physical inspection of the premises might disclose.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.
7. The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions. (As to BUCKNER INTERNATIONAL)
8. The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions. (As to TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN)
9. Record title to a 1/4 interest is held by BANK OF AMERICA, N.A., as successor in interest to Republic National Bank of Dallas, as Trustee, under the terms, trusts and conditions established by the Trust Agreement executed by Sue Bain Groves as Settlor dated 1975, as devisee under the Will of Sue Bain Groves, Deceased, a certified copy of which is recorded under Clerk's File No. [F106324](#) of the Real Property Records of Harris County, Texas. The applicant sellers of such interest are: Bank of America, N.A., Trustee of the Sue Bain Groves Trust for the benefit of Sue Paschall John; Bank of America, N.A., Trustee of the Sue Bain Groves Trust for the benefit of Barbara Erin

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Paschall, also known as Barbara Paschall Averitt; BOFK, N.A. (dba Bank of Texas), Trustee of the Sue Bain Groves Trust for the benefit of the descendants of Charles E. Paschall, Jr., Deceased. Prior to closing of the present transaction, we must be furnished with executed copies of the referenced Trust Agreements, and any amendments thereto, together with any other necessary documentation supporting the apparent succession of such interest into the applicant sellers, and fully authorizing the Trustees to complete the proposed transaction.

10. The Company requires for its review, copies of:

- 1) The Certificate of Formation and any amendments thereto,
- 2) Operating Agreement and any amendments thereto,
- 3) Evidence acceptable to closer of existence/good standing and
- 4) Satisfactory evidence of authority of the officers, managers or members to execute the documents.

(As to STRIKE SALES, LLC)

11. The Company requires for its review, copies of:

- 1) The Certificate of Formation and any amendments thereto,
- 2) Operating Agreement and any amendments thereto,
- 3) Evidence acceptable to closer of existence/good standing and
- 4) Satisfactory evidence of authority of the officers, managers or members to execute the documents.

(As to JRINGO HOLDINGS, LLC)

12. The deed recorded under Clerk's File No. [RP-2019-95486](#) of the Real Property Records of Harris County, Texas, appears to contain a typographical error in regards to the interest acquired by JRINGO HOLDINGS, LLC, wherein it states "Fifteen percent (25.00%) of the interest herein conveyed". It would appear that it should state "Twenty Five percent (25.00%) of the interest herein conveyed". Additionally, said deed does not contain a proper metes and bounds description of the subject property. Require recordation of appropriate correction documentation containing the correct metes and bounds description of subject property and the correct interest intended to be conveyed by said deed. Upon review of same, additional exceptions and/or requirements may be made.

13. FOR INFORMATION ONLY: The vesting on Schedule A is by virtue of Deeds recorded under Clerk's File No. [T694882](#), [U119048](#), [U119049](#), [U119050](#), [U119051](#), [U119053](#) and [RP-2019-95486](#) of the Real Property Records of Harris County, Texas, and the probated will of Sue Bain Groves, Deceased filed under Clerk's File Nos. [F106324](#) and [G294861](#) of the Real Property Records of Harris County, Texas, and as evidenced by instrument recorded under Clerk's File No. [20070519343](#) of the Real Property Records of Harris County, Texas.

COMMITMENT FOR TITLE INSURANCE SCHEDULE D

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 1094508

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2018:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, John L. Killea, Steven M. Lessack, Tara S. Smith, Brian K. Glaze, Pamela B. O'Brien and Mary P. Thomas.

A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Steven M. Lessack, Group President; Tara S. Smith, Group President-Agency Services; John L. Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President – Associate General Counsel and Senior Underwriting Counsel; James L. Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel-Southwestern, Senior Underwriting Counsel.

As to Stewart Title Company (Title Insurance Agent), the following disclosures are made:

B-1 Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows:

Stewart Title Guaranty Company – 100%

B-2 Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:

Stewart Information Services Corporation - 100%

B-3 If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

Matthew W. Morris, David C. Hisey, John L. Killea

B-4 If Title Insurance Agent is a corporation, the following is a list of its officers:

Matthew W. Morris, Chairman, Chief Executive Officer and President, David C. Hisey, Chief Financial Officer, Assistant Secretary-Treasurer, John L. Killea, General Counsel, Denise Carraux, Secretary & Assistant Treasurer, and Ken Anderson, Jr., Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$7,740.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	
Total	\$7,740.00

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$ (or %)		
\$ (or %)		
\$ (or %)		

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

Stewart Title Guaranty Company Privacy Notice

Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

STATE OF TEXAS

EXHIBIT "A-2"

COUNTY OF HARRIS

A METES AND BOUNDS description of a certain 5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 5.414 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Corps of Engineers Monumentation located adjacent to Clear Creek;

BEGINNING at a 5/8-inch iron rod found marking the most southerly corner of a called 2.353 acre tract conveyed to Coastal Bend Property Development, L.C.C. by Special Warranty Deed as recorded in Clerk's File No. T369770 of the Harris County Official Public Records of Real Property and being in the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, In a southwest direction, along the arc of a curve to the right having a radius of 1850.08 feet, a central angle of 06°30'36", an arc length of 210.21 feet and a chord bearing South 55°14'41" West, 210.10 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 58°22'11" East, 590.21 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most southerly southeasterly corner of a called 73.1636 acre tract conveyed to Harris County by Special Warranty Deed as recorded in Clerk's File No. G294858 of the Harris County Official Public Records of Real Property;

THENCE, North 41°21'28" West, 199.50 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking an interior corner of said 73.1636 acre tract;;

THENCE, North 42°18'57" East, 749.90 feet along the southeasterly line of said 73.1636 acre tract to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most westerly corner of aforementioned 2.353 acre tract;

THENCE, South 47°41'45" East, 408.51 feet along the southwesterly line of said 2.353 acre tract to the POINT OF BEGINNING, CONTAINING 5.414 acres of land in Harris County, Texas.

Subject to the General Notes shown:

To: Texas American Title Company, and Buckner Baptist Benevolences and Texas Scottish Hospital for Children:

We, Cotton Surveying Company, acting by and through Carlos P. Cotton, Registered Professional Land Surveyor, hereby certify that the drawing shown hereon is a true and correct representation of a survey made on the ground, under my supervision of a 5.414 acre tract out of the Perry & Austin League, Abstract No. 55, Harris County, Texas.

Surveyed: January 29, 1999

Carlos P. Cotton
Registered Professional Land Surveyor
No. 1902



LAND TITLE SURVEY
OF
5.414 ACRES
BEING A PORTION OF
LOT 61
HOIDALE & COFFMAN SUBDIVISION
VOLUME 215 PAGE 394



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

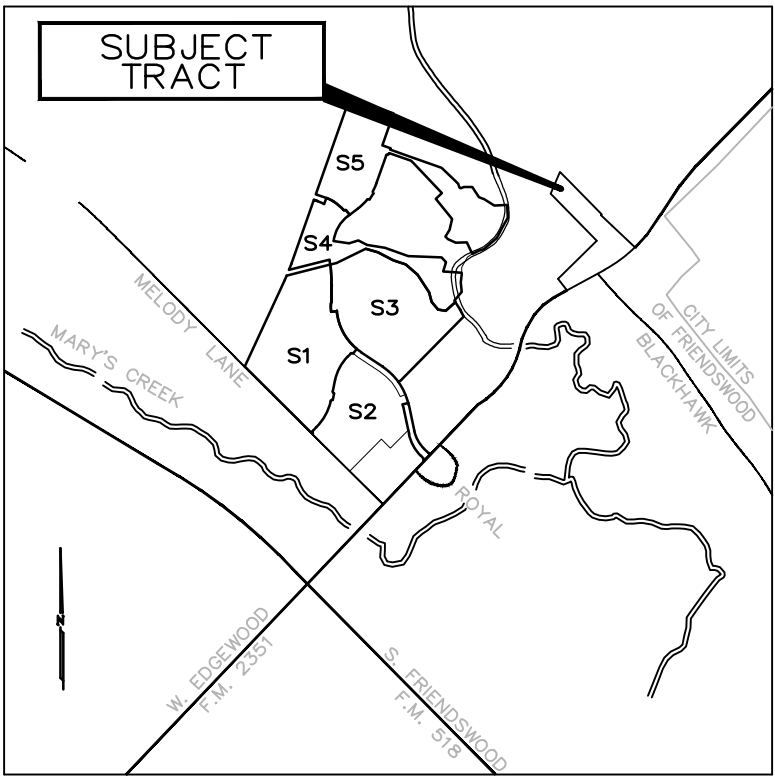
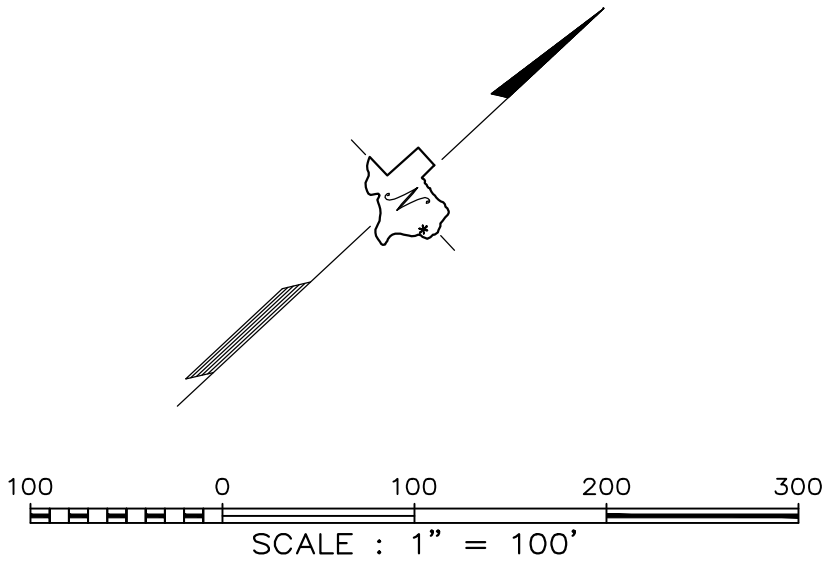
Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1850.08	16°06'54"	520.35	261.90	S 50°26'33" W	518.64

LINE	DISTANCE	BEARING
L1	2.19'	S 31°43'10" W
L2	15.84'	S 41°07'42" W



VICINITY MAP
SCALE: 1" = 1/2 MI.

METES AND BOUNDS
9.5819 ACRE TRACT
J.E. PERRY AND E.M. AUSTIN LEAGUE
ABSTRACT NO. 55, HARRIS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 9.5819 ACRES (417,388 SQUARE FEET) MORE OR LESS OUT OF LOT 61 IN THE HOIDALE AND COFFMAN SUBDIVISION RECORDED IN VOLUME 3 PAGE 6 OF THE HARRIS COUNTY MAP RECORDS AND VOLUME 215 PAGE 394 OF THE GALVESTON COUNTY MAP RECORDS IN THE J.E. PERRY AND E.M. AUSTIN LEAGUE, ABSTRACT NO. 55 HARRIS COUNTY TEXAS AND ABSTRACT 20, GALVESTON COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON GEODETIC NORTH AS DETERMINED FROM THE ARMY CORPS OF ENGINEERS MONUMENTATION LOCATED ADJACENT TO CLEAR CREEK:

COMMENCING AT A FOUND 5/8 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 62A CONVEYED TO LEO F. TREFRY AS RECORDED IN VOLUME 4171, PAGE 290 OF THE HARRIS COUNTY DEED RECORDS AND THE NORTHWESTERLY RIGHT OF WAY OF F.M HIGHWAY 2351 (100 FOOT RIGHT OF WAY), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **PLACE OF BEGINNING**:

THENCE SOUTH 31° 43' 10" WEST A DISTANCE OF 2.19 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER, BEGINNING A CURVE TO THE RIGHT;

THENCE IN A SOUTHWEST DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1850.08 FEET, A CENTRAL ANGLE OF 9° 36' 17", AN ARC LENGTH OF 310.14 FEET, AND A LONG CHORD BEARING SOUTH 47° 11' 15" WEST TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 47° 41' 44" WEST A DISTANCE OF 1,315.23 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 19° 25' 30" EAST A DISTANCE OF 157.34 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE NORTH 21° 11' 35" EAST A DISTANCE OF 167.12 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 47° 40' 12" EAST A DISTANCE OF 172.25 FEET ALONG THE COMMON LINE OF THE SOUTHWESTERLY BOUNDARY OF TIMBER CREEK GOLF CLUB TO A FOUND 5/8 INCH IRON ROD;

THENCE SOUTH 47° 40' 5" EAST A DISTANCE OF 645.00 FEET ALONG THE COMMON LINE OF THE SOUTHWESTERLY BOUNDARY OF LOT 62 CONVEYED TO ETHEL JONES TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 41° 7' 42" WEST A DISTANCE OF 15.84 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 50° 1' 8" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF THE AFOREMENTIONED LOT 62A CONVEYED TO LEO F. TREFRY A DISTANCE OF 645.51 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 9.5819 ACRES (417,388 SQUARE FEET) OF LAND, MORE OR LESS.

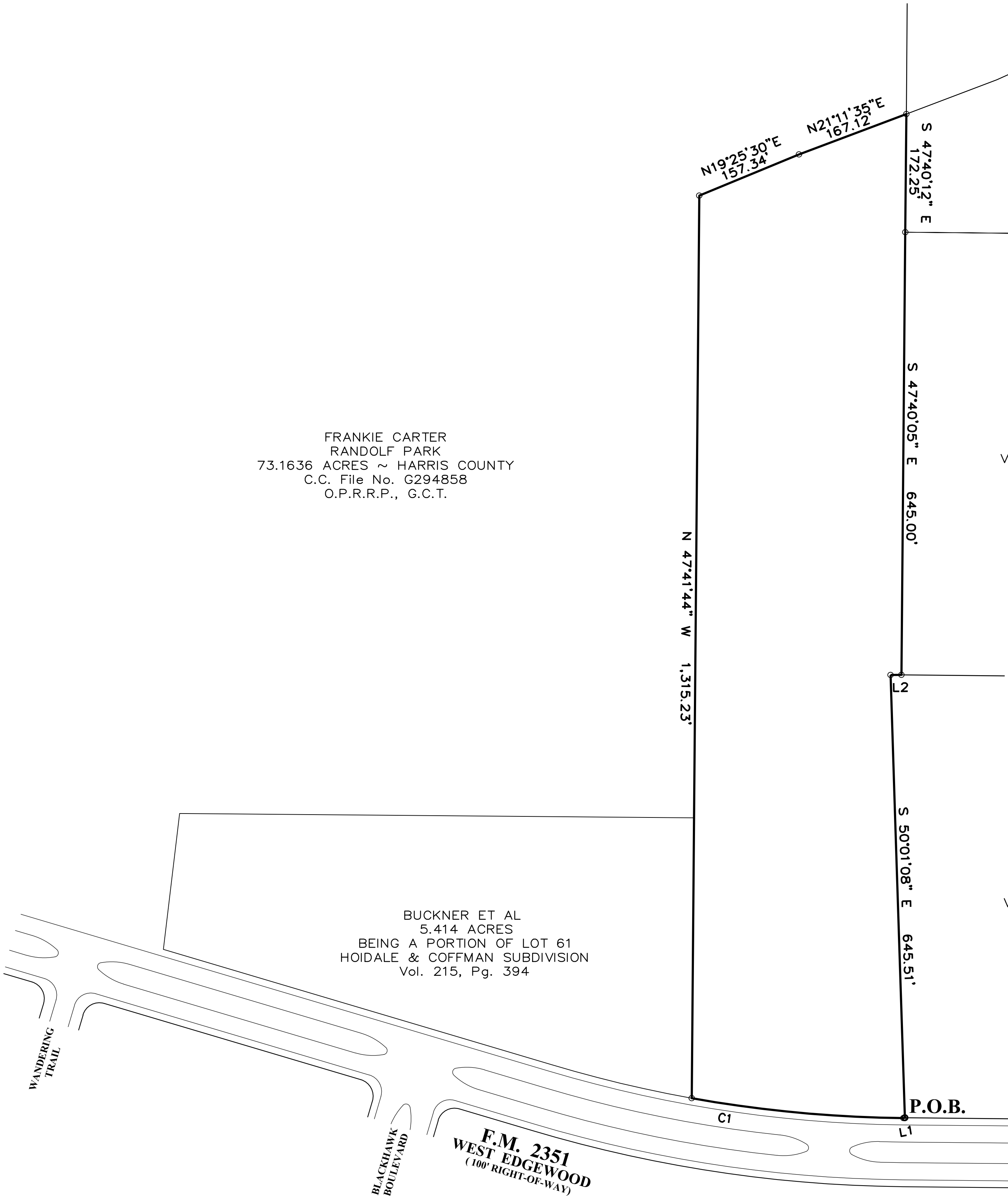
EXHIBIT
F.M. 2351 @ BLACKHAWK
9.5819 ± ACRES

APRIL, 2006

OWNER/DEVELOPER:
COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.
4558 F.M. 2351
FRIENDSWOOD, TEXAS 77546
AGENT : DAN RUCKER
PHONE : (281)648-1268

ENGINEER/SURVEYOR:
COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.
4558 F.M. 2351
FRIENDSWOOD, TEXAS 77546
ENGINEER : LANDIS KERN, P.E.
PHONE : (281)648-1268

NOTE
LOCATION OF EXISTING MEDIAN OPENINGS
ARE APPROXIMATE AND ARE SHOWN FOR
INFORMATION PURPOSES ONLY.



S903461

875-97-1289

RETURN TO:

TEXAS AMERICAN TITLE CO.
307 S. FRIENDSWOOD DR. B-1
FRIENDSWOOD, TX 77546

517-37-2615

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

EFFECTIVE DATE: March 9, 1998

03/11/98 100695632 S903461

\$31.00

GRANTOR: NATIONSBANK OF TEXAS, N.A., Trustee of the John Leddy Jones Jr. Trust, the Barbara Groves Paschall Trust, the Barbara E. Paschall Trust, the Sue Paschall Trust, the Charles Paschall Jr. Trust, the Mary Gary Trust, the Emily Gary Trust and the Barbara Gary Trust

GRANTOR'S MAILING ADDRESS: P. O. Box 831500
Dallas, Dallas County, Texas 75283

GRANTEE: COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.

GRANTEE'S MAILING ADDRESS: 1100 NASA Road One, Suite 500
Houston, Harris County, Texas 77058

31
C
CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date herewith, in the principal sum of Two Hundred Forty Thousand and No/100 (\$240,000.00) Dollars, executed by Grantee, payable to the order of Sterling Bank. The note is secured by a vendor's lien and superior title hereby retained by Grantor for the benefit of Sterling Bank and by a deed of trust of even date from Grantee to J. Downey Bridgwater, Trustee, the vendor's lien and superior title being hereby transferred to Sterling Bank without recourse on Grantor.

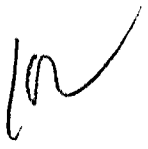
PROPERTY: The surface estate to the real property located in Harris County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights and appurtenances pertaining to such property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: All matters and items listed in Exhibit "B" attached hereto and made a part hereof.

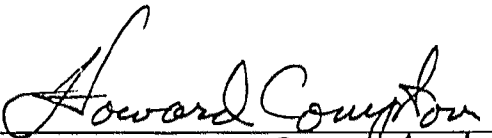
Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, to have and hold the Property to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise and except as to the Reservations From and Exceptions to Conveyance and Warranty. The vendor's lien against and superior title to the Property are retained until the hereinbefore described note is fully paid according to its terms,

at which time this deed shall become absolute. This conveyance is made by NationsBank of Texas, N.A. only in its capacity as Trustee of the hereinbefore described trusts and it is expressly agreed that it shall have no personal or corporate liability hereunder, whatsoever.

When the context requires, singular nouns and pronouns include the plural.

NATIONSBANK OF TEXAS, N.A., 
TRUSTEE

By:


Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6th day of March, 1998, by Howard Compton, Vice President of NATIONSBANK OF TEXAS, N.A., trustee, on behalf of said association in its capacity as trustee.

Corinne G. Blum

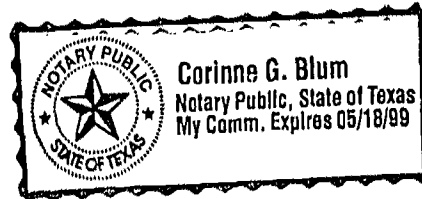
Notary Public, State of Texas

Corinne G. Blum

Notary's name printed

My Commission Expires:

5/18/99



517-37-2618

EXHIBIT "A"

517-37-2619

Tract 1

Perry & Austin League
Abstract No. 55

0.5990 Acres

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 0.5990' acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas: being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records said 0.5990 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

BEGINNING at a 5/8-inch iron rod found marking the southwest corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the north right-of-way of FM 2351 (100 feet wide);

THENCE, along the north right-of-way of said FM 2351 the following two (2) courses and distances:

1. South $31^{\circ}43'10''$ West, 2.19 feet to a Texas Highway Department Monument found for corner, beginning a curve to the right;
2. In a southwest direction along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $01^{\circ}47'39''$, an arc length of 57.93 feet, and a long chord bearing South $43^{\circ}16'54''$ West, 57.93 feet to a point for corner;

THENCE, North $50^{\circ}01'09''$ West, 434.20 feet to a point for corner;

THENCE, North $42^{\circ}18'58''$ East, 60.05 feet to a point for corner in the west line of aforementioned Lot 62A;

THENCE, South $50^{\circ}01'09''$ East, 434.78 feet along the west line of said Lot 62A to the POINT OF BEGINNING, CONTAINING 0.5990 acres of land in Harris County, Texas.

SURVEXLHM&P10599.AC

875-97-1509

517-37-2620

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 185.994 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas: being a portion of Lot 61 and all of Lots 62, 63, & 64 of the Hoidale & Coffman Subdivision as recorded in Volume 215. Page 394 of the Harris County Deed Records said 185.994 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

COMMENCING at a 5/8-inch iron rod found marking the southwest corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the north right-of-way of FM 2351 (100 feet wide);

THENCE, North 50°01'09" West, 434.78 feet along the west line of said Lot 62A to the POINT OF BEGINNING of the herein described tract;

THENCE, South 42°18'58" West, 293.18 feet to a 5/8-inch iron rod in the east line of a called 73.1636 acre tract as recorded in Clerk's File No. G294958 Harris County Official Public Records of Real Property;

THENCE, along the east line of said 73.1636 acre tract the following six (6) courses and distances:

1. North 47°41'45" West, 906.71 feet to a 5/8-inch iron rod found for corner;
2. North 19°25'30" East, 157.34 feet to a 5/8-inch iron rod found for corner;
3. North 21°11'35" East, 167.12 feet to a 5/8-inch iron rod found for corner;
4. North 21°06'59" East, 141.10 feet to a 5/8-inch iron rod found for corner;
5. North 17°35'57" East, 185.22 feet to a 5/8-inch iron rod found for corner;
6. North 47°42'47" West, 1931.77 feet to a point for corner;

THENCE, North 25°48'11" East, 248.54 feet to a point for corner;

THENCE, North 14°16'58" East, 424.76 feet to a point for corner;

THENCE, North 23°57'59" East, 309.13 feet to a point for corner;

THENCE, North 13°58'22" East, 251.67 feet to a point for corner;

517-37-2621

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

THENCE, North 82°16'07" East, 139.44 feet to a point for corner;
THENCE, South 41°17'09" East, 209.44 feet to a point for corner;
THENCE, North 42°37'33" West, 341.18 feet to a point for corner;
THENCE, North 68°33'01" East, 184.77 feet to a point for corner;
THENCE, South 07°55'23" East, 254.03 feet to a point for corner;
THENCE, South 41°36'01" East, 173.64 feet to a point for corner;
THENCE, South 05°59'54" East, 162.20 feet to a point for corner;
THENCE, South 36°58'54" East, 161.06 feet to a point for corner;
THENCE, North 38°39'51" East, 195.35 feet to a point for corner;
THENCE, North 07°07'27" West, 202.09 feet to a point for corner;
THENCE, North 33°21'47" West, 202.27 feet to a point for corner;
THENCE, North 62°44'23" East, 113.84 feet to a point for corner;
THENCE, South 72°16'37" East, 156.52 feet to a point for corner;
THENCE, North 34°11'59" East, 246.22 feet to a point for corner;
THENCE, North 03°16'10" East, 257.72 feet to a point for corner;
THENCE, North 14°12'00" East, 173.85 feet to a point for corner;
THENCE, North 06°49'39" West, 172.10 feet to a point for corner;
THENCE, North 39°21'53" East, 254.81 feet to a point for corner;
THENCE, North 71°42'44" East, 97.32 feet to a point for corner;
THENCE, North 27°53'20" East, 147.20 feet to a point for corner;
THENCE, North 49°24'54" East, 98.79 feet to a point for corner;
THENCE, North 57°41'24" East, 174.38 feet to a point for corner;
THENCE, South 48°34'25" East, 2,230.62 feet to a 1/2-inch iron pipe found for corner;

517-37-2622

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

THENCE, South 42°23'45" West, 1,099.34 feet to a 1/2-inch iron rod found for corner;

THENCE, South 42°20'36" West, 659.98 feet to a 3/8-inch iron rod found for corner;

THENCE, South 42°13'02" West, 646.03 feet to a 5/8-inch iron rod found for corner;

THENCE, South 42°22'43" West, 1,333.83 feet to a 5/8-inch iron rod found for corner from which a found 5/8-inch iron rod bears North 52° East, 14.1 feet;

THENCE, South 47°40'05" East, 645.00 feet to a 5/8-inch iron rod found for corner;

THENCE, South 41°07'42" West, 15.84 feet to a 5/8-inch iron rod found for corner;

THENCE, South 50°01'09" East, 210.73 feet to the POINT OF BEGINNING, CONTAINING 185.994 acres of land in Harris County, Texas.

SURVAILHM&B160598

EXHIBIT "B"

1. Vendor's lien and superior title retained herein.

2. In accordance with the contract pursuant to which this Deed is delivered, Grantee has covenanted and agreed on behalf of itself and its successor owners and assigns of the Property not to in any manner whatsoever sue Grantor and/or Grantor's officers, agents, employees, attorneys, directors, beneficiaries, shareholders, affiliates and related entities and their heirs, legal representatives, successors and assigns ("Seller's Release Parties") for or with respect to, and by the acceptance of this Deed Grantee hereby fully releases Seller's Release Parties from, any and all costs, expenses, claims, demands, damages, actions, causes of action, or liabilities, which (i) Grantee and its successors and assigns may now have or in the future may have against the Seller's Release Parties with respect to Hazardous Material Laws (as hereinafter defined) as applied to the Property or (ii) may be incurred by or asserted against Grantee, its successor owners and assigns directly or indirectly resulting from the presence during or prior to the term of Grantee's ownership of the Property of Hazardous Materials on the Property. For the purposes of this paragraph, the term "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder. All or part of the Property may be deemed a "wetland" by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency under and pursuant to their respective

authorities as defined in Section 404 of the federal Clean Water Act, .33 U.S.C.A. §1251 et seq., (herein Section 404), and the various memoranda, agreements, guidelines, and regulations issued thereunder and/or the Property may be a habitat for threatened or endangered species as defined by the Texas Parks and Wildlife Department, the U.S. Fish and Wildlife Service (herein Wildlife Regulations) and the various memoranda, agreements, guidelines, and regulations issued thereunder; and Grantor makes no representation or warranty to Grantee as to the applicability of Section 404 or Wildlife Regulations to the Property, if any, nor the suitability of the Property for any use if deemed a wetland or wildlife habitat, either in whole or in part, and thereby subject to Section 404 or Wildlife Regulations, and Grantee, on behalf of itself and its successor owners and assigns, by acceptance of this Deed, accepts the Property subject to whatever rights, limitations, obligations or liabilities may be involved therein. The covenants set forth in this paragraph shall run with the title to the Property.

3. This Deed conveys the surface estate only, Grantor hereby reserving for Grantor and Grantor's successors and assigns, all of its right, title and interest in and to the oil, gas, and other minerals that are in and under the property and that may be produced from it and the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If such reserved interest is subject to one or more existing oil, gas, or mineral leases, Grantor is entitled to receive all the royalties and other benefits that are associated with the reserved interest and payable under said leases.

(A) A 1/32ND ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT DATED JULY 19, 1937 RECORDED IN VOLUME 1063, PAGE 300, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(B) 1/16TH OF ALL OIL, GAS, AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HEREFROM AS SET FORTH IN INSTRUMENT DATED FEBRUARY 15, 1938 RECORDED IN VOLUME 1083, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) MINERAL LEASE DATED FEBRUARY 16, 1956 EXECUTED BY FIRST NATIONAL BANK IN HOUSTON, GUARDIAN OF THE ESTATE OF URIEL HAWK JONES, LESSOR, TO HUMBLE OIL & REFINING COMPANY, LESSEE, RECORDED IN VOLUME 934, PAGE 59, OF THE CONTRACT RECORDS OF HARRIS COUNTY, TEXAS.

(D) UNIT AGREEMENT, WEBSTER FIELD UNIT DATED DECEMBER 1, 1971 FILED FOR RECORD ON AUGUST 31, 1973 UNDER CLERK'S FILE NO. D963691 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

4. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping of improvements.

5. Standby fees, taxes and assessments by any taxing authority for the year 1998 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

6.

(A) RIGHTS OF PARTIES IN POSSESSION.

(B) UNLOCATED AND UNDEFINED PIPELINE RIGHT-OF-WAY GRANTED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1059, PAGE 612 AND IN VOLUME 1302, PAGE 223 BOTH OF THE DEED RECORDS, AS PARTIALLY RELEASED BY INSTRUMENT DATED SEPTEMBER 6, 1979 FILED FOR RECORD ON OCTOBER 24, 1979 UNDER CLERK'S FILE NO. G294859 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

(C) AN EASEMENT NINETY (90) FEET WIDE ALONG THE MOST NORTHERLY NORTHWEST PROPERTY LINE, ALONG TURKEY CREEK, GRANTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY INSTRUMENT DATED JULY 3, 1950 RECORDED IN VOLUME 2190, PAGE 507, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(D) PIPELINE RIGHT-OF-WAY FIFTY (50) FEET WIDE GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION BY INSTRUMENT DATED JUNE 2, 1956, RECORDED IN VOLUME 3192, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND RECORDED IN VOLUME 3232, PAGE 488, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(E) EASEMENTS FOR TWO OIL AND OTHER LIQUID TRAPS GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT DATED FEBRUARY 21, 1971 RECORDED IN VOLUME 8522, PAGE 15, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(F) ANY PORTION OF PROPERTY THAT LIES WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY OR USED IN CONNECTION THEREWITH.

(G) ANY PORTION OF PROPERTY THAT LIES WITHIN CLEAR CREEK AND TURKEY CREEK OR USED IN CONNECTION THEREWITH.

(H) ANY RIGHT, TITLE, INTEREST OR CLAIM OF ANY CHARACTER HAD OR ASSERTED BY THE STATE OF TEXAS OR BY ANY GOVERNMENT OR GOVERNMENTAL AUTHORITY, OR BY THE PUBLIC GENERALLY IN OR TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH MAY LIE WITHIN THE BED OR BETWEEN THE CUT BANKS OF CLEAR CREEK.

(I) ANY RIGHT, TITLE, INTEREST OR CLAIM OF ANY CHARACTER HAD OR ASSERTED BY THE STATE OF TEXAS OR BY ANY GOVERNMENT OR GOVERNMENTAL AUTHORITY, OR BY THE PUBLIC GENERALLY IN OR TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH MAY LIE WITHIN THE BED OR BETWEEN THE CUT BANKS OF TURKEY CREEK.

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE ELECTRONIC GRAPHIC REPRODUCTION BECAUSE OF THE SIZE OF THE FONT OR PHOTOGRAPHIC QUALITY OF PAPER, ETC.

FILED

98 MAR 11 PM 2:42

Beulah B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number _____
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on _____

MAR 11 1998



Beulah B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

T369770

RETURN TO:

875-98-1329
TEXAS AMERICAN TITLE CO.
307 S. FRIENDSWOOD DR. SW
FRIENDSWOOD, TX 77546

522-12-0994

SPECIAL WARRANTY DEED

11/05/98 200790209 T369770

\$31.00

EFFECTIVE DATE: November 2, 1998

GRANTOR: NATIONSBANK, N.A., Trustee of the John Leddy Jones Jr. Trust, the Barbara Groves Paschall Trust, the Barbara E. Paschall Trust, the Sue Paschall Trust, the Charles Paschall Jr. Trust, the Mary Gary Trust, the Emily Gary Trust and the Barbara Gary Trust

GRANTOR'S MAILING ADDRESS: P. O. Box 831500
Dallas, Dallas County, Texas 75283

GRANTEE: COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.

GRANTEE'S MAILING ADDRESS: 1100 NASA Road One, Suite 500
Houston, Harris County, Texas 77058

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

PROPERTY: The surface estate to the real property located in Harris County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights and appurtenances pertaining to such property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: All matters and items listed in Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, to have and hold the Property to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise and except as to the Reservations From and Exceptions to Conveyance and Warranty. This conveyance is made by NationsBank, N.A. only in its capacity as Trustee of the hereinbefore described trusts and it is expressly agreed that it shall have no personal or corporate liability hereunder, whatsoever.

When the context requires, singular nouns and pronouns include the plural.

NATIONSBANK, N.A., TRUSTEE *19*

By: *Howard Compton*
Vice President
Howard Compton, U.P.

STATE OF TEXAS §
COUNTY OF DALLAS §

October This instrument was acknowledged before me on the *30th* day of *October*, 1998, by Howard Compton, Vice President of NATIONSBANK, N.A., trustee, on behalf of said association in its capacity as trustee.

Corinne G. Blum
Notary Public, State of Texas

Corinne G. Blum
Notary's name printed

My Commission Expires:

May 18, 1999

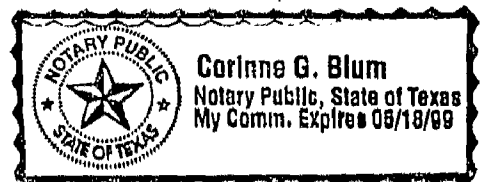


EXHIBIT "A"**TRACT I:**

A 127.9 acre tract of land, more or less, out of the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lots 68 and 69 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Deed Records of Harris County, Texas, being more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof. D

TRACT II:

A 2.35 acre tract of land, more or less, out of that 7.767 acre tract of land, more or less, out of the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lot 61 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Deed Records of Harris County, Texas, said 2.35 acre tract being more particularly described by metes and bounds on Exhibit "A-2" attached hereto and made a part hereof.

EXHIBIT "A-1"

522-12-0997

127.880 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 127.880 acre tract located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lots 68 and 69 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; Said 127.880 acre tract being more particularly described as follows with all bearings being based on Geodetic north as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek:

BEGINNING at a found 5/8-inch iron rod in the west right-of-way of Beamer Road (60 foot right-of-way) and being the southeast corner of a called 20 acre tract as recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, South 48°27'09" East, 897.43 feet along the west right-of-way of said Beamer Road to a point for corner in the centerline of Turkey Creek;

THENCE, along Turkey Creek the following fifteen (15) courses;

1. South 58°42'17" West, 153.37 feet to a point for corner;
2. South 16°37'23" East, 74.87 feet to a point for corner;
3. South 72°00'44" West, 125.80 feet to a point for corner;
4. South 58°22'41" West, 149.69 feet to a point for corner;
5. South 30°29'50" West, 243.02 feet to a point for corner;
6. South 65°39'02" West, 112.09 feet to a point for corner;
7. South 24°39'28" East, 67.60 feet to a point for corner;
8. South 77°54'41" West, 134.05 feet to a point for corner;
9. South 02°18'34" West, 181.09 feet to a point for corner;
10. South 52°13'32" West, 479.63 feet to a point for corner;
11. South 57°41'24" West, 174.38 feet to a point for corner;
12. South 49°24'54" West, 98.79 feet to a point for corner;
13. South 27°53'20" West, 147.20 feet to a point for corner;

127.880 Acres

Perry & Austin League
Abstract No. 55

14. South 71°42'44" West, 97.32 feet to a point for corner;
15. South 38°21'53" West, 254.81 feet to a point for corner in the centerline of Clear Creek;

THENCE, along the centerline of said Clear Creek the following nineteen (19) courses and distances:

1. North 21°39'40" West, 162.05 feet to a point for corner;
2. North 83°48'25" West, 169.80 feet to a point for corner;
3. South 55°44'18" West, 363.21 feet to a point for corner;
4. North 63°42'48" West, 156.47 feet to a point for corner;
5. North 17°28'41" West, 186.12 feet to a point for corner;
6. North 85°15'18" West, 238.66 feet to a point for corner;
7. South 78°51'56" West, 248.20 feet to a point for corner;
8. South 46°43'43" East, 354.86 feet to a point for corner;
9. South 29°22'53" East, 205.08 feet to a point for corner;
10. South 34°27'40" West, 92.67 feet to a point for corner;
11. North 84°50'53" West, 162.93 feet to a point for corner;
12. South 41°57'13" West, 232.09 feet to a point for corner;
13. South 86°59'07" West, 197.48 feet to a point for corner;
14. North 24°24'35" West, 260.58 feet to a point for corner;
15. South 61°15'51" West, 199.93 feet to a point for corner;
16. North 80°38'39" West, 148.80 feet to a point for corner;
17. North 05°23'50" East, 307.49 feet to a point for corner;
18. North 28°20'10" West, 208.99 feet to a point for corner;

522-12-0999

127.880 Acres

Perry & Austin League
Abstract No. 55

19. North $61^{\circ}09'18''$ West, 128.61 feet to a point marking the most westerly northwest corner of aforementioned Lot 68 common with the northeast corner of Lot 55, the southeast corner of Lot 56, and the southerly southwest corner of Lot 66 of the aforementioned Hoidale & Coffman Subdivision;

THENCE, North $41^{\circ}43'12''$ East, 826.44 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") at the southeast corner of said Lot 66 and an interior corner of the herein described tract;

THENCE, North $48^{\circ}16'48''$ West, 419.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the northwest corner of the herein described tract and the southwest corner of Lot 67 of said Hoidale & Coffman Subdivision;

THENCE, North $41^{\circ}43'12''$ East, passing at a distance of 1320.00 feet a found 5/8-inch iron rod marking the southeast corner of Lot 67 and the southwest corner of Lot 70 both of said Hoidale & Coffman Subdivision, continuing for a total distance of 1983.32 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the southeast corner of Lot 70 and the southwest corner of Lot 72 both of said Hoidale & Coffman Subdivision, and the northwest corner of a called 20 acre tract conveyed to J.B. Merry as recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, South $48^{\circ}26'52''$ East, 1319.77 feet to a found 5/8-inch iron rod marking the southwest corner of said 20 acre tract;

THENCE, North $42^{\circ}02'43''$ East, 630.35 feet along the south line of said 20 acre tract to the **POINT OF BEGINNING, CONTAINING 127.880 acres SAVE AND EXCEPT** the following described 8.174 acre tract containing all of that certain 5.6144 acre tract described in instrument to Humble Pipeline Company recorded in Volume 1057, Page 669 of the Harris County Deed Records, and that certain 2.52 acre tract described in instrument to Humble Oil and Refining Company recorded in Volume 8522, Page 20 of the Harris County Deed Records;

COMMENCING at a 5/8-inch iron rod found marking the southernmost corner of that certain 20 acre tract described in instrument from E. Hoidale to J.B. Merry recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, North $42^{\circ}02'43''$ East, 115.74 feet along the southeasterly line of said 20 acre tract to a point;

THENCE, South $47^{\circ}56'51''$ East, 38.86 feet to a 5/8-inch iron rod found marking the northernmost corner of said 5.6144 acre tract for the **POINT OF BEGINNING** of the herein described **SAVE AND EXCEPT** tract;

THENCE, South $47^{\circ}56'51''$ East, 700.00 feet to a 2-inch iron pipe found for corner;

10/28/98 15:47 GERALD TEEL CO → 12148800011
OCT.28.1998 1:53PM JONES & CARTER

NO.128 P005/005
NO.544 P.5/6

522-12-1000

127.880 Acres

Perry & Austin League
Abstract No. 55

THENCE, South $41^{\circ}37'52''$ West, 350.04 feet to an iron rod found inside of a 2-inch iron pipe at an angle point;

THENCE, South $41^{\circ}40'30''$ West, 300.12 feet to a 5/8-inch iron rod found for corner;

THENCE, North $47^{\circ}56'51''$ West, 369.96 feet to a 5/8-inch iron rod found for corner;

THENCE, North $41^{\circ}40'30''$ East, 300.12 feet to a 5/8-inch iron rod found for corner;

THENCE, North $47^{\circ}56'51''$ West, 330.04 feet to a 5/8-inch iron rod found for corner;

THENCE, North $41^{\circ}37'52''$ East, 350.04 feet to the **POINT OF BEGINNING, CONTAINING 8.174 acres leaving a NET ACREAGE of 119.706 acres of land in Harris and Galveston Counties, Texas as shown on Drawing Number 2481 (OS) in the offices of Cotton Surveying Company, Houston, Texas.**

October 16, 1998
SURVNUMM&B1279.A23

EXHIBIT "A-2"

522-12-1001

2.353 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 2.353 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 2.353 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

COMMENCING at a 5/8-inch iron rod found marking the most southerly corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, along the north right-of-way of said FM 2351 the following three (3) courses and distances:

1. South $31^{\circ}43'10''$ West, 2.19 feet to a Texas Highway Department Monument found for corner, beginning a curve to the right;
2. In a southwest direction along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $01^{\circ}47'39''$, an arc length of 57.93 feet, and a long chord bearing South $43^{\circ}18'54''$ West, 57.93 feet to a found 5/8-inch iron rod marking the **POINT OF BEGINNING** of the herein described tract;
3. In a southwest direction, continuing along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $07^{\circ}48'49''$, an arc length of 252.21 feet and a long chord bearing South $48^{\circ}05'03''$ West, 252.01 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North $47^{\circ}41'45''$ West, 408.51 feet to a found 5/8-inch iron rod marking the most southerly corner of a called 185.994 acre tract conveyed to Coastal Bend Property Development, L.L.C. by Special Warranty Deed with Vendor's Lien as recorded in Clerk's File No. S903461 of the Harris County Official Public Records of Real Property;

THENCE, North $42^{\circ}18'58''$ East, 233.13 feet along the southeasterly line of said 185.994 acre tract to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the northwest corner of a called 0.5990 acre tract conveyed to Coastal Bend Property Development L.L.C. as recorded in Clerk's File No. S903461 of the Harris County Official Public Records of Real Property, from which a found 5/8-inch iron rod bears North $42^{\circ}18'58''$ East, 60.05 feet;

THENCE, South $50^{\circ}01'09''$ East, 434.20 feet along the southwesterly line of said 0.5990 acre tract to the **POINT OF BEGINNING**, CONTAINING 2.353 acres of land in Harris County, Texas.

October 21, 1998
SURVILLUM&B12353.021

EXHIBIT "B"

1. In accordance with the contract pursuant to which this Deed is delivered, Grantee has covenanted and agreed on behalf of itself and its successor owners and assigns of the Property not to in any manner whatsoever sue Grantor and/or Grantor's officers, agents, employees, attorneys, directors, beneficiaries, shareholders, affiliates and related entities and their heirs, legal representatives, successors and assigns ("Seller's Release Parties") for or with respect to, and by the acceptance of this Deed Grantee hereby fully releases Seller's Release Parties from, any and all costs, expenses, claims, demands, damages, actions, causes of action, or liabilities, which (i) Grantee and its successors and assigns may now have or in the future may have against the Seller's Release Parties with respect to Hazardous Material Laws (as hereinafter defined) as applied to the Property or (ii) may be incurred by or asserted against Grantee, its successor owners and assigns directly or indirectly resulting from the presence during or prior to the term of Grantee's ownership of the Property of Hazardous Materials on the Property. For the purposes of this paragraph, the term "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder. All or part of the Property may be deemed a "wetland" by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency under and pursuant to their respective authorities as defined in Section 404 of the federal Clean Water Act, 33 U.S.C.A. §1251 et seq., (herein Section 404), and the

various memoranda, agreements, guidelines, and regulations issued thereunder and/or the Property may be a habitat for threatened or endangered species as defined by the Texas Parks and Wildlife Department, the U.S. Fish and Wildlife Service (herein Wildlife Regulations) and the various memoranda, agreements, guidelines, and regulations issued thereunder; and Grantor makes no representation or warranty to Grantee as to the applicability of Section 404 or Wildlife Regulations to the Property, if any, nor the suitability of the Property for any use if deemed a wetland or wildlife habitat, either in whole or in part, and thereby subject to Section 404 or Wildlife Regulations, and Grantee, on behalf of itself and its successor owners and assigns, by acceptance of this Deed, accepts the Property subject to whatever rights, limitations, obligations or liabilities may be involved therein. The covenants set forth in this paragraph shall run with the title to the Property.

2. This Deed conveys the surface estate only, Grantor hereby reserving for Grantor and Grantor's successors and assigns, all of its right, title and interest in and to the oil, gas, and other minerals that are in and under the property and that may be produced from it and the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If such reserved interest is subject to one or more existing oil, gas, or mineral leases, Grantor is entitled to receive all the royalties and other benefits that are associated with the reserved interest and payable under said leases.

(A) A 1/32 ROYALTY INTEREST IN ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM, AS SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1063, PAGE 300, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(B) A 1/16 INTEREST OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM, AS SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1083, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) TERMS, CONDITIONS AND STIPULATIONS CONNECTED WITH THAT CERTAIN MINERAL ESTATE CREATED UNDER OIL AND GAS LEASE RECORDED IN VOLUME 934, PAGE 59, OF THE CONTRACT RECORDS OF HARRIS COUNTY, TEXAS.

(D) UNIT AGREEMENT FOR THE WEBSTER FIELD UNIT, DATED DECEMBER 1, 1971, RECORDED AUGUST 31, 1973, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D963691.

3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping of improvements.

4. Standby fees, taxes and assessments by any taxing authority for the year 1999 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

5.

(A) SUBJECT TO ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS OVER, UNDER OR ACROSS SUBJECT PROPERTY, WHICH A SURVEY OR PHYSICAL INSPECTION MAY DISCLOSE.

(B) AN UNLOCATED AND UNDEFINED PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH BY THOSE INSTRUMENTS RECORDED IN VOLUME 1059, PAGE 612, AND IN VOLUME 1302, PAGE 223, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS PARTIALLY RELEASED BY THAT INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G294859.

(C) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS ASSERTED UNDER ANY AND ALL LEASES, WHICH MAY NOT NECESSARILY BE FILED OF RECORD, WITH RIGHTS OF TENANTS IN POSSESSION.

6. As To Tract I Only:

(A) A PIPE LINE RIGHT OF WAY EASEMENT OF VARYING WIDTHS GRANTED TO TENNESSEE GAS PIPELINE COMPANY IN THOSE INSTRUMENTS RECORDED IN VOLUME 1117, PAGE 296, AND IN VOLUME 3032, PAGE 399 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

(B) A HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT 90 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE AS LOCATED IN AND AS DEFINED IN THAT INSTRUMENT RECORDED IN VOLUME 2190, PAGE 507 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) A PIPE LINE RIGHT OF WAY EASEMENT BEING 20 FEET IN WIDTH GRANTED TO LO VACA GATHERING COMPANY IN THAT INSTRUMENT RECORDED IN VOLUME 5009, PAGE 248 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(D) AN UNOBSTRUCTED GROUND UTILITY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY THAT INSTRUMENT IN VOLUME 6149,

PAGE 356, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, CROSSING SUBJECT PROPERTY AS SET FORTH THEREIN.

(E) A PIPE LINE RIGHT OF WAY EASEMENT BEING 20 FEET IN WIDTH GRANTED TO DOW CHEMICAL COMPANY IN THAT INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. E041728 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

(F) AN OIL AND OTHER LIQUID TRAP EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY THAT INSTRUMENT RECORDED IN VOLUME 8522, PAGE 15 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, CROSSING SUBJECT PROPERTY AS SET FORTH THEREIN.

(G) SUBJECT TO ANY PORTION OF THE PROPERTY WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY.

(H) SUBJECT TO ANY PORTION OF THE PROPERTY WITHIN THE BOUNDARIES OF CLEAR CREEK AND/OR TURKEY CREEK.

7. As To Tract II Only:

(A) A HOUSTON LIGHTING & POWER COMPANY DOWN GUY EASEMENT AS LOCATED IN AND AS DEFINED IN THAT INSTRUMENT RECORDED IN VOLUME 6870, PAGE 256, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CANNON OR
PHOTO COPY, DISCOLORED PAPER, ETC.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

NOV 6 1998



George A. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

COUNTY CLERK
HARRIS COUNTY, TEXAS

98 NOV -6 PM 2:01

FILED

**CERTIFICATE OF LEGALITY AND AUTHENTICITY
FOR MICROFILM RECORDS****OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HARRIS COUNTY, TEXAS**

I, **BEVERLY B. KAUFMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS**, hereby certify that the public records now of record in the office of the County Clerk of Harris County, Texas, are being microfilmed under and by virtue of the authority of an order passed by the Commissioners' Court of Harris County, Texas, on June 8, 1959, and recorded in Volume 44, Page 623, of the Minutes of said Court, said order having been passed under and by virtue of the provisions of Article 6574b, Revised Civil Statutes of Texas (1925) - now Chapter 204, Texas Local Government Code - for the purpose of recording, preserving, and protecting the same and for the purpose of reducing space required for filing, storing, and for safekeeping of the same.

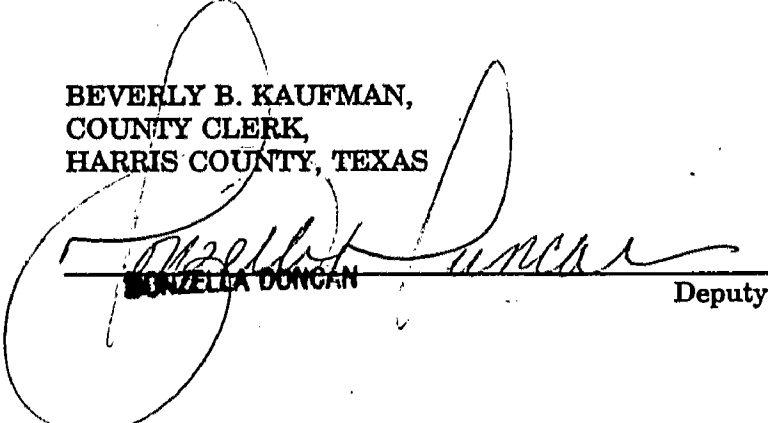
I hereby certify that, from and after April 1, 1990, Records filed in the Office of the County Clerk of Harris County, Texas, also, are being recorded on microfilm under and by virtue of Chapter 204, Texas Local Government Code.

I hereby certify that the microfilming of the images between the title page and this certificate of legality and authenticity has been in strict accordance with Chapter 204, Texas Local Government Code and rules adopted under that chapter; that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which was filed for record on the date and at the time stamped on each, and that no splice was made in the original negative film between the title page and this certificate.

Filmed on November 9, 1998
File Number T 369718
Starting With _____
Film Code No. 522-12-0821

Thru File Number T 369770
Ending With _____
Film Code No. 522-12-1006

**BEVERLY B. KAUFMAN,
COUNTY CLERK,
HARRIS COUNTY, TEXAS**

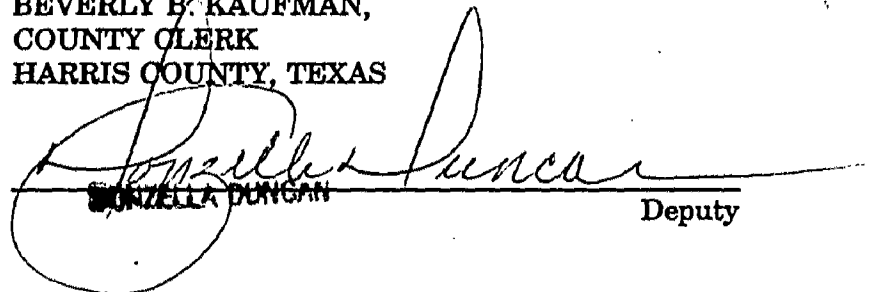

DONZELLA DUNCAN

Deputy

FILM TITLE PAGE
FOR
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HARRIS COUNTY, TEXAS

FILMED ON: November 9, 1998
STARTING WITH
FILE NUMBER: T 369771
CAMERA: 1 REDUCTION RATIO: 27X

BEVERLY B. KAUFMAN,
COUNTY CLERK
HARRIS COUNTY, TEXAS


RONZELLA DUNCAN Deputy



PH-2

34.3288 acres

Coastal Bend Property Development – 9.5455 acres

Coastal Bend Property Development – 15.0317 acres

Partial Plat of Industry Park at Friendswood – 9.7462 acres



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

Electronically Recorded	
REC #	20150158418
COUNTY	Harris
DATE	4-17-15

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: April 8, 2015

Grantor: FREEMAN HOLDINGS OF TEXAS, L.L.C., a Texas limited liability company, acting herein by and through its duly authorized Sole Member, FRANCIS B. FREEMAN, JR.

Grantor's Mailing Address (including county):

16221 Foster Street
Overland Park, Johnson County, Kansas 66085-8418

Grantee: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

A 9.5455 acre tract of land being out of and a part of Division A, Lot Sixty-Three (63) of HOIDALE AND COFFMAN SUBDIVISION, of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas, according to the map or plat of same recorded in Volume 3, Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in Deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863 and 20090356404, all of the Real Property Records of Harris County, Texas, said 9.5455 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

ATCH 14046665
FILED BY
ALAMO TITLE COMPANY

Reservations from and exceptions to Conveyance and Warranty:

1. **Restrictive Covenants filed for record under Harris County Clerk's File Numbers 20070519344 and 20150141378.**
2. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**

 Purpose: roadway easement
 Recording No.: Volume 3, Page 6 of the Map Records of Harris County, Texas
 Affects: Forty feet (40') in width along the Southwesterly Property line

 as shown on Survey dated June 3, 2008, revised on May 13, 2014, prepared by James H. Thomas, R.P.L.S. No. 5736, Job No. 15256.
3. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 1070, Page 65 of the Deed Records of Harris County, Texas.**
4. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 1067, Page 78 of the Deed Records of Harris County, Texas.**
5. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number T937266.**
6. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number U059011.**
7. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number U281794.**
8. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number(s) 20070519344 and 20070519345.**
9. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number(s) 20080057856 and 20080057863.**
10. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 2, 1934, recorded in Volume 245, Page 388 of the Contract Records of Harris County, Texas. Said Lease assigned to Humble Oil & Refining Company by instrument recorded in Volume 251, Page 124 of the Contract Records of Harris County, Texas.**

11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 1934, recorded in Volume 248, Page 449 of the Contract Records of Harris County, Texas. Said Lease pooled by Agreement recorded in Volume 285, Page 459 of the Contract Records of Harris County, Texas.

Unit Agreement as set out in instrument filed under Harris County Clerk's File Number D963691.

12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 19, 2012, recorded at Harris County Clerk's File Number 20120564557.
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Survey:

Job No.: 15256
Dated: June 3, 2008
Prepared by: James H. Thomas, R.P.L.S. No. 5736
Matters shown: proposed future one hundred twenty foot (120') right-of-way for Blackhawk Boulevard along the North-Westerly Property line.

Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this Special Warranty Deed and has granted, bargained, sold and conveyed the Property, and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, EXPRESS OR IMPLIED, WRITTEN OR ORAL. IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE

NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; and (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

FREEMAN HOLDINGS OF TEXAS, L.L.C.,
a Texas limited liability company

By: FR. Freeman Sole Member
Name: FRANCIS B. FREEMAN, JR.
Title: Sole Member

AGREED TO AND ACCEPTED BY:

COASTAL BEND PROPERTY DEVELOPMENT, LP,
a Texas limited partnership

By: CBPD MANAGEMENT, LLC, a
Texas limited liability company,
General Partner

By: Daniel D. Rucker
Name: DANIEL D. RUCKER
Title: Managing Member

By: Richard L. Kinzel Jr.
Name: RICHARD L. KINSEL, JR.
Title: Managing Member

THE STATE OF ~~KANSAS~~ ^{Louisiana} }

COUNTY OF ~~JOHNSON~~ ^{Orleans} }

This instrument was acknowledged before me on the 8th day of April, 2015, by FRANCIS B. FREEMAN, JR., Sole Member of FREEMAN HOLDINGS OF TEXAS, L.L.C., a Texas limited liability company, on behalf of said company.



Lettycha Gonzalez
Notary Public, State of ~~Kansas~~ ^{Louisiana}

Notary's printed name:

Lettycha Gonzalez

Notary's commission expires: upon death

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on the 14th day of April, 2015, by DANIEL D. RUCKER, Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.



[Signature]
Notary Public, State of Texas

Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on the 14th day of April, 2015, by RICHARD L. KINSEL, JR., Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.



[Signature]
Notary Public, State of Texas

Notary's printed name:

Notary's commission expires:

(H:\jkm\titleco\April15\22-14046665-GH)

Return to: Coastal Bend Property
4558 FM 2351 Rd.
Friendswood, Texas 77546

EXHIBIT "A"

Fieldnotes for a 9.5455 acre tract of land being out of and a part of Division A, Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863, and 20090356404, all of the Real Property Records of Harris County, said 9.5455 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with cap set in the Northwest line of F.M. Highway No. 2351, based on a 120 foot right-of-way, at its intersection with the common line between said Division A and Division B, Lot 63 of said Hoidale and Coffman Subdivision, said point being the most Easterly corner of the said 9.5455 acre tract and the herein described tract, said point also being the most Southerly corner of Lot 1, Friendswood City Texaco, a subdivision recorded under Film Code No. 375112 of the said Map Records;

Thence, South 45°36'09" West, 660.00 feet with the Northwest line of said F.M. Highway No. 2351 to a 5/8 inch steel rod with cap set for the most Southerly corner of the herein described tract, said point also being the most Easterly corner of that certain 29.3726 acre tract of land conveyed to Baham Interests Limited Partnership, as described in deed recorded under County Clerk's File No. 20120548043 of the said Real Property Records, and being in the common Southwest line of said Division A of Lot 63 and the Northeast line of Division B, Lot 62 of said Hoidale and Coffman Subdivision;

Thence, North 45°00'38" West, 630.04 feet with the common line between said Lots 62 and 63, and with the Northeast line of said 29.3726 acre tract to a 5/8 inch steel rod found marking the most Westerly corner of said Division A and the herein described tract, said point also being the most Southerly corner of that certain 10 acre tract conveyed to Primavera Resources, Inc. as described in deed recorded under County Clerk's File No. S558282 of the said Real Property Records, said point also being the common corner of Divisions B and C of Lot 62 and Divisions A and D of Lot 63 of said Hoidale and Coffman Subdivision;

Thence, North 45°36'09" East 660.00 feet with the Southeast line of the said 10 acre tract and with the common line between Divisions A and D of said Lot 63 to a 5/8 inch steel rod with cap set for the most Northerly corner of the herein described tract, said point being the common corner of Divisions A, B, C, and D of said Lot 63, said point also being in the Southwest line of that certain 16.592 acre tract of land conveyed to BSR, L.L.C., as described in deed recorded under County Clerk's File No. 20090099800 of the said Real Property Records;

Thence, South 45°00'38" East with the Southwest line of the said 16.592 acre tract and the common line between Divisions A and B, at 445.19 feet passing the most Westerly corner of aforesaid Friendswood City Texaco, and continuing with the Southwest line of said Friendswood City Texaco in all, a total distance of 630.04 feet to the PLACE OF BEGINNING and containing 9.5455 acres or 415,803 square feet of land, more or less.

Thomas Land Surveying
Surveying • Planning • Project Management

May 14, 2014

9.5455 Acres

Fieldnotes for a 9.5455 acre tract of land being out of and a part of Division A, Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863, and 20090356404, all of the Real Property Records of Harris County, said 9.5455 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with cap set in the Northwest line of F.M. Highway No. 2351, based on a 120 foot right-of-way, at its intersection with the common line between said Division A and Division B, Lot 63 of said Hoidale and Coffman Subdivision, said point being the most Easterly corner of the said 9.5455 acre tract and the herein described tract, said point also being the most Southerly corner of Lot 1, Friendswood City Texaco, a subdivision recorded under Film Code No. 375112 of the said Map Records;

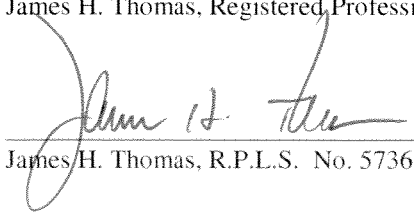
Thence, South 45°36'09" West, 660.00 feet with the Northwest line of said F.M. Highway No. 2351 to a 5/8 inch steel rod with cap set for the most Southerly corner of the herein described tract, said point also being the most Easterly corner of that certain 29.3726 acre tract of land conveyed to Baham Interests Limited Partnership, as described in deed recorded under County Clerk's File No. 20120548043 of the said Real Property Records, and being in the common Southwest line of said Division A of Lot 63 and the Northeast line of Division B, Lot 62 of said Hoidale and Coffman Subdivision;

Thence, North 45°00'38" West, 630.04 feet with the common line between said Lots 62 and 63, and with the Northeast line of said 29.3726 acre tract to a 5/8 inch steel rod found marking the most Westerly corner of said Division A and the herein described tract, said point also being the most Southerly corner of that certain 10 acre tract conveyed to Primavera Resources, Inc. as described in deed recorded under County Clerk's File No. S558282 of the said Real Property Records, said point also being the common corner of Divisions B and C of Lot 62 and Divisions A and D of Lot 63 of said Hoidale and Coffman Subdivision;

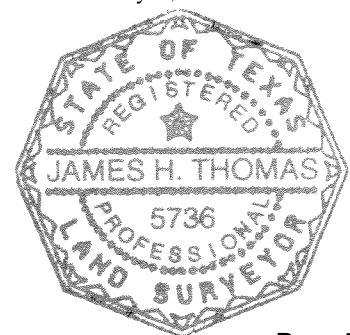
Thence, North 45°36'09" East 660.00 feet with the Southeast line of the said 10 acre tract and with the common line between Divisions A and D of said Lot 63 to a 5/8 inch steel rod with cap set for the most Northerly corner of the herein described tract, said point being the common corner of Divisions A, B, C, and D of said Lot 63, said point also being in the Southwest line of that certain 16.592 acre tract of land conveyed to BSR, L.L.C., as described in deed recorded under County Clerk's File No. 20090099800 of the said Real Property Records;

Thence, South 45°00'38" East with the Southwest line of the said 16.592 acre tract and the common line between Divisions A and B, at 445.19 feet passing the most Westerly corner of aforesaid Friendswood City Texaco, and continuing with the Southwest line of said Friendswood City Texaco in all, a total distance of 630.04 feet to the PLACE OF BEGINNING and containing 9.5455 acres or 415,803 square feet of land, more or less.

This description is based on the land title survey and plat (Job No. 15256) made under the direction of James H. Thomas, Registered Professional Land Surveyor on July 21, 2007, and revised on May 7, 2014.


James H. Thomas, R.P.L.S. No. 5736

14340 Torrey Chase Blvd., Suite 270 • Houston, Texas 77014
(281) 440-7730 • Fax (281) 440-7737
www.thomaslandsurveying.com



Electronically Recorded
REC#: 20150084708
COUNTY: Harris
DATE: 3-3-2015

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 11, 2015

Grantor: BSR, L.L.C., a Texas limited liability company, acting herein by and through its duly authorized Managing Members, MARYLYN REED and JASON ALEXANDER

Grantor's Mailing Address (including county):

307 East Edgewood
Friendswood, Galveston County, Texas 77546-3822

Grantee: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration:

For Ten and No/100 Dollars (\$10.00) and a Note of even date that is in the principal amount of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to Keith A. Mullins, Trustee.

Property (including any improvements):

TRACT 1:

A tract of land containing 16.592 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot Sixty-Three (63) of the COFFMAN AND HOIDALE SUBDIVISION, a subdivision in Harris County, Texas, out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

ATCH 14045268

FILED BY
ALAMO TITLE COMPANY

SAVE AND EXCEPT that certain tract of land, known as Restricted Reserve "A", of Final Plat of BSR SUBDIVISION NUMBER ONE (1) - 5.450 ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code Number 646183, of the Map Records of Harris County, Texas.

TRACT 2:

Restricted Reserve "A", of Final Plat of BSR SUBDIVISION NUMBER ONE (1) - 5.450 ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code Number 646183, of the Map Records of Harris County, Texas.

TRACT 3:

A tract of land containing 0.0918 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot Sixty-Three (63), of the COFFMAN AND HOIDALE SUBDIVISION, a subdivision in Harris County, Texas, out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded instruments, other than liens and conveyances, that affect the Property. Taxes for the current year have been prorated and are assumed by Grantee.

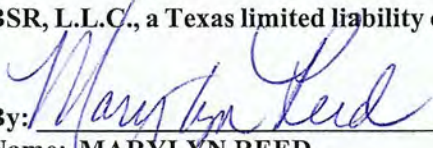
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors, or assigns forever. Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

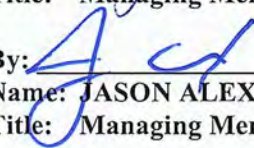
The vendor's lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTEE ACCEPTS THE PROPERTY "AS IS", IN THE PRESENT CONDITION OF THE PROPERTY WITH ANY AND ALL DEFECTS AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, EXCEPT FOR THE GENERAL WARRANTY OF TITLE CONTAINED HEREIN AND EXCEPT FOR ANY REPRESENTATIONS AND/OR WARRANTIES CONTAINED IN THE CONTRACT BY AND BETWEEN GRANTOR AND GRANTEE WHICH SURVIVE THE CLOSING OF THIS TRANSACTION.

BSR, L.L.C., a Texas limited liability company

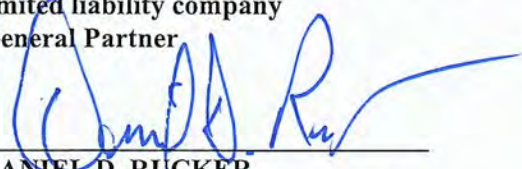
By: 
Name: MARYLYN REED
Title: Managing Member

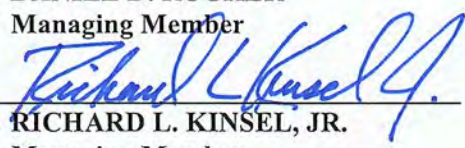
By: 
Name: JASON ALEXANDER
Title: Managing Member

AGREED TO AND ACCEPTED BY:

COASTAL BEND PROPERTY
DEVELOPMENT, LP, a Texas limited partnership

By: CBPD MANAGEMENT, LLC, a Texas
limited liability company
General Partner

By: 
Name: DANIEL D. RUCKER
Title: Managing Member

By: 
Name: RICHARD L. KINSEL, JR.
Title: Managing Member

THE STATE OF TEXAS { }

COUNTY OF HARRIS { }

This instrument was acknowledged before me on the 13th day of February, 2015, by MARYLYN REED, Managing Member of BSR, L.L.C., a Texas limited liability company, on behalf of said company.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

THE STATE OF TEXAS { }

COUNTY OF HARRIS { }

This instrument was acknowledged before me on the 13th day of February, 2015, by JASON ALEXANDER, Managing Member of BSR, L.L.C., a Texas limited liability company, on behalf of said company.





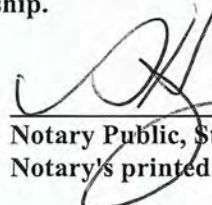
Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 11th day of February, 2015, by DANIEL D. RUCKER, Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

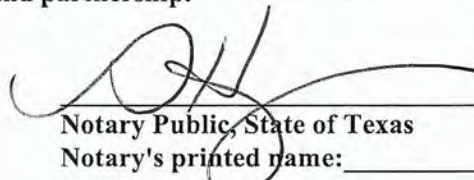


THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 11th day of February, 2015, by RICHARD L. KINSEL, JR., Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____



EXHIBIT "A"

TRACT 1:

A tract of land containing **16.592** acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot 63 of the **Coffman and Hoidale Subdivision** of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found in the northerly right-of-way line of F.M. 2351 (120' R.O.W.) said iron rod marking the common line between Lots 63 and 64, said point being the most southeasterly corner of Lot 63 and the most southwesterly corner of Lot 64;

Thence S. 43° 39' 30" W., along said northerly line, a distance of 100.01 feet to a 1/2 inch iron rod set for corner;

Thence N. 45° 00' 38" W., a distance of 260.46 feet to a 1/2 inch iron rod set for corner;

Thence S. 43° 54' 59" W., a distance of 195.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 45° 00' 38" E., a distance of 51.82 feet to a 1/2 inch iron rod set for corner;

Thence S. 44° 59' 22" W., a distance of 125.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 45° 00' 38" E., a distance of 5.00 feet to a 5/8 inch iron rod found for corner;

Thence S. 44° 59' 22" W., a distance of 200.00 feet to a 1/2 inch iron rod found for corner;

Thence S. 45° 00' 38" E., a distance of 20.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 44° 59' 22" W., a distance of 40.00 feet to a 1/2 inch iron rod set for the South corner of the herein described tract in the line common to Tracts A and B;

Thence N. 45° 00' 38" W., along said line, a distance of 1105.98 feet to a 1/2 inch iron rod found marking the most westerly corner of the herein described tract, said point being the common northwesterly corner of Tracts C and D;

Thence N. 45° 40' 00" E., a distance of 660.00 feet to a railroad spike found marking the most northerly corner of the herein described tract, said point being the common northeasterly corner of Tracts C and D;

Thence S. 45° 00' 38" E., along the line common to Tracts C and D, a distance of 1275.84 feet to the **Point of Beginning**, and containing 16.592 acres of land, more or less.

SAVE & EXCEPT that certain tract of land, known as Restricted Reserve "A", of **Final Plat of BSR SUBDIVISION NO. 1 - 5.450 ACRES**, a subdivision in Harris County, Texas, according to the map of plat thereof recorded at Film Code No. 646183 of the Map Records of Harris County, Texas.

EXHIBIT "A"
(continued)

TRACT 2:

Restricted Reserve "A", of **Final Plat of BSR SUBDIVISION NO. 1 - 5.450 ACRES**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at FilmCode No. 646183 of the Map Records of Harris County, Texas.

TRACT 3:

A tract of land containing **0.0918** acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot 63 of the **Coffman and Hoidale Subdivision** of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for the most southerly corner of the herein described tract at a point located N. 44° 59' 22" E., a distance of 40.00 feet from the South corner of Tract 1 as described above;

Thence N. 44° 59' 22" E., a distance of 200.00 feet to a 1/2 inch iron rod set marking the most easterly corner of the herein described tract;

Thence N. 45° 00' 38" W., a distance of 20.00 feet to a 5/8 inch iron rod found marking the most northerly corner of the herein described tract;

Thence S. 44° 59' 22" W., a distance of 200.00 feet to a 1/2 inch iron rod found marking the most westerly corner of the herein described tract;

Thence S. 45° 00' 38" E., a distance of 20.00 feet to the **Point of Beginning**, and containing 0.0918 acre of land, more or less.

Return To: Coastal Bend Property Dev.
4558 Fm 2351
Friendswood TX 77546

20150084708

Pages 8

03/03/2015 09:57:11 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

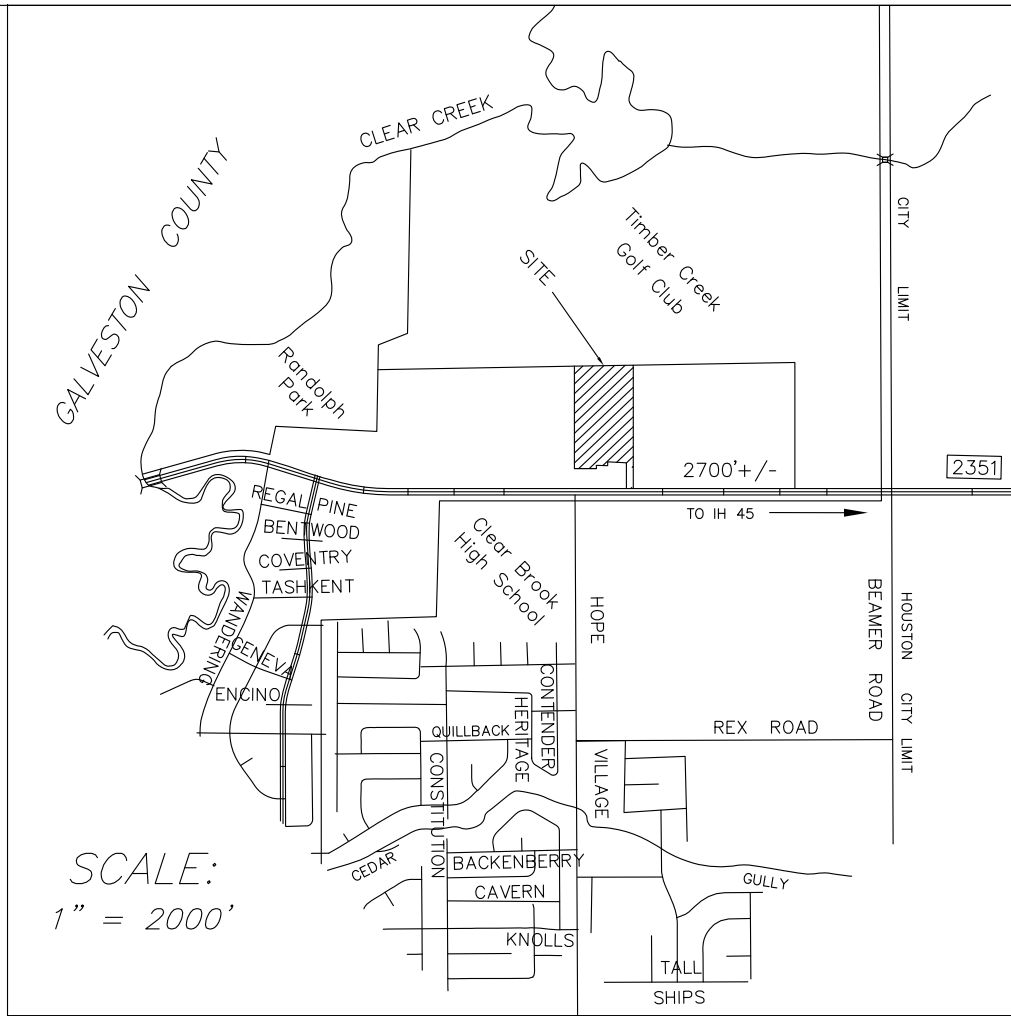
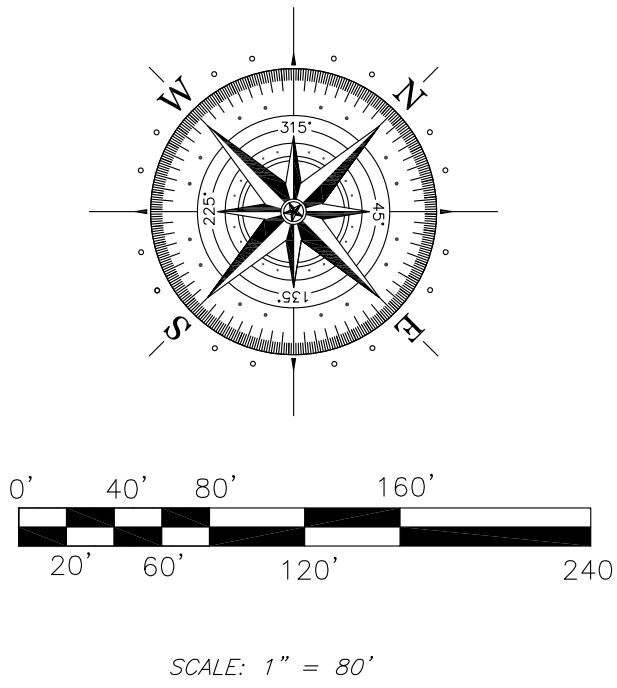
PROJECT BENCHMARK:

➡ CUT SQUARE ON TOP OF CURB
ELEVATION = 29.92'

BENCHMARK UTILIZED:

TSARP RM NO. 010470
STREAM NO. A119-02-00
NAVD 83
2001 ADJUSTMENT
GEOID99
29°33'22.06666° N
95°10'51.63465° W
ELEVATION = 29.28'

Timber Creek Golf Club
FILM CODE NO. 449055, M.R.H.C.



VICINITY MAP

NORTHWOODS
RIVERS LLC
W-784423

TRACT 1: A TRACT OF LAND CONTAINING 16.592 ACRES, MORE OR LESS, OUT OF A CALED 19.4825 ACRE TRACT BEING TRACTS B AND C OF LOT 63 OF THE COFFMAN AND HOIDALE SUBDIVISION OF THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 6, HARRIS COUNTY MAP RECORDS, PART OF WHICH HAS BEEN PLATTED AS BSR SUBDIVISION NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 2351 (120' R.O.W.), SAID IRON ROD MARKING THE COMMON LINE BETWEEN LOTS 63 AND 64, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF LOT 63 AND THE MOST SOUTHWESTERLY CORNER OF LOT 64;

THENCE SOUTH 43°39'30" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE EAST CORNER OF EAGLE SUBDIVISION (RECORDED IN FILM CODE 390134, M.R.H.C.);

THENCE NORTH 45°00'38" WEST, ALONG THE NORTHEAST LINE OF SAID EAGLE SUBDIVISION, AT A DISTANCE OF 235.42 FEET PASS THE NORTH CORNER OF SAID EAGLE SUBDIVISION AND CONTINUE FOR A TOTAL DISTANCE OF 260.46 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 43°54'59" WEST, A DISTANCE OF 195.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 51.82 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTH CORNER OF BRAKEMASTERS - 2351 (RECORDED IN FILM CODE NO. 397137, M.R.H.C.);

THENCE SOUTH 44°59'22" WEST, ALONG THE NORTHWEST LINE OF SAID BRAKEMASTERS - 2351, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF SAID BRAKEMASTERS - 2351;

THENCE SOUTH 45°00'38" EAST, ALONG THE SOUTHWEST LINE OF SAID BRAKEMASTERS - 2351, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT IN THE LINE COMMON TO SAID TRACTS A AND B;

THENCE NORTH 45°00'38" WEST, ALONG SAID LINE, A DISTANCE OF 1105.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE COMMON NORTHWESTERLY CORNER OF TRACTS C AND D;

THENCE NORTH 45°40'00" EAST, A DISTANCE OF 660.00 FEET TO A RAILROAD SPIKE FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE COMMON NORTHEASTERLY CORNER OF TRACTS C AND D;

THENCE SOUTH 45°00'38" EAST, ALONG THE LINE COMMON TO TRACTS C AND D, A DISTANCE OF 1275.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.592 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND KNOWN AS RESTRICTED RESERVE 'A', OF FINAL PLAT OF BSR SUBDIVISION NO. 1 - 5.540 ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2: RESTRICTED RESERVE 'A', OF FINAL PLAT OF BSR SUBDIVISION NO. 1 - 5.450 ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 3: A TRACT OF LAND CONTAINING 0.0918 ACRES, MORE OR LESS, OUT OF A 19.4825 ACRE TRACT, BEING TRACTS B AND C, OF LOT 63 OF THE COFFMAN AND HOIDALE SUBDIVISION OF THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 6 OF THE HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AT A POINT LOCATED NORTH 44°59'22" EAST, A DISTANCE OF 40.00 FEET FROM THE SOUTH CORNER OF TRACT 1 AS DESCRIBED ABOVE;

THENCE NORTH 44°59'22" EAST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45°00'38" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

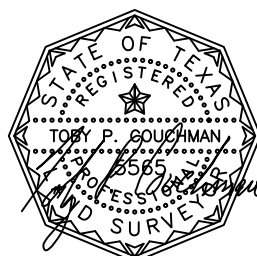
THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0918 ACRE OF LAND, MORE OR LESS.

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X" AN AREA OUTSIDE OF THE 100-YEAR FLOOD, ACCORDING TO FIRM NUMBER 485468 1065U107OL DATED JUNE 18, 2007

NOTES:
- BEARING BASIS: PLAT (646183, MRHC)
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ATTRIBUTED IMPROVEMENTS
- INSTALLATIONS/UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- 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

CLIENT	EVH INTERESTS, LLC	ADDRESS	N/A
		JOB #	1406001
		DATE	06/01/2014 REV. 12/09/2014
		GF#	14002442
		Toby P. Couchman, R.P.L.S. 133 N. FRIENDSWOOD DRIVE, # 141 FRIENDSWOOD, TEXAS 77546 PHONE: 832-607-1405 EMAIL: tpouchman@gmail.com	
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREON FOR AN ATTACHED SHEET, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.		ONLY SURVEY MADE WITH THE SURVEYOR'S ORIGINAL INSTRUMENTS AND WITH TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.	
		©2014 TOBY P. COUCHMAN - ALL RIGHTS RESERVED	

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENTS THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORDED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 24, 2020

Grantor: COASTAL BEND LAND INVESTMENTS, LP, a Texas limited partnership

Grantor's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546

Grantee: Coastal Bend Property Development, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration: For Ten and No/100 Dollars and other valuable consideration

Property (including any improvements):

BEING a 0.119 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, 0.1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. RP-2019-182701, said 0.1119 acre tract being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation from and exceptions to Conveyance and Warranty:

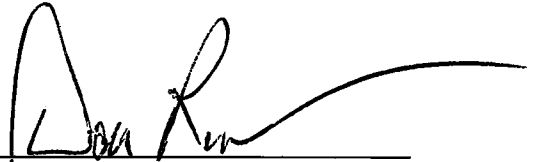
Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except to the reservations from the exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this Special Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY SO TITLE EXPRESSLY SET FORTH HEREIN.

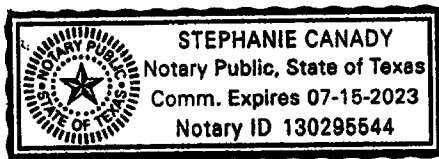


DANIEL D. RUCKER, PRESIDENT
COASTAL BEND LAND INVESTMENTS, LP
A TEXAS LIMITED PARTNERSHIP

The State of Texas §

County of HARRIS §

This instrument was acknowledged before me on the 24th day of June, 2020, by Daniel D. Rucker, President, of COASTAL BEND LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP.



Notary Public, State of Texas
Notary's Printed Name: Stephanie Canady

Notary's commission expires: 7-15-23

EXHIBIT "A"

BEING a 0.119 acres tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, 0.1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. 005-71-1739, said 0.119 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northerly corner of EAGLE SUBDIVISION according to the map or plat thereof recorded in Volume 390 Page 134 of the Map Records of Harris County, Texas:

THENCE North 48° 18' 48" West, a distance of 25.00 feet to a capped iron found for the northerly corner of the herein described tract;

THENCE South 40° 36' 49" West, a distance of 195.00 feet to a capped iron found for the westerly corner of the herein described tract;

THENCE South 48° 18' 48" East, a distance of 25.00 feet to a 5/8" iron rod found for the westerly corner of said EAGLE Subdivision;

THENCE North 40° 36' 49" East, along and with the westerly line of said EAGLE Subdivision a distance of 195.00 feet to the **POINT OF BEGINNING**.

RP-2020-289010
Pages 4
07/01/2020 03:58 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

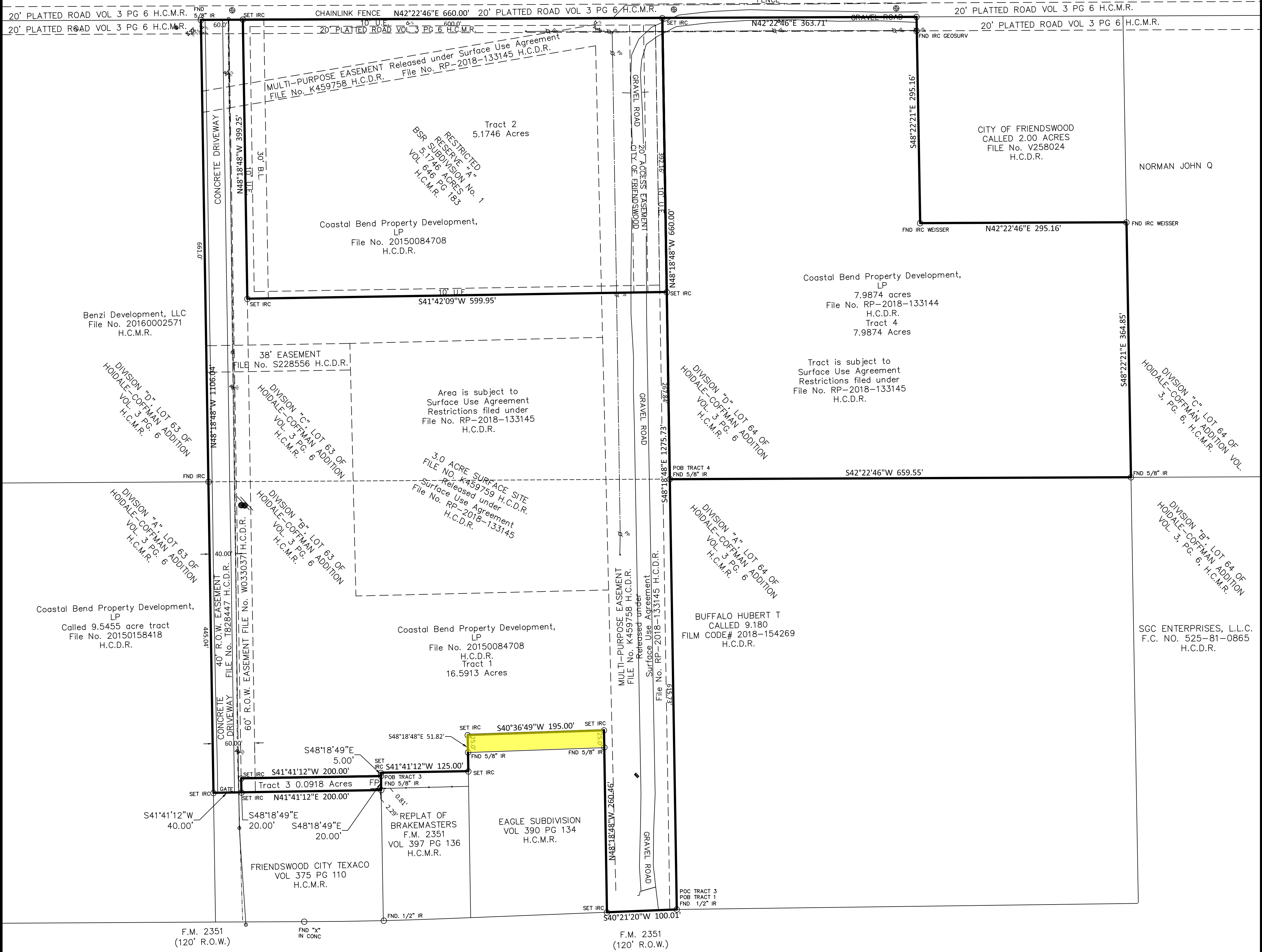
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



COUNTY CLERK
HARRIS COUNTY, TEXAS

TIMBER CREEK GOLF CLUB
VOL 449 PG 055
H.C.M.R.

TIMBER CREEK GOLF CLUB
VOL 449 PG 055
H.C.M.R.



TRACT 1

BEING a 16.5913 acre tract out of three tracts of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B and C, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, and being that same tract of land conveyed to Coastal Bend Property Development, LP, Harris County Clerk File No 20150084708 Harris County, Texas, said 16.5913 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found in the northerly right-of-way line of F.M. 2351 (120' R.O.W.) said iron rod marking the common line between Lots 63 and 64 of said HOIDALE-COFFMAN ADDITION being the most easterly corner of the herein described tract;

Thence S. 40° 21' 20" W., along and with said northerly right-of-way of F.M. 2351, a distance of 100.01 feet to a 5/8 inch iron rod capped set for corner, also being the easterly corner of EAGLE Subdivision according to the map or plat thereof recorded in Volume 390 Page 134 of the Map Records of Harris County, Texas;

Thence N. 48° 18' 48" W., a distance of 260.46 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 40° 36' 49" W., a distance of 195.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 48" E., at a distance of 25.0 feet passing a 5/8 inch iron rod found for the westerly corner of said EAGLE Subdivision and continuing for a total distance of 51.82 feet to a 5/8 inch iron rod capped set for corner being the northerly corner of REPLAT OF BRAKEMASTERS F.M. 2351 according to the map or plat thereof recorded in Volume 397 Page 137 of the Map Records of Harris County, Texas;

Thence S. 41° 41' 12" W., along and with the westerly line of said REPLAT OF BRAKEMASTERS F.M. 2351 a distance of 125.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 49" E., a distance of 5.00 feet to a 5/8 inch iron rod found for corner;

Thence S. 41° 41' 12" W., a distance of 200.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 49" E., a distance of 20.00 feet to a 5/8 inch iron rod capped set for corner being the westerly corner of FRIENDSWOOD CITY OF TEXACO according to the map or plat thereof recorded in Volume 375 Page 110 of the Map Records of Harris County, Texas;

Thence S. 41° 41' 12" W., a distance of 40.00 feet to a 5/8 inch iron rod capped set for corner being in the common line between Lot 63 Division A and Division B of said HOIDALE-COFFMAN ADDITION also being in the easterly line of that certain called 9.5455 acre tract and the easterly corner of that certain called "D" acre tract of land conveyed to Benz Development, LLC as described in Harris County File Number 2016002571 Harris County, Texas, and continuing with the common line of Lot 63 Division C and D for a total distance of 1106.04 feet to a 5/8 inch iron rod found for the common corner of said Lot 63 Division C and D, also being in the southeasterly line of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Map Records of Harris County, Texas;

Thence N. 48° 18' 48" W., along and with said common line of Lot 63 Division A and Division B, at distance of 445.05 feet to a capped iron rod found marking the common corner of Lot 63 Division A, B, C and D of said HOIDALE-COFFMAN ADDITION also being the westerly corner of said 9.5455 acre tract and the easterly corner of that certain called "D" acre tract of land conveyed to Benz Development, LLC as described in Harris County File Number 2016002571 Harris County, Texas, and continuing with the common line of Lot 63 Division C and D for a total distance of 1106.04 feet to a 5/8 inch iron rod found for the common corner of said Lot 63 Division C and D, also being in the southeasterly line of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Map Records of Harris County, Texas;

Thence N. 42° 22' 47" E., along and with the northerly line of said Lot 63 Division C at a distance of 60.00 feet to a 5/8 inch iron rod capped set for the westerly corner of BSR SUBDIVISION according to the map or plat thereof recorded in Volume 646 Page 183 of the Map Records of Harris County, Texas and continuing for a total distance of 660.00 feet to a 5/8 inch iron rod capped set for corner for the northerly corner of said BSR Subdivision, also being the common northeasterly corner of said Lots 63 and 64;

Thence S. 48° 18' 48" E., along and with the common line of said Lots 63 and 64 at a distance of 392.16 feet to 5/8 inch iron rod capped set for corner set for the easterly corner of said BSR Subdivision at a distance of 660.00 feet passing a 5/8 inch iron rod found for the common corner of Lot 64 Division A and D and Lot 63 Division B and C and continuing for a total distance of 1275.73 to the **POINT OF BEGINNING**, and containing 16.5913 acres of land, more or less.

SAVES & EXCEPTS that certain tract of land, known as BSR SUBDIVISION A subdivision according to the map or plat thereof recorded in Volume 646 Page 183 of the Map Records of Harris County, Texas.

TRACT 2:
BSR SUBDIVISION A subdivision according to the map or plat thereof recorded in Volume 646 Page 183 of the Map Records of Harris County, Texas

TRACT 3:

BEING a 0.0918 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, and being that same tract of land conveyed to Coastal Bend Property Development, LP, Harris County Clerk File No 20150084708 Harris County, Texas, said 0.0918 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found in the northerly right-of-way line of F.M. 2351 (120' R.O.W.) said iron rod marking the common line between Lots 63 and 64 of said HOIDALE-COFFMAN ADDITION being the most easterly corner of the herein described tract;

Thence S. 40° 21' 20" W., along and with said northerly right-of-way of F.M. 2351, a distance of 100.01 feet to a 5/8 inch iron rod capped set for corner, also being the easterly corner of EAGLE Subdivision according to the map or plat thereof recorded in Volume 390 Page 134 of the Map Records of Harris County, Texas;

Thence N. 48° 18' 48" W., a distance of 260.46 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 40° 36' 49" W., a distance of 195.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 48" E., at a distance of 25.0 feet passing a 5/8 inch iron rod found for the westerly corner of said EAGLE Subdivision and continuing for a total distance of 51.82 feet to a 5/8 inch iron rod capped set for corner being the northerly corner of REPLAT OF BRAKEMASTERS F.M. 2351 according to the map or plat thereof recorded in Volume 397 Page 137 of the Map Records of Harris County, Texas;

Thence S. 41° 41' 12" W., along and with the westerly line of said REPLAT OF BRAKEMASTERS F.M. 2351 a distance of 125.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 49" E., a distance of 5.00 feet to a 5/8 inch iron rod found for the **POINT OF BEGINNING** on the herein described tract for corner;

Thence S. 41° 41' 12" W., a distance of 200.00 feet to a 5/8 inch iron rod capped set for corner;

Thence S. 48° 18' 49" E., a distance of 20.00 feet to a 5/8 inch iron rod capped set for corner being the westerly corner of FRIENDSWOOD CITY OF TEXACO according to the map or plat thereof recorded in Volume 375 Page 110 of the Map Records of Harris County, Texas;

Thence N. 41° 41' 12" E., along and with the northerly line of said FRIENDSWOOD CITY OF TEXACO a distance of 200.00 feet to a point for corner in the westerly line of said REPLAT OF BRAKEMASTER F.M. 2351

Thence N. 48° 18' 49" W., a distance of 20.00 feet to the **POINT OF BEGINNING**;

TRACT 4

BEING a 7.9874 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division D, of Lot 64 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, and being that same tract of land conveyed to Coastal Bend Property Development, LP, Harris County Clerk File No RP-2018-133144 said 7.9874 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod for the common corner of Lot 63 Division C and B, and Lot 64 Division A and D of said HOIDALE-COFFMAN ADDITION;

Thence N. 48° 18' 48" E., along and with the said common line of Lot 64 Division D and Lot 63 Division C a distance of 660.00 feet to a 5/8" iron rod capped for the northerly corner of said Lot 63 Division C and the westerly corner of said Lot 64 Division D, also being in the southeasterly line of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Map Records of Harris County, Texas;

Thence N. 42° 22' 46" E., along and with the southeasterly line of said TIMBER CREEK GOLF CLUB, and along the northwesterly line of said Lot 64 Division D a distance of 363.71 feet to a point for the westerly corner of a called 2.00 acre tract as described in Harris County Clerk File No V258024 Harris County, Tx, and being the most westerly north corner of the herein described tract;

Thence S. 48° 21' 48" W., along and with the southwestwesterly line of said 2.00 acre tract at a distance of 20.00 feet passing a found capped iron rod (GEOSURV) and continuing for a total distance of 295.16 feet to a found capped iron rod (WEISSER) for the southerly corner of said 2.00 acre tract and an interior corner of the herein described tract;

Thence N. 42° 22' 46" E., along and with the southeasterly line of said 2.00 acre tract at a distance of 295.16 feet to a found capped iron rod (WEISSER) in the common line of Lot 64 Division D and Lot 64 Division C of said HOIDALE-COFFMAN for the easterly corner of said 2.00 acre tract and the most easterly corner of the herein described tract;

Thence S. 48° 22' 21" E., along and with the common line of said Lot 64 Division C and D, a distance of 364.85 feet to a found 5/8" iron rod for the common corner of Lot 64 Division A,B,C, and D, and for the easterly corner of the herein described tract.

Thence S. 42° 22' 46" W., along the common line of said Lot 64 Division A and D, a distance of 659.55 feet to the **POINT OF BEGINNING** and containing 7.9874 acre of land.

LEGEND

LINES

ASPHALT
FENCE-B/W
FIBRE OPTIC
FENCE-WOOD
GAS LINE
OH ELECTRIC
OH TELEPHONE
FENCE-ELECTRIC
SANITARY SEWER
STORM SEWER
TOP BANK
UNDERGRD ELEC
UNDERGRD TEL
WATER LINE

SYMBOLS

ELECTRIC BOX
GAS VALVE
GAS METER
FND IRON ROD
POWER POLE
SAN SEW MANHOLE
STORM MANHOLE
TEL PEDESTAL
WATER VALVE
FIRE HYDRANT
WATER METER

ABBREVIATIONS
NAD - NORTH AMERICAN DATUM
BM-BENCHMARK
TBM-TEMPORARY BENCHMARK
H.C.M.R.-HARRIS CO. MAP RECORDS
H.C.D.R.-HARRIS CO. DEED RECORDS
C.F. NO.-CLERK'S FILE NUMBER
FP-FENCE POST
OH-OVERHEAD
B.L.-BUILDING LINE
U.E.-UTILITY EASEMENT

SURVEYOR NOTES:

- Coordinates based on NAD83 (COR96) Texas State Plane Coordinate System, South Central Zone.
- Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
- This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
- Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- All property corners set with 5/8" x 24" rebar with Orange cap stamped Scott D Ellis 6261 unless otherwise noted.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

Scott D. Ellis

Scott D. Ellis, R.P.L.S.
Tx. Reg. No. 6261

DATE: 26 June 2018

SCALE: 1 inch = 80 feet

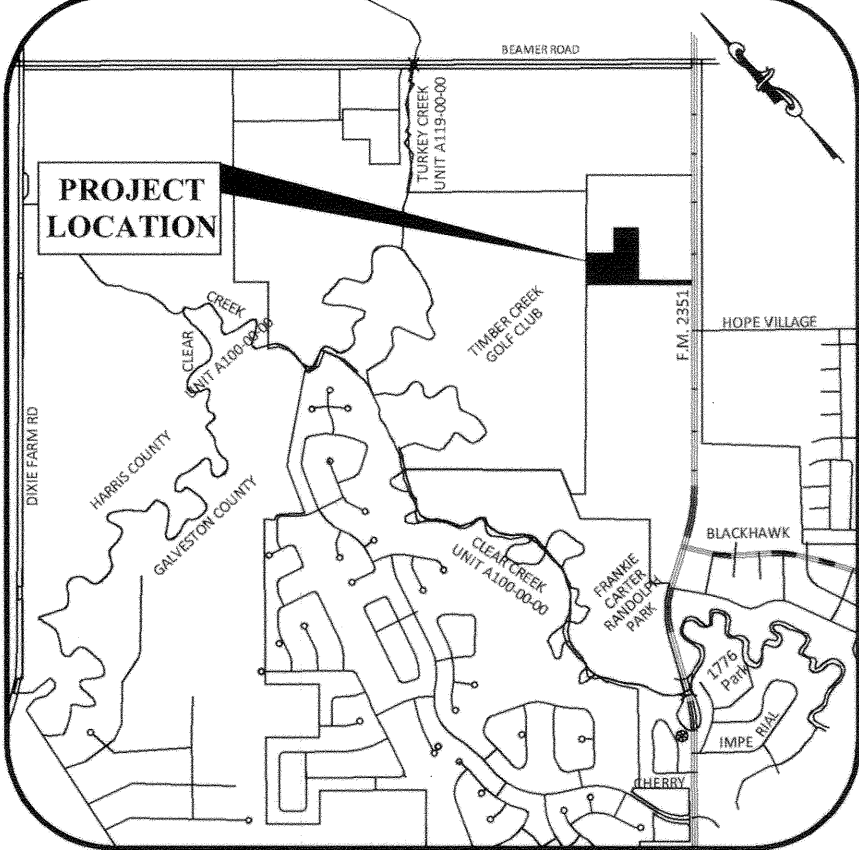
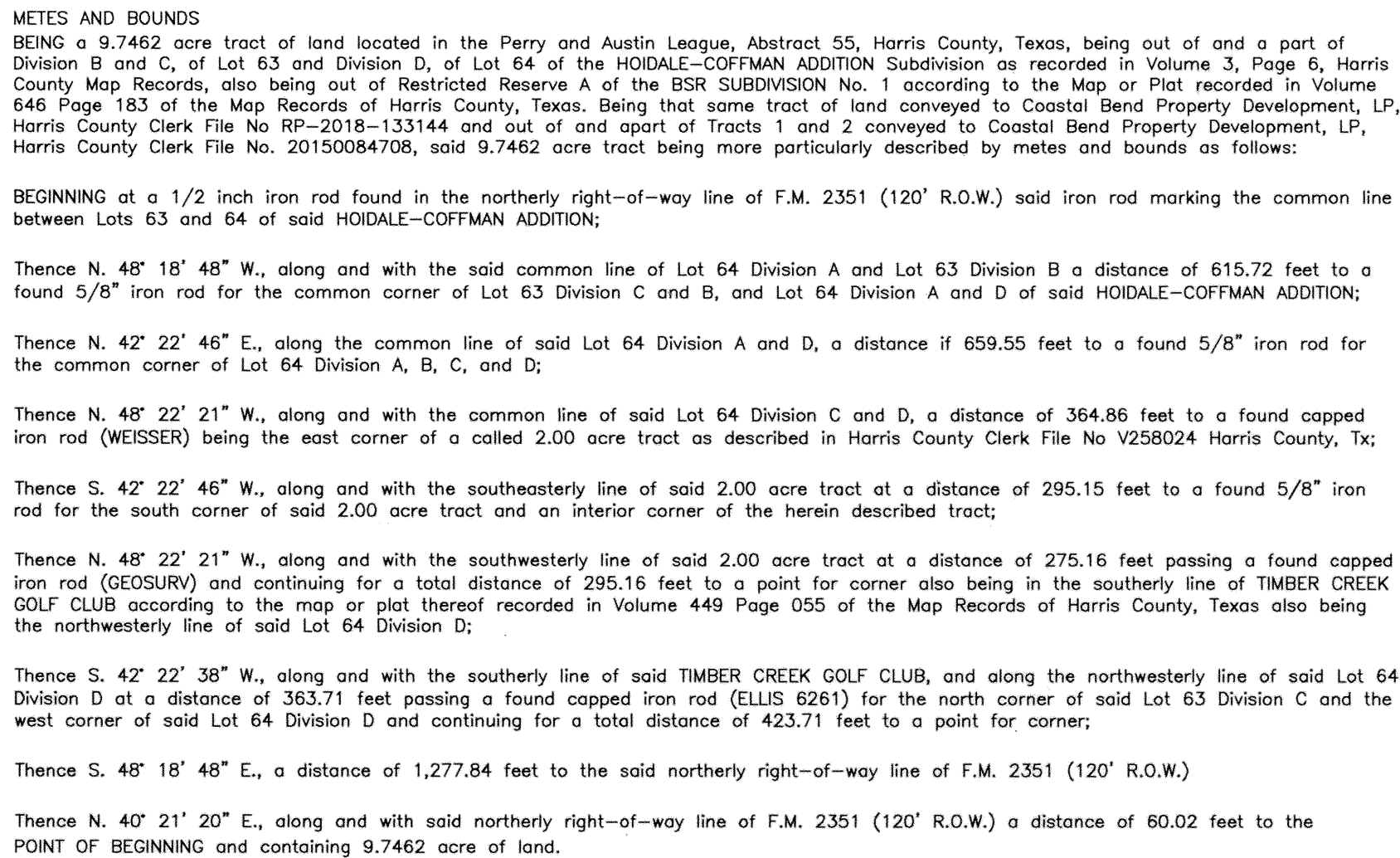
PROJECT NO. 2727

PROPERTY ADDRESS: FM 2351 and Hope Village Road
Friendswood, Tx



ELLIS SURVEYING SERVICES, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 www.ellisurvey.com
Texas Firm Reg. No. 100340-00

SURVEY
OF
4 TRACTS BEING 24.5788 ACRES
IN THE
HOIDALE-COFFMAN ADDITION
OUT LOT 63 DIVISION B, C, and D
LOT 64 DIVISION D
VOLUME 3 PAGE 6
HARRIS COUNTY MAP RECORDS



VICINITY MAP

SCALE: 1" = 2,640'
KEY MAP NO. 617 J & M

BENCHMARK:

PRIMARY:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010423
(BRASS DISC).
ELEV.=25.24' (NAVD88, 2001 ADJ.).

SITE:
TMB "C" Flange bolt over 6" Valve on Fire Hydrant
ELEV.=32.33' located at the northwest corner of tract

NOTES:

1. H.C.F.C.D. indicates "Harris County Flood Control District".
2. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAVD83 (2001 Adj.). All coordinate values are Grid.
3. Property corners shown hereon are 5/8" x 24" rebar with Orange caps stamped Scott D Ellis 6261 unless otherwise noted.
4. 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.
5. 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.
6. 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.
7. The City of Friendswood shall not be responsible for maintenance of private easements, outfalls, sidewalks, and emergency access easements. As outlined in the Access & Utilities Easement Agreement # ~~1803~~ 1803, waterlines, storm 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 property owner shall be responsible for these facilities. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, signs, waterlines, storm 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 CenterPoint Energy.
8. 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.
9. 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.
10. 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 property owner.
11. The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based on the plat and are not for title insurance purposes by Chicago Title Insurance Company (Effective Date: October 27, 2014) of No. AHCSC4001085.
12. The mathematical closure for the plat boundary shown hereon exceeds 1 part in 10,000.
13. There are no existing pipelines or pipeline easements on this property.
14. Site drainage plans for the future development of these reserves must be approved by the floodplain administrator.
15. This tract lies in flood zone; Zone X, as shown on Flood Insurance Rate Map (FIRM) No. 485468 0002 E dated Sept. 22, 1999.
16. Tract is subject to Surface Use Agreement Restrictions filed under File No. RP-2018-133145 H.C.D.R.
17. Reserves A, B, & C are subject to Retained Surface Use Agreement filed under File No. RP-2018-133145 H.C.D.R.
18. Reserves H & I are restricted to drainage, landscaping, open space, security, signage, and utility purposes only.

PARTIAL PLAT OF

INDUSTRY PARK FRIENDSWOOD

**A SUBDIVISION OF 9.7462 ACRES OUT OF LOT 63 DIVISIONS "B" & "C" AND LOT 64 DIVISION "D", OF
HOIDALE-COFFMAN ADDITION VOLUME 3, PAGE 6 HARRIS COUNTY MAP RECORDS
IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS**

1 BLOCK - 7 UNRESTRICTED RESERVES - 2 RESTRICTED RESERVE

ENGINEER

LAND SURVEYOR**OWNER/DEVELOPER**

COASTAL BEND Engineering

ELLIS SURVEYING SERVICES, LLC

COASTAL BEND
PROPERTY DEVELOPMENT, L.P.

SCOTT ELLIS, R.P.L.S. DAN RUCKER, PARTNER

REGISTRATION NUMBER 100340-00
 SUITE N, TEXAS CITY, TEXAS 77590
 9.938.8700 FAX: 866.678.7685

MAY, 2019

SHEET 1 OF 1

At the time of recordation, this instrument was

reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: I

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4448 FM 2351 RD

Platted Land – Plat Name: PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD Lot: RESERVE B Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: CLAY HOCKLEY BUSINESS PARK LLC Phone: 713-671-5300

Owner's Mailing Address: 15400 VANTAGE PARKWAY WEST

City: HOUSTON State: TX Zip: 77032 Fax: _____

Owner's Email Address: JDROBINSON@NORTHWINDSCONST.COM

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/2021

Agent's Signature: _____ Date: _____

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: I

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4440 FM 2351 RD

Platted Land – Plat Name: PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD Lot: RESERVE A Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: E SQUARED PROPERTIES, LLC Phone: 281-996-7076

Owner's Mailing Address: 4440 FM 2351 RD, SUITE 102

City: FRIENDSWOOD State: TX Zip: 77546 Fax: 281-996-7079

Owner's Email Address: TOMMY@E2MSLLC.COM

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/27/21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 3, 2019

Grantor: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, acting herein by and through its duly authorized General Partner, CBPD MANAGEMENT, LLC, a Texas limited liability company, acting herein by and through its duly authorized Sole Member, COASTAL BEND HOLDINGS, LP, a Texas limited liability company, acting herein by and through its duly authorized General Partner, COASTAL BEND INVESTMENTS, LLC, a Texas limited liability company, acting herein by and through its duly authorized President, DANIEL D. RUCKER

Grantor's Mailing Address (including county):

FM 4558 FM 2351 Road
Friendswood, Galveston County, Texas 77546

Grantee: E SQUARED PROPERTIES, L.L.C., a Texas limited liability company

Grantee's Mailing Address (including county):

P. O. Box 324
Friendswood, Galveston County, Texas 77549

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Unrestricted Reserve A, of PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688395, of the Map or Plat Records of Harris County, Texas; together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

ATC#19086397A

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

Reservations from and exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year have been prorated and are assumed by Grantee.

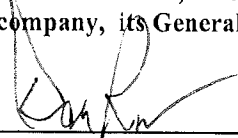
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this General Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this General Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OR TITLE EXPRESSLY SET FORTH HEREIN.

COASTAL BEND PROPERTY
DEVELOPMENT, LP, a Texas limited
partnership

By: COASTAL BEND INVESTMENTS, LLC,
a Texas limited liability company, as General
Partner of COASTAL BEND HOLDINGS, LP,
a Texas limited partnership, Sole Member of
CBPD MANAGEMENT, LLC, a Texas limited
liability company, its General Partner

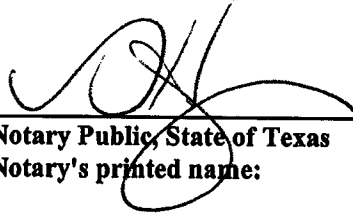
By: 
DANIEL D. RUCKER, President

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on the 3rd day of July, 2019, by DANIEL D. RUCKER, President of COASTAL BEND INVESTMENTS, LLC, a Texas limited liability company, as General Partner of COASTAL BEND HOLDINGS, LP, a Texas limited partnership, Sole Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, as General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said entities, in the capacity therein stated.





Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

RP-2019-289222
Pages 4
07/05/2019 12:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED
WITH VENDOR'S LIEN**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT **COASTAL BEND PROPERTY DEVELOPMENT, LP**, a Texas limited partnership (hereinafter called "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Grantor paid by **CLAY HOCKLEY BUSINESS PARK, LLC**, a Texas limited liability company (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, for which no lien, express or implied, is herein retained, and in further consideration of Grantee's execution of that one certain Promissory Note of even date herewith for the sum of **SEVEN HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$775,500.00) DOLLARS**, payable to the order of **PROSPERITY BANK** (the "**Lender**") (the "**Note**"), a portion of which amount represents funds advanced by Lender to the Grantor hereof, at the request of and as a loan to the Grantee herein in payment of part of the purchase price of the property herein conveyed, bearing interest at the rate therein provided, principal and interest being payable as stated therein, said Note containing the usual provisions for acceleration and for reasonable attorney's fees, and being secured by a **VENDOR'S LIEN** and **SUPERIOR TITLE** herein and hereby expressly retained in favor of Lender on the property hereinafter described, and also by a Deed of Trust thereon of even date herewith to **DAVID ZALMAN, TRUSTEE**; has GRANTED, SOLD and CONVEYED, and by these presents

ATCH1906037B

-1-

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

RP-2019-273229

does GRANT, SELL and CONVEY unto Grantee, all of the following described real property (the "Property"), to-wit:

Unrestricted Reserve B, of PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD, a subdivision or addition in Harris County Texas, according to the Map or Plat thereof recorded under Film Code No. 688395, of the Map or Plat Records of Harris County Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said premises unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject however to the matters herein excepted.

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at this time: (i) any and all restrictive covenants, physical conditions, reservations, encroachments, rights-of-way, building set-back lines, easements and/or exceptions shown of record or evident by an inspection of the Property; (ii) all oil, gas and mineral conveyances and leases of record, if any, relating to the Property shown of record in the hereinabove mentioned county and state, but only to the extent they are still in effect; and (iii) all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, applicable to the Property.

BUT it is expressly agreed and stipulated that the VENDOR'S LIEN as well as Superior Title, in and to the Property, is retained against the Property, premises and improvements, until the Note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and effect and reading thereof, when this Deed shall become absolute. The said VENDOR'S LIEN and Superior Title herein retained are hereby

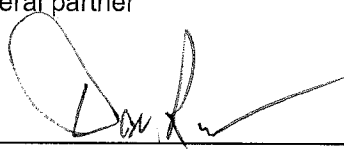
transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee in said Note, without recourse on Grantor herein.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes the payment thereof.

IN WITNESS WHEREOF, this Deed is executed by Grantor on this the 21st day of June, 2019.

COASTAL BEND PROPERTY DEVELOPMENT, LP,
a Texas limited partnership

By: Coastal Bend Investments, LLC, as general partner of Coastal Bend Holdings, LP, sole member of CBPD Management, LLC, its general partner

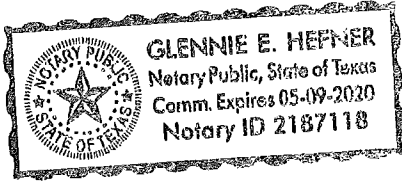
By: 
Daniel D. Rucker, President

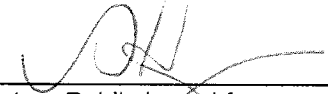
GRANTEE'S ADDRESS:

15400 Vantage Parkway W.
Houston, Texas 77032

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 21st day of June, 2019, by Daniel D. Rucker, President of Coastal Bend Investments, LLC, as general partner of Coastal Bend Holdings, LP, sole member of CBPD Management, LLC as general partner of Coastal Bend Property Development, LP, a Texas limited partnership, on behalf of said entity.





Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:

PROSPERITY BANK
Attn: Victoria Loan Operations
1205 N. Navarro St.
Victoria, Texas 77901

ND: 4851-2463-5544, v. 3

RP-2019-273229
Pages 5
06/26/2019 03:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

PH-3

110.4782 acres

Coastal Bend Property Development – 110.4782 acres

(Harris County tax records 114.1894 minus 3.197 acres HCFCD Judgement)



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Land Investments, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature [Signature] Date: 1-25-21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

GENERAL WARRANTY DEED

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS)

THAT COASTAL BEND HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, of the County of Harris and State of Texas for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto COASTAL BEND LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP of the County of Harris and State of Texas, all of the following described real property in Galveston County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED (CONSISTING OF 16 PAGES) HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, her heirs and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto the said grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 26th day of May, 2004.

COASTAL BEND HOLDINGS, LP
A TEXAS LIMITED PARTNERSHIP

COASTAL BEND INVESTMENTS, LLC,
GENERAL PARTNER

RICHARD KINSEL, JR., MANAGER,
COASTAL BEND INVESTMENTS, LLC

DANIEL D. RUCKER, MANAGER
COASTAL BEND INVESTMENTS, LLC

FILED

04 JUL 26 AM 10:59

Recorded by [Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS)
 (
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 26th day of May, 2004, by RICHARD L. KINSEL, JR., MANAGER, COASTAL BEND INVESTMENTS, LLC.



Melinda Nichols
Notary Public, in and for the State of Texas

THE STATE OF TEXAS)
 (
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 26th day of May, 2004, by DANIEL D. RUCKER, MANAGER, COASTAL BEND INVESTMENTS, LLC.



Melinda Nichols
Notary Public, in and for the State of Texas

ADDRESS OF GRANTEE:

8121 Broadway, Suite 150
Houston, Texas 77061

ADDRESS OF GRANTOR:

8121 Broadway, Suite 150
Houston, Texas 77061

AFTER RECORDING RETURN TO:

J. L. Jay
Attorney at Law
8121 Broadway, Suite 100
Houston, Texas 77061-1341

✓
✓

EXHIBIT "A"

1. A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 3, 2003, where Gary L. Freeman, Constable, Precinct 2, Houston, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. W846649, said tract or parcel being described as follows:

16.892 acres being an undivided interest in a 118.13 acre tract of land out of Lot Sixty-Four (64) & Sixty-Five (65) on the Hoidale & Coffman Subdivision of the Perry and Austin Survey Abstract 55 located in Harris County, Texas and being more particularly described in Volume 1228, Page 558 Volume 1265, Page 61 and Volume 1274, Page 161 of the deed records of Harris County, Texas Acct. #0410110000030.

2. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 28, 2000, where D. R. Moreland, Hays County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685293, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 19, 2000, where Diane Reagan Moreland, and Diane Reagan Moreland, Trustee, Collier County, State of Florida, was grantor, being recorded under Harris County Clerk's File No. U685294, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated May 18, 2000, where Gina Monroe Moreland, Contra Costa County, State of California, was grantor, being recorded under Harris County Clerk's File No. U685292, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey

Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated May 9, 2000, where Amy Banks Moreland Robinson and Amy Banks Moreland, Trustee, Iron County, State of Utah, was grantor, being recorded under Harris County Clerk's File No. U685291, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 18, 2000, where Wilbert John Mechura III, Fort Bend County, State of Texas and Anneliese Marie Mechura, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685289, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(f) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated September 14, 2000, where Jane H. McGall, individually, Travis County, State of Texas and the Estate of Thomas Stephen Harwood, Deceased, by Joe E. Coleman and Gary E. Messersmith, Independent Co-Executors, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685290, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(g) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 28, 2000, where William B. Stewart, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685295, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(h) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 24, 2001, where Frost National Bank, Co-Trustee and Howard Leroy Ericson, Co-Trustee, Austin, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146764, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(i) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 7, 2001, where Mary Ethel Paine, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146765, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(j) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 9, 2001, where The Chase Manhattan Bank and Donald Mark DeWalch as Co-Trustees of the Norman A. Binz, Trust for Donald Mark DeWalch (1.271%); The Chase Manhattan Bank and Norman Binz DeWalch as Co-Trustees of the Norman A. Binz Trust for Norman Binz DeWalch (1.271%); The Chase Manhattan Bank and Betty Ericson Jones as Co-Trustees of the Norman A. Binz Trust for Betty Ericson Jones (1.271%); The Chase Manhattan Bank and Elisa Ericson Sterling as Co-Trustees of the Norman A. Binz Trust for Elisa Ericson Sterling (1.271%); The Chase Manhattan Bank and Ann Ericson Colwell as Co-Trustees of the Norman A. Binz Trust for Ann Ericson Colwell (1.271%); The Chase Manhattan Bank Trustee of the Norman A. Binz Trust for Judson Tyler Ericson (1.271%), Houston, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146756, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in

1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(k) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated December 13, 2000, where the Rodgers-Penn Investments, being a family partnership composed of the following owners in undivided interests, Jeanne R. Fowler, Jeannette L. Penn, Thomas W. Penn, Jr., Richard R. Penn, Robert R. Penn and John C. Penn, being the sole owners, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368814, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

3. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated September 26, 2001, where Carolyn Lewis Gallagher, Austin, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V355779, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division

"E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 5, 2002, where Maxine Lucia Kyle Jordan, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V745502, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 5, 2002, where William Allen Kyle Jr, Victoria County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V745501, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated November 18, 2002, where Rice Interests Limited, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. W239645, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated December 22, 2003, where Woodway Financial Advisors, A Trust Company, as Successor Corporate Trustee the Testamentary and Intervivos Trusts created in the Estate of Clara Louise Gordon, Deceased, was grantor, being recorded under Harris County Clerk's File No. X328029, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are

indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

4. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 24, 2001, where Georgann Rodgers Kiefer, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368817, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along

said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where Marjorie Rodgers Ware, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368820, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of

Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 21, 2001, where Kathleen Rodgers Duty, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368823, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 21, 2001, where Genevieve Rodgers Kercheville, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368822, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 23, 2001, where Dorothy Rodgers Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368825, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek

on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(f) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 23, 2001, where Adrian Igau McClanahan, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368824, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment

recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(g) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where James Richard Rodgers (also known as James Rodgers, Jr.), Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368821, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(h) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 20, 2001, where Janan Rodgers Moses, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368818, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(i) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where Richard Rodgers Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368819, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office

of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(j) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 12, 2001, where Michael H. Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368816, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was

acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(k) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 6, 2001, where Margaret S. Rodgers, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368815, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Specimens on the date and at the time stamped herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUL 26 2004



Dorothy B. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Being a 110.4782 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas being out of and a part of Lots 64 and 65 in the HOIDALE-COFFMAN ADDITION recorded in Volume 3 Page 6 of the Harris County Map Records and being known as the 120 acre tract described in the deed to W.P. Nelson Recorded in Volume 248 Page 203 of the Harris County Deeds Records and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southwesterly right of way line of Beamer Road (60 foot Right of Way) and the northwesterly right of way line of F.M. 2351 (120 foot Right of Way) and from which a found Txdot monument bears South 42° 19' 39" West, a distance of 1047.90 feet;

THENCE South 42° 19' 39" West along and with the said northwesterly right of way line of F.M. 2351 at distance of 1047.90 feet passing a found Txdot monument and continuing for a total distance of 1292.71 feet to a found 5/8 inch capped iron rod for corner also being the southeast corner of CLEARWOOD BUSINESS PARK according to the map or plat thereof recorded in Volume 676 Page 200 of the Map Records of Harris County;

THENCE North 48° 22' 57" West along and with the northeast line of said CLEARWOOD BUSINESS PARK at a distance of 600.00 feet to a found 5/8 inch iron rod for the northeast corner of said CLEARWOOD BUSINESS PARK also being the southeast corner of that certain 10 acre tract conveyed to John Q Norman and Myrna A Norman recorded in Harris County Clerk File No P616830 of the Harris County Deed Records and continuing for a total distance of 1259.48 feet to a found 5/8 inch iron rod for corner;

THENCE South 42° 23' 11" West along and with the northwesterly line of said 10 acre tract a distance of 219.06 feet to a point for corner marking an east corner of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Plat Records of Harris County Texas;

THENCE North 48° 34' 24" West along the northeasterly line of the said TIMBER CREEK GOLF CLUB a distance of 2116.82 feet to a 5/8 inch capped iron rod set in the southeasterly line of a 3.197 acre tract by Judgment to Harris County Flood Control District recorded in Harris County Clerk File No. J062379 Harris County Deed Records;

THENCE northeasterly along and with the said southeasterly line of 3.197 acre tract to a point for corner in the southwest right of way line of Beamer Road (60 foot Right of Way) the following calls;

North 58° 33' 24" East - 350.16 feet
North 22° 29' 24" East - 288.07 feet
North 39° 43' 24" East - 442.08 feet
North 51° 13' 25" East - 482.66 feet

THENCE South 48° 16' 30" East along and with the southwesterly right of way line of Beamer Road (60 foot Right of Way) a distance of 33211.69 feet to the **PLACE OF BEGINNING**.

180' H.C.F.C.D. Easement
by Condemnation
Vol 2190 Pg 507
H.C.D.R.

Timber Creek Golf Club
Vol 449 Pg 055
Harris County Plat Records

Timber Creek Golf Club
Vol 449 Pg 055
Harris County Plat Records

TEJAS GAS CORP
2.52 Acres
VOL 8522 PG 20
H.G.D.R.

EGRON FRIENDSWOOD STATION
VOL 675 PG 550
H.G.M.R.

Beamer Warehouse and Yard
Vol 672 Pg 115
Harris County Map Records

Timber Creek Golf Club
Vol 449 Pg 055
Harris County Plat Records

3.197 Acre
H.C.F.C.D. by Judgment
File No. J062379 H.C.D.R.

Turkey Creek
A119-00-00

EX CENTERLINE
TURKEY CREEK

WFU
Oil Well
3909

COASTAL BEND PROPERTY DEVELOPMENT
F.C. NO. 545-04-0958 H.C.D.R.

DIVISION "E",
LOT 65 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

DIVISION "C",
LOT 64 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

DIVISION "D",
LOT 64 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

PERRY AND AUSTIN LEAGUE
A-55

Bridge

Timber Creek Golf Club
Vol 449 Pg 055
Harris County Plat Records

DIVISION "D",
LOT 64 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

DIVISION "A",
LOT 65 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

DIVISION "B",
LOT 65 OF THE HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6, H.C.M.R.

JOHN Q NORMAN AND
MYRNA A NORMAN
FILE No. P616830 H.C.D.R.

DIVISION "C", LOT 64 OF
HOIDALE & COFFMAN
ADDITION, VOL. 3, PG. 6,
H.C.M.R.

COASTAL BEND PROPERTY DEVELOPMENT
F.C. NO. 545-04-0958 H.C.D.R.

STATE OF TEXAS 50' EASEMENT
VOL 6468 PG 192 H.C.D.R.

WFU
Oil Well
3902

PROPOSED
0.1012 ACRE
STATE OF TEXAS
ROAD TAKEN

F.M. 2351
(120' R.O.W.)

LEGEND

LINES

ASPHALT
FIBRE OPTIC
GAS LINE
OH ELECTRIC
OH TELEPHONE
UNDERGRD ELEC
UNDERGRD TEL
FENCE - IRON
FENCE - WOOD
FENCE-B/W
FENCE-CHAINLINK
SANITARY SEWER
STORM SEWER
WATER LINE
PIPELINE
GAS LINE
TOP BANK
RR TRACK
SURVEY ABSTRACT

SYMBOLS

ELECTRIC BOX
GAS VALVE
GAS METER
FND IRON ROD
POWER POLE
SAN SEW MANHOLE
STORM MANHOLE
TEL PEDESTAL
WATER WELL
FIRE HYDRANT
WATER METER
WATER VALVE

ABBREVIATIONS

HCCF - HARRIS COUNTY CLERK'S FILE
HCMR - HARRIS COUNTY MAP RECORD
HCDR - HARRIS COUNTY DEED RECORD
CCT NO. - CLERK'S FILE NUMBER
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD
POB - PLACE OF BEGINNING
POC - PLACE OF COMMENCEMENT
A - ABSTRACT
BM - BENCHMARK
TBM - TEMPORARY BENCHMARK
ROW - RIGHT OF WAY
OH - OVERHEAD
WFU - Webster Field Unit

SURVEYOR NOTES:

- Coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, South Central Zone.
- Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
- This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
- Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Tract is in Webster Field Unit Oil Field and has pipelines and Oil Wells and easements not show on Survey.
- All property corners set with 5/8 " x 24" rebar with Orange cap stamped Scott D Ellis 6261 unless otherwise noted.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

Scott D. Ellis
Scott D. Ellis, R.P.L.S.
Tx. Reg. No. 6261

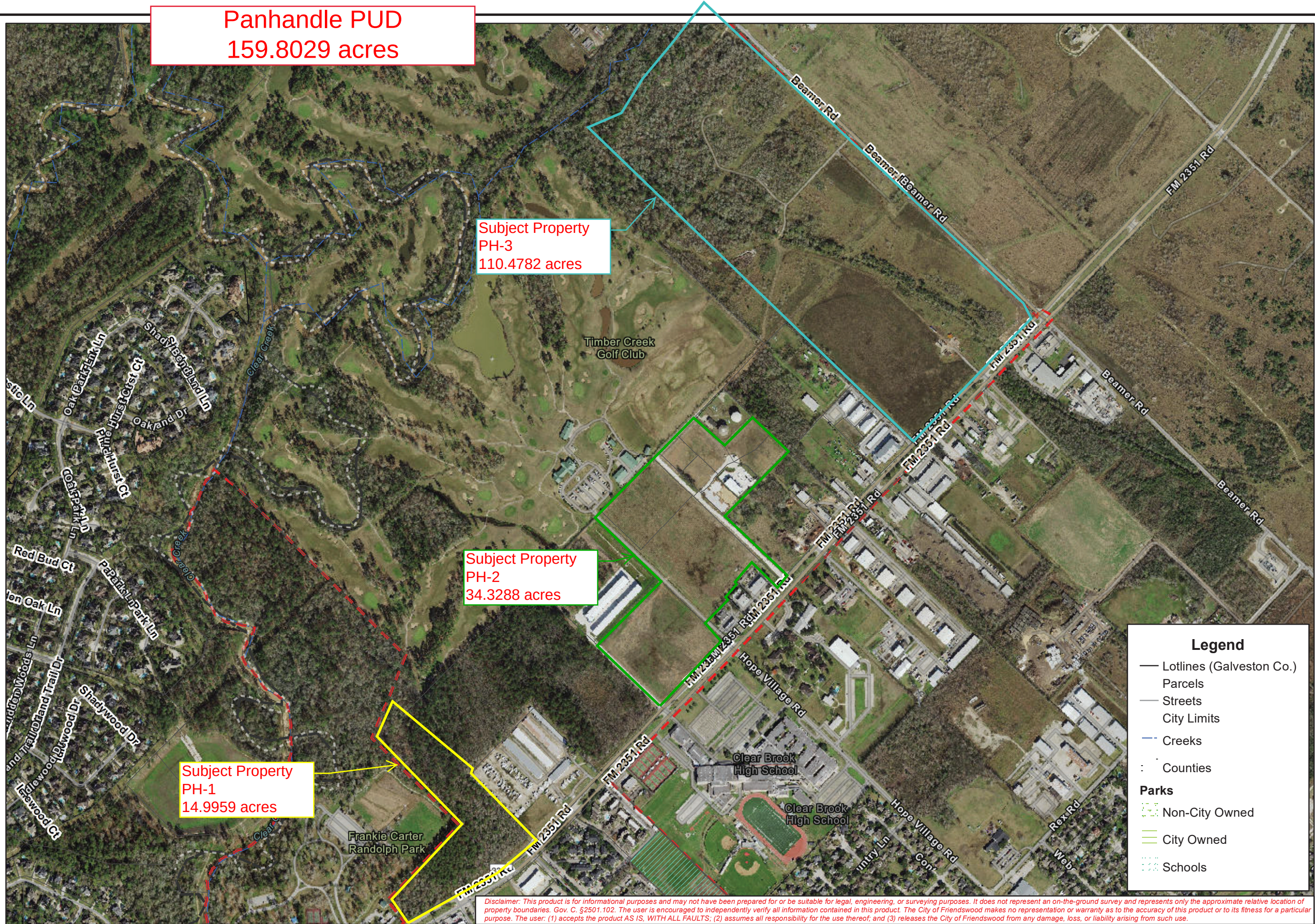


DATE: 01 November 2018
SCALE: 1 inch = 150 feet
PROJECT NO. 2727
PROPERTY ADDRESS: FM 2351 and Beamer Road
Friendswood, Tx



ELLIS SURVEYING SERVICES, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 www.ellisurvey.com
Texas Firm Reg. No. 100340-00

SURVEY
OF
110.4782 ACRES
IN THE
HOIDALE-COFFMAN ADDITION
OUT LOTS 64 AND 65
VOLUME 3 PAGE 6
HARRIS COUNTY MAP RECORDS



Panhandle PUD
159.8029 acres

Subject Property
PH-3
110.4782 acres

Subject Property
PH-2
34.3288 acres

Subject Property
PH-1
14.9959 acres



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us



1" = 752'

Friendswood GIS Mapping

Legend

- Lotlines (Galveston Co.)
- Parcels
- Streets
- City Limits
- Creeks
- Counties
- Parks**
 - Non-City Owned
 - City Owned
- Schools

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

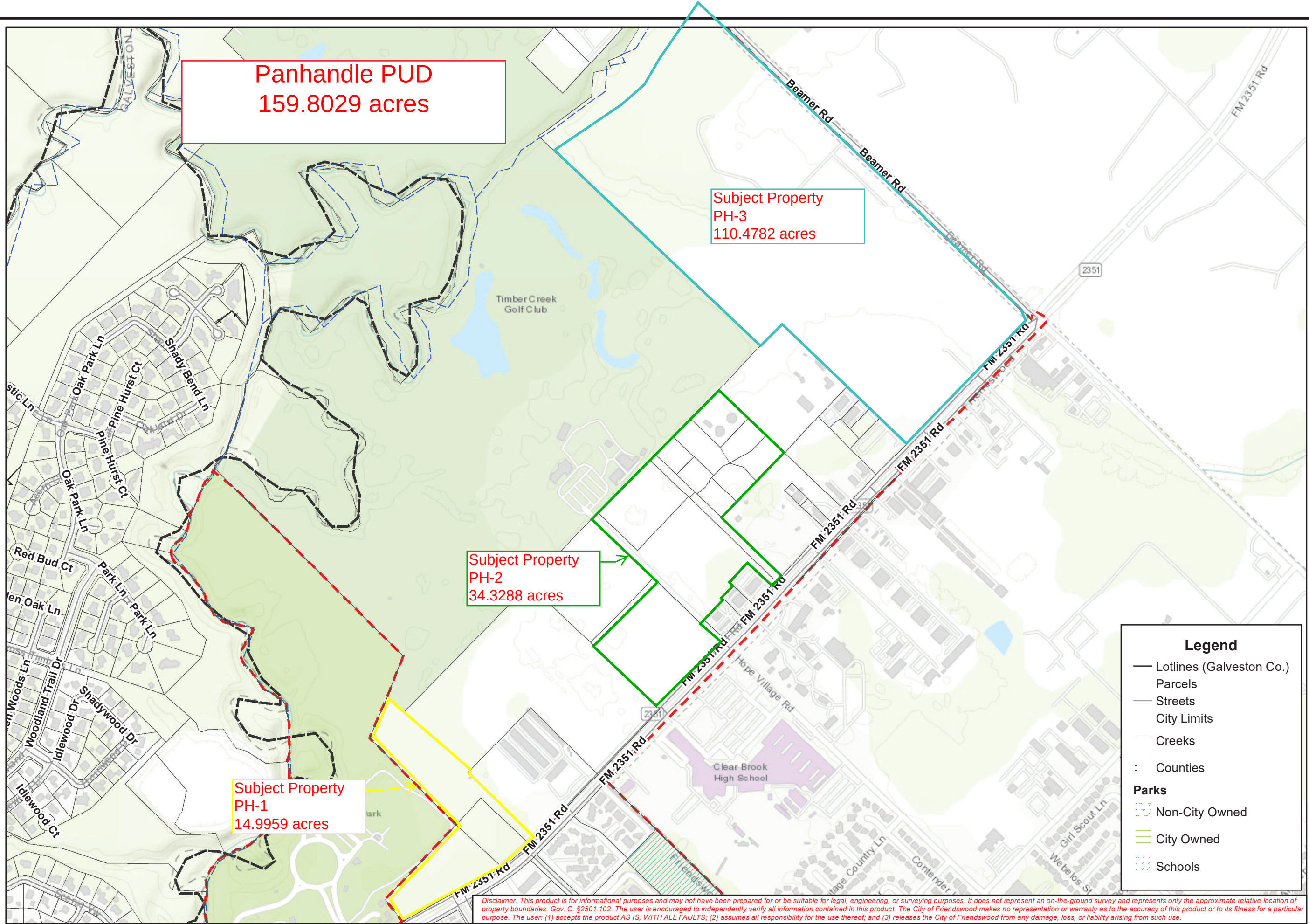


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1" = 752'

Friendswood GIS Mapping



Panhandle PUD
159.8029 acres

Subject Property
PH-3
110.4782 acres

Subject Property
PH-2
34.3288 acres

Subject Property
PH-1
14.9959 acres

Legend

Lotlines (Galveston Co.)

Parcels

Streets

City Limits

Creeks

Counties

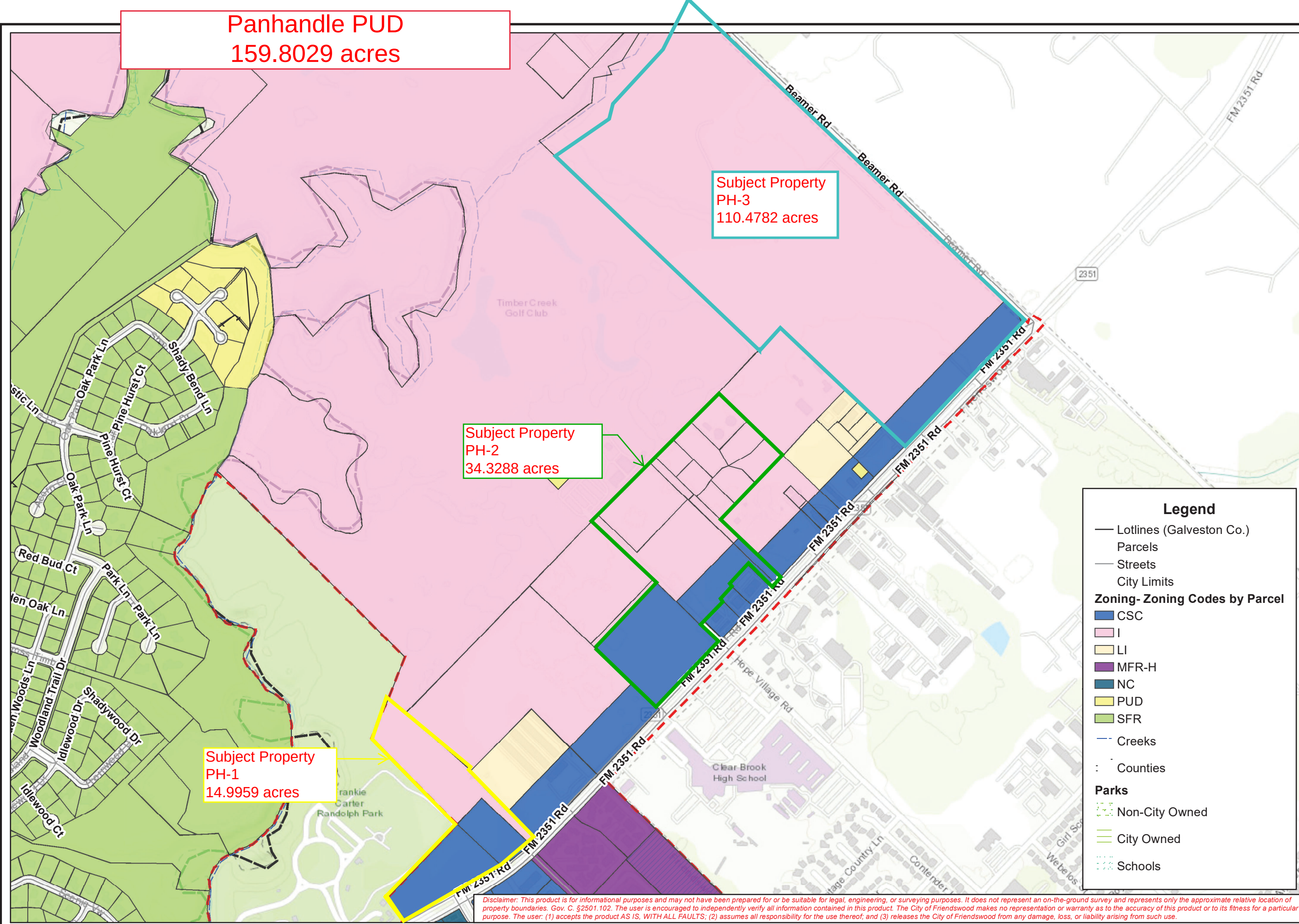
Parks

Non-City Owned

City Owned

Schools

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Panhandle PUD
159.8029 acres

Subject Property
PH-3
110.4782 acres

Subject Property
PH-2
34.3288 acres

Subject Property
PH-1
14.9959 acres

Legend

— Lotlines (Galveston Co.)

— Parcels

— Streets

— City Limits

Zoning- Zoning Codes by Parcel

CSC

I

LI

MFR-H

NC

PUD

SFR

— Creeks

— Counties

Parks

Non-City Owned

City Owned

Schools



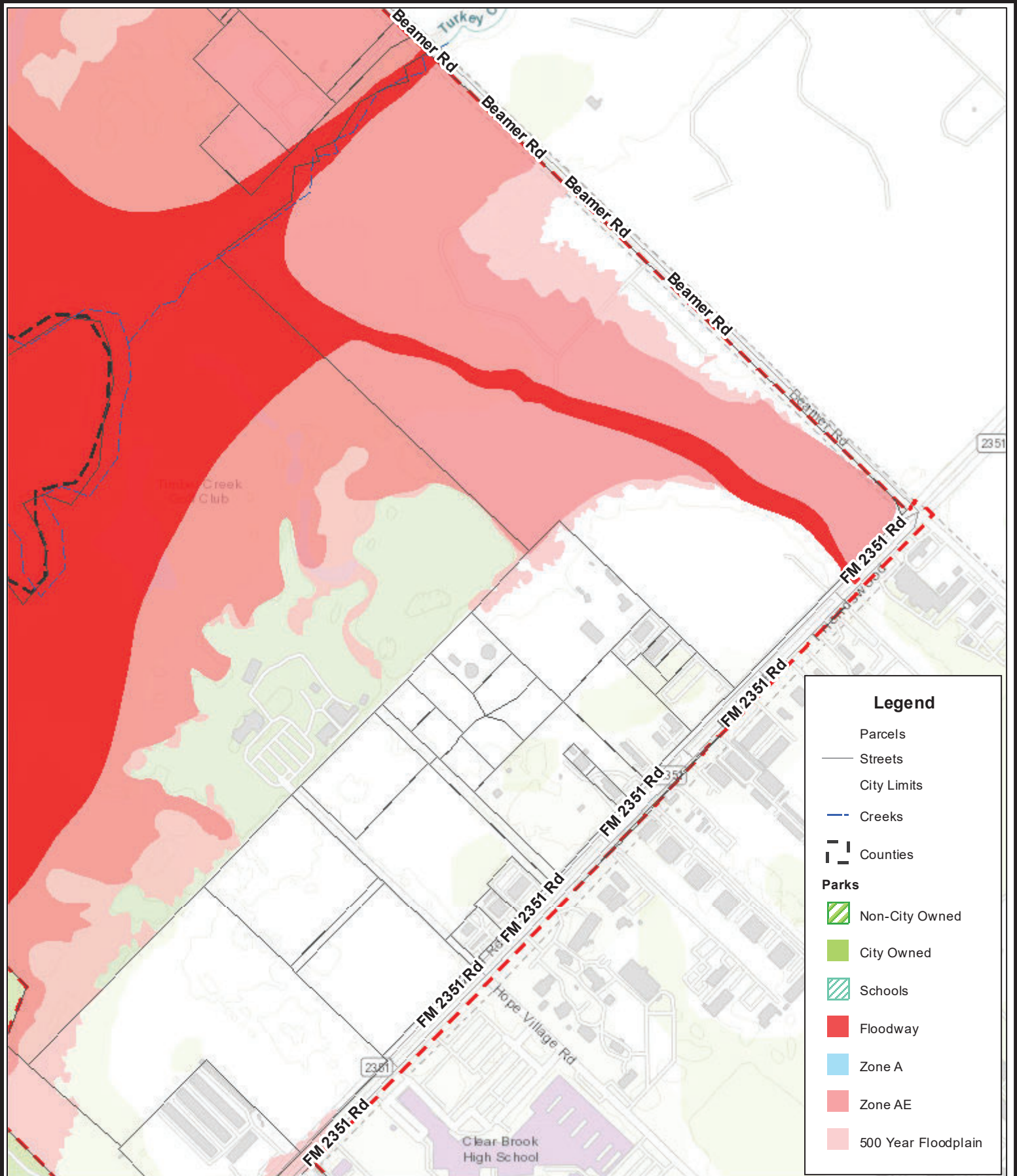
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1 " = 752 '

Friendswood GIS Mapping

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Friendswood GIS Mapping



1" = 752'
 Page 124 of 391

PANHANDLE
PLANNED UNIT DEVELOPMENT
± 159 ACRES

PREPARED FOR:
COASTAL BEND PROPERTY DEVELOPMENT, LP ET AL

COASTAL BEND Engineering

Texas Registered Engineering Firm F-14444
4558 FM 2351, Friendswood, TX 77546
281.648.1268 Fax 281.648.0832

JANUARY 2021

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'C' - Permitted Use Table

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'E' - Section PH-2 Conceptual Imaging

I. Introduction

Purpose

This application has been prepared on behalf of Coastal Bend Property Development and other applicants attached hereto pursuant to the City of Friendswood's Ordinances related to creation of the Panhandle Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive commercial, industrial, and recreational development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Prior to the development of Timber Creek Golf Club (2001), the "Panhandle" region of the City of Friendswood had long been idled except for active oil & gas production and cattle grazing. A major factor in this long dormant condition was that the vast majority of the region was held in undivided interest ownerships whose primary concern was mineral interest income from the original 1937 Humble Oil & Gas leases, owned today by Denbury Resources. Aside from the long time Whitley family's feed store and drywall business, only a few automotive, warehouse, storage and a single retail gas/convenience store existed within the City's limits along FM 2351 with AAA Blastcoat being the only business on Beamer Rd.

The attached Exhibit 'A' identifies the limits of the 4,420 acre Webster Unit (Est. 1972) wherein Exxon and now Denbury have since confined their active oil and gas production. However, the original 1937 lease still exist over and under the entire Panhandle area and, unless modified by a subsequent surface use agreement or ordinance, the surface encumbrances still exist. Today, there remains less than 6 acres fronting FM 2351 in undivided interest ownerships (PH-1) and only two (2) active oil wells (PH-3C) accessed from Beamer Road within the Panhandle.

The Panhandle is unlike other areas in the City due to the fact that a large portion of the adjacent properties remain undeveloped with limited prospects because they are enveloped within the Webster Unit and have limited access to utilities. It is not typically the case that the primary entrance to a city like Friendswood within the combined metroplex, would have so large a “void” at its entry. Coincidentally, the City has no jurisdictional controls over the unregulated Harris County properties along the opposite sides of Beamer Road and FM 2351 where the majority of mixed uses currently exist and where the probable majority of future uses will occur.

For reasons already established, the isolated condition of the Panhandle presents unique circumstances when establishing the highest and best uses for feasible and economic development. The attached Exhibit ‘A’ depicts the current businesses and vacant land along the FM 2351 corridor both in and out of the City’s jurisdictional limits. As depicted, most of the uses along either side of the FM 2351 corridor are comprised mostly of industrial, light industrial, service, office warehouse and storage facilities with limited retail and even more limited shopping. The primary reason for this heavier concentration of service facilities, warehouse and storage is because the area between Hope Village Rd. and Beamer Rd. is virtually devoid of residences and enjoys uninterrupted access to the Gulf Freeway. Additionally, the lack of lodging of any caliber is directly correlated to the absence of nearby restaurants and neighborhood shopping centers; primarily because there are no neighborhoods.

The intent of this PUD is to establish congruent and attractive economic development within the Panhandle while being cognizant of the current and probable future development within and around it.

Access, Utilities & Drainage

Access

Mobility, utilities, drainage and detention facilities will be created using private investments and except for utilities that may be given to the public, the City will not be responsible for any maintenance.

Access is a key component to any development. Due to the Panhandle's direct access to existing thoroughfares (FM 2351 & Beamer Road), no public streets are anticipated within this PUD. Development will encourage shared driveways and reciprocal accesses while promoting efficient circulation for fire and emergency services.

As a result of the previous Blackhawk thoroughfare abandonment, this PUD does not require the creation of a special financing district or use of public funds for any mobility, utilities, drainage or detention facilities.

Utilities

The attached Exhibit 'A' also depicts the location of City trunk line water and sanitary sewer. The trunk line water continues to migrate up Beamer Road coincident with the current Harris County Pct. 1 improvements at FM 2351 and prospects for further extension of the trunk line water are in process.

The distribution and capacity of these facilities are more than adequate to achieve maximum marketable values and uses within the Panhandle. The remainder of utility extensions needed to service future development will be funded through private investments or shared private agreements.

Drainage

Adequate drainage and detention are the biggest hurdles to maximize best use of undeveloped and partially developed properties within the City's jurisdiction. Harris County Flood Control District in concert with the Army Corps of Engineers is in final stages of planning before bidding the Turkey Creek project which upon completion would cause substantial improvement in the 100 & 500 year flood elevations in this region. The improvements will also cause a new, wider, and longer bridge at Beamer Road over Turkey Creek. Coincidentally, this would alleviate a long standing problem for Harris County Pct. 1 and would allow further widening and extension of Beamer Road toward Dixie Farm Road. The subsequent improvement in the flood plain within the Panhandle is certainly a benefit, but the dilemma regarding most efficient methods diverting developed waters to Clear Creek and Turkey Creek remain and

are addressed in the updated 2019 City of Friendswood Master Drainage Plan (Northern Panhandle Regional Detention), of which Exhibit Two (2) from the report is attached herein as Exhibit 'B'. In concert with this drainage plan, Section PH-1 will plan for the use of a common drainage access corridor to Clear Creek. Likewise, Sections PH-2 & PH-3 will plan for a common drainage access corridor through Service Areas A & B.

This PUD, at no cost to the City, will develop corridors wherein the majority of developable Panhandle properties may have the most immediate and direct access to the respective creeks. Drainage facilities may be shared to encourage efficient and cohesive use of land, congruent with the City's adopted plan.

II. Project Description

Land Use

The Appraisal Institute defines "Highest and Best Use" as: *The reasonably probable and legal use of vacant or an improved property that is physically possible, appropriately supported (zoned / PUD), financially feasible, and that results in the highest value.*

Establishing the highest and best use for any property is paramount in achieving maximum value. A developer or a city may have a preferred use that does not conform to marketable best use, but ignoring marketability is like denying gravity. Exercising either will not end well.

Within the Panhandle there are multiple marketable uses as having already been recognized by the market. Between the City's limit at Beamer Road and Hope Village Road, the identity of the area is dominated by service and light industrial uses. This does not suggest that there are not additional higher and better uses especially further along the FM 2351 corridor closer to Blackhawk Blvd. where the character of the area is more community and neighborhood oriented as walkability increases with the proximity to Clear Brook High School and Frankie Carter Randolph Park.

The goal of the PUD is to effectively transition the mixed uses from the industrial centered region as it morphs closer to the community. A key

component of transition will be landscaping. The City has established an attractive landscape theme within the medians on the FM 2351 corridor. Landscaping will be prioritized both at entry points and within the developed communities, encouraging a common theme of aesthetic features such as shaped berms and vegetative screens.

Permitted Uses

All permitted uses listed in the City of Friendswood's permitted use table in the code of ordinances within the Agricultural District, Community Shopping Center District, Industrial District, and Light Industrial District are permitted within this PUD; together with Food & Beverage Manufacturing (NAICS Codes 311 & 312), Health Care & Social Assistance (NAICS Codes 623 & 624), and Accommodation & Food Services (NAICS Codes 721 & 722) shall be permitted by right. A permitted use table for the PUD is attached as Exhibit 'C'.

III. Development Guidelines

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD.

Development Regulations

The following lot regulations shall apply to all development:

- A. District area and height regulations.
 - 1. Regulation Matrix

Lot Description	Lot Area (Minimum Sq. Ft.)	Minimum Lot Width	Minimum Lot Depth	Yards - Minimum Setbacks (Ft.)			Height Maximum (Ft.)	Zero Lot Line ³ (Y/N)	Maximum Lot Coverage
				Front Interior ¹ (I) / Exterior ² (E)	Rear Interior ¹ (I) / Exterior ² (E)	Side Interior ¹ (I) / Exterior ² (E)			
Frontage Lot ⁴	10,000	—	—	30	5 (I) 10 (E)	5 (I) 10 (E)	100	Y	60%
Non-Frontage Lot	10,000	—	—	5 (I) 10 (E)	5 (I) 10 (E)	5 (I) 10 (E)	100	Y	60%

1. The "Interior" designation refers to any lot line not abutting a PUD section boundary nor existing lot developed prior to 2021.
2. The "Exterior" designation refers to any lot line abutting a PUD section boundary or existing lot developed prior to 2021.
3. A "Zero Lot Line" development may be platted as long as the boundary of the development adheres to the minimum yard setbacks in the table.
4. A "Frontage Lot" is defined as any lot which has a lot line abutting FM 2351 or Beamer Road. The front yard shall be the minimum distance setback from both FM 2351 & Beamer Road.
5. All yard setbacks shall be measured from the edge of the street ROW and lot lines. Yard setbacks shall not be measured from access easements.
6. All developed lots within the PUD in existence prior to the creation of the PUD shall be deemed as lawfully existing and shall be allowed to develop under PUD regulations.

B. Amendments to Community Overlay District.

1. Boundaries.

The boundary of the COD within this PUD shall be parallel to the thoroughfare to include nonresidential properties within 150 feet from the right-of-way. The COD requirements shall only apply to the area of the property within 150 feet from the right-of-way.

2. Landscaping.

- a. A buffer strip shall not be required between separate uses within this PUD.
- b. The buffer strip along a right-of-way will be a minimum of 15 feet wide and shall contain not less than one tree (existing or planted) for each 25 linear feet or portion thereof; however, the tree spacing shall be allowed up

to 40 linear feet between trees with clustered landscaping at driveways and median openings similar to the landscaping scheme in the FM 2351 medians.

C. Amendments to Supplementary district regulations.

1. Off-street parking and loading regulations.

While the number of parking spaces required by the Parking Group Table (Appendix C) within the City's Design Criteria Manual is encouraged, the minimum required parking spaces in the PUD are amended as listed in the Parking Group Table Amendments attached as Exhibit 'D' and are further subject to enforcement by the developer's builder guidelines and recorded covenants. Additionally, a property owner may present an alternate number of parking spaces, based on similar development and a parking study, for consideration by the City Engineer during commercial site plan review by the City.

D. Amendments to Landscaping and screening requirements.

1. Section 8(I)(2)(a) shall not apply within each PUD section (PH1, etc.) along interior lot lines.
2. Where PH-2 borders Tracts No. 4, 5, 6 & 7 in Exhibit 'A', screening requirements will be met using rear and side buildings walls with limited open pavement and parking.
3. Section 8(I)(2)(c)(3) shall apply to PUD Section PH-1. These regulations shall not apply to PUD Sections PH-2 & PH-3.

E. Amendments to Performance standards.

Section 8(J)(2)(c)(ii) is amended to allow greater than one footcandle and a maximum of five footcandles at an interior property line.

F. Existing Platted Road Right-of-Ways

The existing platted 40' road right-of-way along the Timber Creek Golf Club boundary to Beamer Road will be converted to a public utility and private access easement.

G. Well Setbacks

1. As it pertains to Article VII(Division 5)(Sec 26-270), only permanent structures within the PUD shall adhere to the following setbacks (does not restrict placement of pavement, parking, driveways, utilities, and landscaping):
 - a. 150' from an active well
 - b. 5' from plugged and abandoned wells in which the surface rights have been released.
 - c. Offsets defined by a surface use agreement between property owner and energy production company whereby the well has been plugged and abandoned or 50' if surface use agreement does not define offset.

Signage

Signage within the PUD will conform to the City of Friendswood Sign Ordinance.

Development Phasing/ Schedule

The proposed Panhandle PUD consists of multiple landowners and interests. It would be hopeful to see this area of the City develop in phases over the next 10 years, especially with the recent activity in the industrial market.

Exhibit A depicts the different sections within the PUD where the character and makeup of the uses within them could be themed or form communities different than the others. Coincidentally, these areas are further recognized as having the majority of available undeveloped frontage as opposed to the majority of frontage already built and occupied.

These sections identified as PH-1 (near Blackhawk Blvd), PH-2 (near Hope Village Rd), and PH-3 (near Beamer Rd) conform well with their respective watersheds and the adopted overall drainage plan.

PH-1 (Blackhawk), for the first time currently has approximately 15 acres available for development extending from Frankie Carter Park, past the Blackhawk intersection.

PH-2 (Hope Village) contains the remaining balance of developed properties within the Hope Village community which utilize the adopted drainage plan and already have the necessary utilities and accesses. This section contains many established businesses whose uses and repurposing or subsequent uses of the remaining undeveloped portions of their properties is finite and contained. The immediate projects within PH-2 are Industry Park II and the Commons at Timber Creek which combined make up approximately 20 acres and will be developed in phases beginning in 2021 at the recently constructed Industry Park driveway and the planned four (4) lane expansion to Timber Creek Golf Club driveway at FM 2351. The developments will utilize the adopted drainage plan and already have the necessary utilities and accesses. Timber Creek's existing gate will be removed and replaced with a new stone column and wrought iron swing gate located at the limits of The Commons at Timber Creek (proposed) to allow landscaping and access.

PH-3 (Beamer) consisting of 110 acres of undeveloped land and is depicted in three distinct areas (PH-3A, PH-3B & PH-3C):

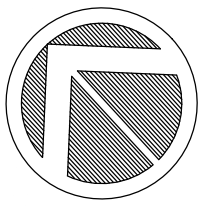
PH-3A is approximately 40 acres along FM 2351 where Harris County Pct. 1 is under construction at Beamer Road wherein the majority of the tract is out of the current mapped flood plain and has no active pipelines or wells.

PH-3B contains approximately 36 acres and is more impacted by the current flood map and somewhat encumbered by an active pipeline.

PH-3C is the nearest to Turkey Creek containing approximately 34 acres. It is heavily impacted by the current flood map and has two (2) active wells and related pipelines. This area is planned to accommodate Turkey Creek

improvements, developed drainage and detention, continued oil production and limited surface development.

Due to ongoing projects, development in the PH-3 region will commence after Turkey Creek project milestones have been reached. As previously mentioned the Turkey Creek Project and coincident bridge and road improvements, together with the additional planned gulley improvements are a combined work in progress. This does not suggest that limited development cannot occur in the interim but the impending large scale improvements in detention, drainage and roads will assist in maximizing best overall uses.



SCALE: 1"=200'

EXHIBIT 'A'

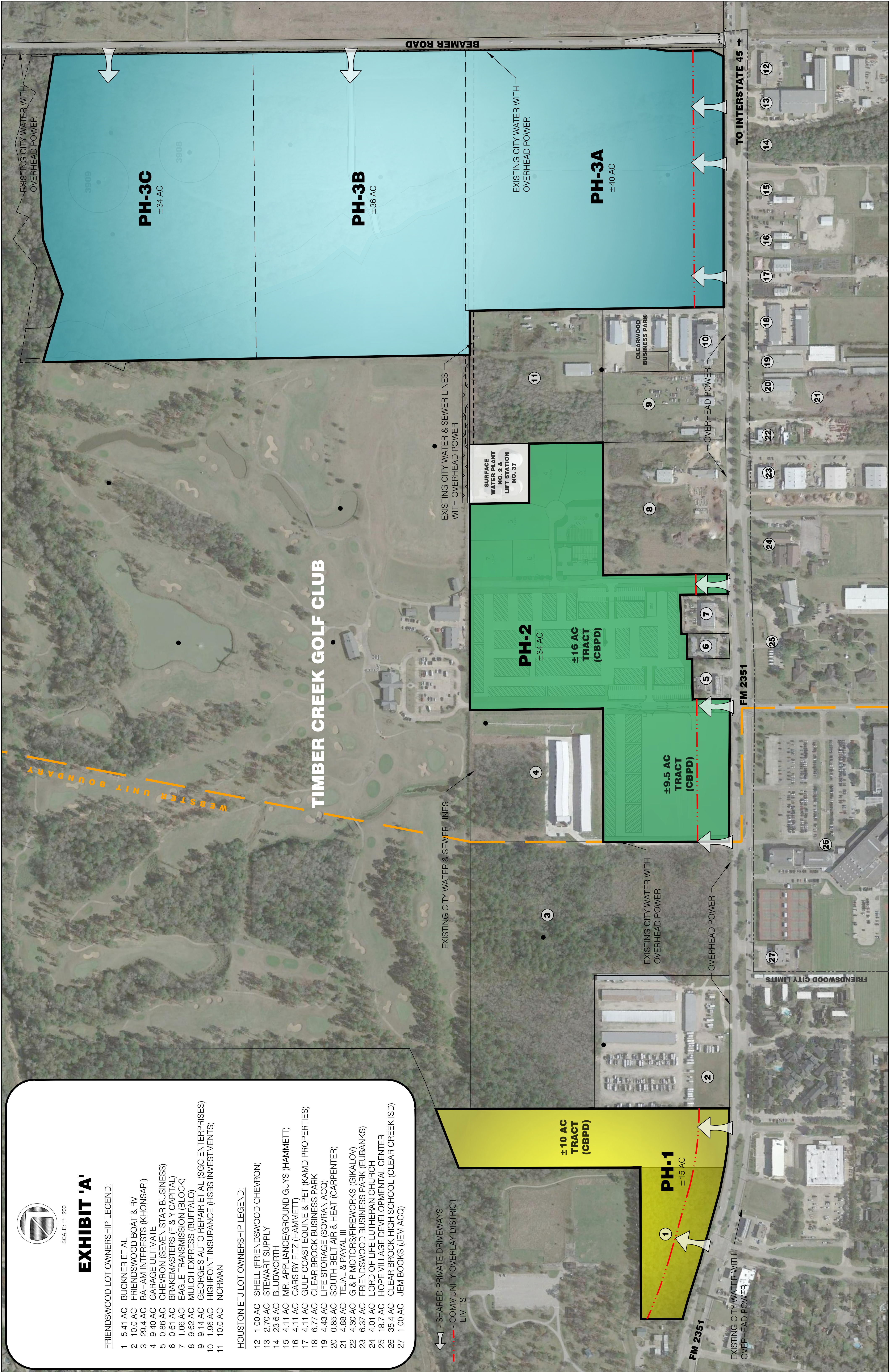
FRIENDSWOOD LOT OWNERSHIP LEGEND:

- 5.41 AC BUCKNER ET AL
- 10.0 AC FRIENDSWOOD BOAT & RV
- 29.4 AC BAHAM INTERESTS (KHONSARI)
- 9.40 AC GARAGE ULTIMATE
- 0.86 AC CHEVRON (SEVEN STAR BUSINESS)
- 0.61 AC BRAKEMASTERS (F & Y CAPITAL)
- 1.06 AC EAGLE TRANSMISSION (BLOCK)
- 9.62 AC MULCH EXPRESS (BUFFALO)
- 9.14 AC GEORGE'S AUTO REPAIR ET AL (SGC ENTERPRISES)
- 1.96 AC HIGHPOINT INSURANCE (HSBS INVESTMENTS)
- 10.0 AC NORMAN

HOUSTON ETJ LOT OWNERSHIP LEGEND:

- 1.00 AC SHELL (FRIENDSWOOD CHEVRON)
- 2.70 AC STEWART SUPPLY
- 23.6 AC BLUDWORTH
- 4.11 AC MR. APPLIANCE/GROUND GUYS (HAMMETT)
- 4.11 AC CARS BY FITZ (HAMMETT)
- 4.11 AC GULF COAST EQUINE & PET (KAMD PROPERTIES)
- 6.77 AC CLEAR BROOK BUSINESS PARK
- 4.43 AC LIFE STORAGE (SOVRAN ACQ)
- 0.85 AC SOUTH BELT AIR & HEAT (CARPENTER)
- 4.88 AC TEJAL & PAYAL III
- 4.30 AC G & P MOTORS/FIREWORKS (GIKALOV)
- 6.37 AC FRIENDSWOOD BUSINESS PARK (EUBANKS)
- 4.01 AC LORD OF LIFE LUTHERAN CHURCH
- 18.7 AC HOPE VILLAGE DEVELOPMENTAL CENTER
- 35.4 AC CLEAR BROOK HIGH SCHOOL (CLEAR CREEK ISD)
- 1.00 AC JEM BOOKS (JEM ACQ)

- SHARED PRIVATE DRIVEWAYS
- COMMUNITY OVERLAY DISTRICT LIMITS



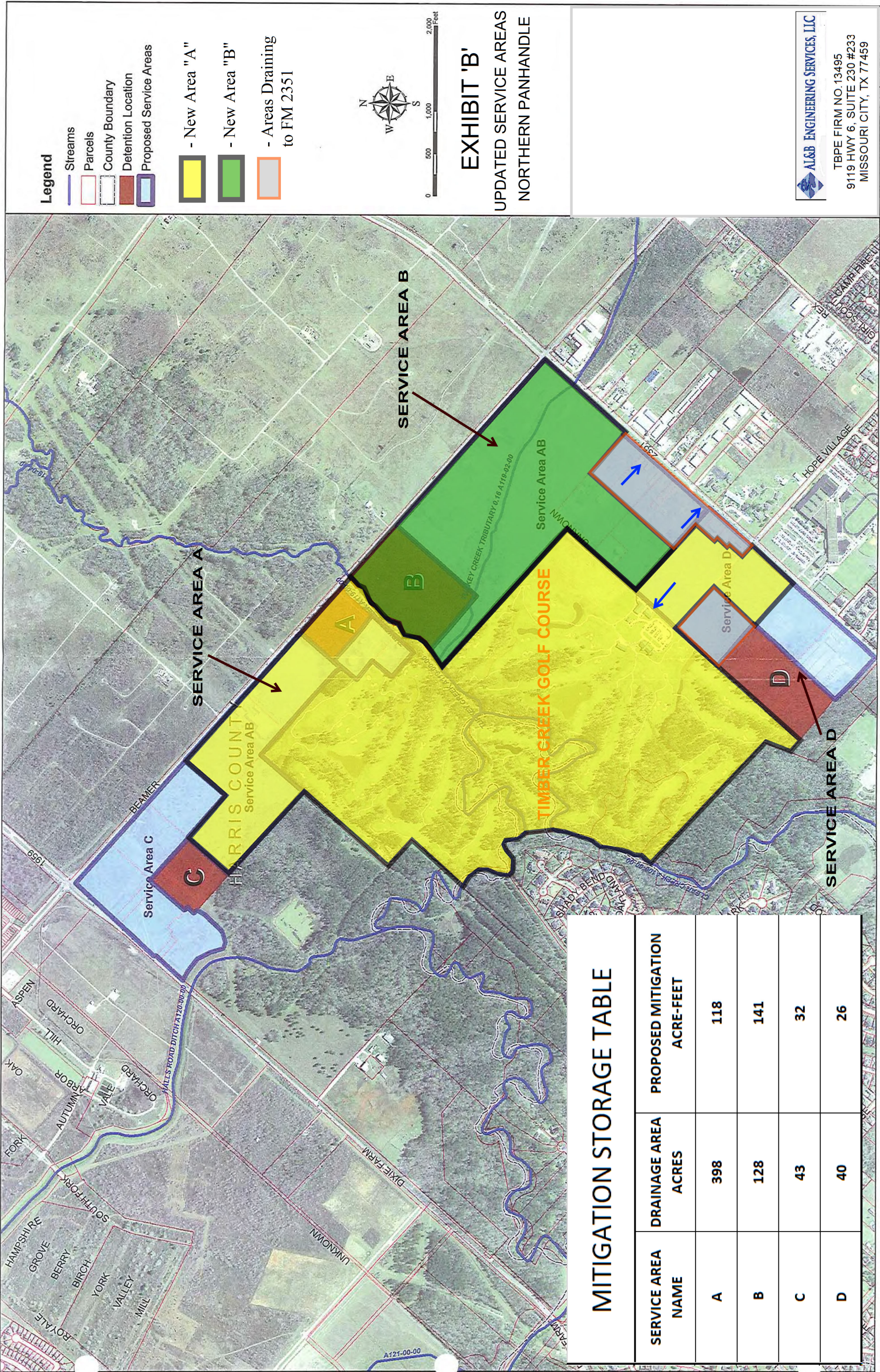


EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
11	<i>Agriculture, Forestry, Fishing and Hunting</i>
111	Crop production
1114	Greenhouse, nursery and floriculture production
112	Animal production
113	Forestry and logging
114	Fishing, hunting and trapping
115	Support activities for agriculture and forestry
21	<i>Mining</i>
221	Utilities
23	<i>Construction</i>
236	Construction of buildings
237	Heavy and civil engineering construction
238	Specialty trade contractors
31-33	<i>Manufacturing</i>
311	Food manufacturing
311811	Retail bakeries
312	Beverage and tobacco product manufacturing
316	Leather and allied product manufacturing
321	Wood product manufacturing
323	Printing and related support activities
323113	Commercial screen printing
325412	Pharmaceutical preparation manufacturing
326	Plastics and rubber products manufacturing
3262	Rubber product manufacturing
327	Nonmetallic mineral product manufacturing
332	Fabricated metal product manufacturing
333	Machinery manufacturing
334	Computer and electronic product manufacturing
335	Electrical equipment, appliance and component manufacturing
33591	Battery manufacturing
336	Transportation equipment manufacturing
337	Furniture and related products manufacturing
339	Miscellaneous manufacturing
3391	Medical equipment and supplies manufacturing
42	<i>Wholesale Trade</i>
423	Merchant wholesalers, durable goods
424	Merchant wholesalers, nondurable goods
425	Wholesale electronic markets and agents and brokers
44-45	<i>Retail Trade</i>
4411	Automobile dealers
4412	Other motor vehicle dealers
4413	Automotive parts, accessories and tire stores
442	Furniture and home furnishing stores
443	Electronics and appliance stores
444	Building material and garden equipment and supplies dealers
444190	Other building material dealers
445	Food and beverage stores
446	Health and personal care stores
447	Gasoline stations
447190	Other gasoline stations
448	Clothing and clothing accessory stores
451	Sporting goods, hobby, book and music stores
452	General merchandise stores
453	Miscellaneous store retailers
4533	Used merchandise stores
45399	All other miscellaneous store retailers

EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
48-49	<i>Transportation and Warehousing</i>
482	Rail transportation
484	Truck transportation
488	Support activities for transportation
48841	Motor vehicle towing
491	Postal service
492	Couriers and messengers
493	Warehousing and storage
51	<i>Information</i>
511	Publishing industries
515	Broadcasting (except internet)
517	Telecommunications
517911	Telecommunication resellers
518	Data processing, hosting and related services
519	Other information services
52	<i>Finance and Insurance</i>
521	Monetary authorities – Central bank
522	Credit intermediation and related activities
522298	All other nondepository credit intermediation (i.e., pawn shops)
523	Securities, commodity contracts, and other financial investments and related activities
524	Insurance carriers and related activities
525	Funds, trusts, and other financial vehicles
53	<i>Real Estate and Rental and Leasing</i>
531	Real estate
53113	Lessors of miniwarehouses and self-storage units
532	Rental and leasing services
53212	Truck, utility trailer and RV rental
533	Lessors of nonfinancial intangible assets (except copyrighted works)
54	<i>Professional, Scientific and Technical Services</i>
541	Professional, scientific and technical services
54138	Testing laboratories
55	<i>Management of Companies and Enterprises</i>
551	Management of companies and enterprises
56	<i>Administration/Support Waste Management/Remediation Services</i>
561	Administrative and support services
561730	Landscaping services
56179	Other services to buildings and dwellings
562	Waste management and remediation services
61	<i>Educational Services</i>
6116	Other school and instruction
62	<i>Health Care and Social Assistance</i>
621	Ambulatory health care services
622	Hospitals
6231	Nursing care facilities – Skilled nursing facilities
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities
623311	Continuing care retirement communities (with on-site nursing)
623312	Assisted living facilities for the elderly (without on-site nursing)
624	Social assistance
6244	Child day care services (childcare centers)
71	<i>Arts, Entertainment and Recreation</i>
7111	Performing arts
7112	Spectator sports (sports teams and clubs)
7113	Promoters of performing arts, sports and similar events
712	Museums, historical sites and similar institutions
7131	Amusement parks and arcades
7139	Other amusement and recreation industries
713940	Fitness and recreational sports centers

EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
72	<i>Accommodation and Food Services</i>
7211	Traveler accommodation
7212	RV (recreational vehicle) parks and recreational camps
7213	Roominghouses and boardinghouses
7223	Special food services
7224	Drinking places (more than 75% sales of alcoholic beverages)
7225	Restaurants and other eating places
81	<i>Other Services (Except Public Administration)</i>
8111	Automotive repair and maintenance
8112	Automotive body, paint, interior and glass repair
8112	Electronic and precision equipment repair and maintenance
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)
8114	Personal and household goods repair and maintenance
8121	Personal care services
8123	Dry cleaning and laundry services
8129	Other personal services
8133	Social advocacy organizations
8134	Civic and social organizations
92	<i>Public Administration</i>
921	Executive, legislative, and other general government support
922	Justice, public order and safety activities
923	Administration of human resource programs
924	Administration of environment quality programs
925	Administration of housing programs, urban planning, and community development
926	Administration of economic programs
927	Space research and technology
928	National security and international affairs

Exhibit 'D'

Parking Group

Table Amendments

Parking Use Category	Parking Spaces*
Accommodation	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
Adult Establishment	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
Agricultural, Forestry, Fishing, and Hunting Uses	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
Amusement and Recreation Industries	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 300 sq. ft. GFA of indoor facilities plus 1 space per tee or target.
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	5 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 400 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
<i>Athletic Training Facilities:</i>	2 spaces per 1,000 sq. ft. GFA.
Arts, Entertainment, and Recreations	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

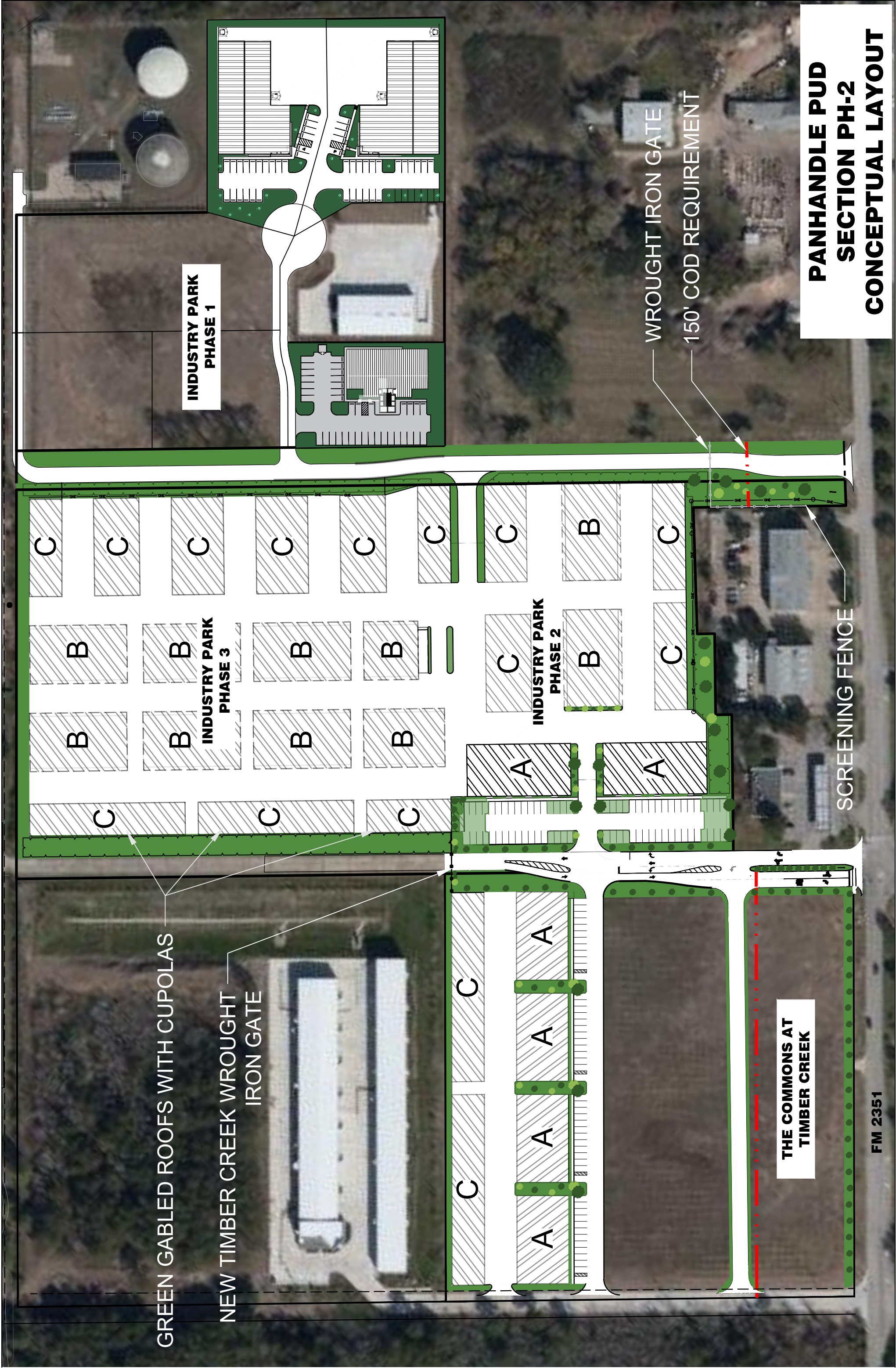
Parking Use Category	Parking Spaces*
Arts, Entertainment, and Recreations (cont.):	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
Automotive Repair	2.5 spaces per service bay (service bays not included as parking).
Broadcast and Telecommunication	1 space for each 300 sq. ft. GFA.
Car Wash	1 per wash bay plus 1 stacking spaces per bay.
Civic, Social, and Fraternal Associations:	1 space for each 300 sq. ft. GFA.
Educational Services (based on maximum design capacity)	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	3.5 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	4 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	7.5 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	12 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	2 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
Gas Station	1 space for each side of a gasoline pump unit.
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

Parking Use Category	Parking Spaces*
Hospitals, Nursing, and Residential Care Facilities	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	.5 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.35 spaces per bed.
Information Services	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	- Single screen - 2 to 5 screens - 5 to 10 screens - Over 10 screens
Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
Mobile Home	2.5 spaces per trailer unit.
Non-Store Retailers	1 space for each 2,000 sq. ft. GFA.
Other Services	1 space for each 250 sq. ft. GFA.
Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
Public Administration	1 space for each 300 sq. ft. GFA.
Real Estate, Rental, and Leasing	1 space for each 500 sq. ft. GFA.
Religious Organizations	.4 spaces per seat.
Residential Uses	
<i>Single Family Dwellings</i>	- less than 3,000 sq. ft. = 2 spaces per dwelling unit; - more than 3,000 sq. ft. = 3 spaces per dwelling unit
<i>Multi-Family Dwellings Rental:</i>	- 1 space per dwelling unit for efficiency units; - 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Multi-Family Dwellings Owned:</i>	- 1.0 spaces per dwelling unit for efficiency units; - 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

Parking Use Category	Parking Spaces*
Retail Trade	3 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 4 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 3 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.
Truck Transportation; Warehousing & Storage	1 space for each 1,000 sq. ft. GFA.
Vehicle Dealers	1 space for each 5,000 sq. ft. of lot area.
Wholesale Trade	1 space per 2,000 sq. ft. gross floor storage per sales area.
Buildings with Combined Office & Warehouse/Storage Use located in PH-2	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in PH-2	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.
RV Park & Multi-Use RV Park Administration/Recreation Building	1 space per RV space. Spaces are allowed to be unmarked parking areas included in or adjacent to the RV space. 1 space for each 1,000 sq. ft. GFA of Multi-Use Building.

**Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.*

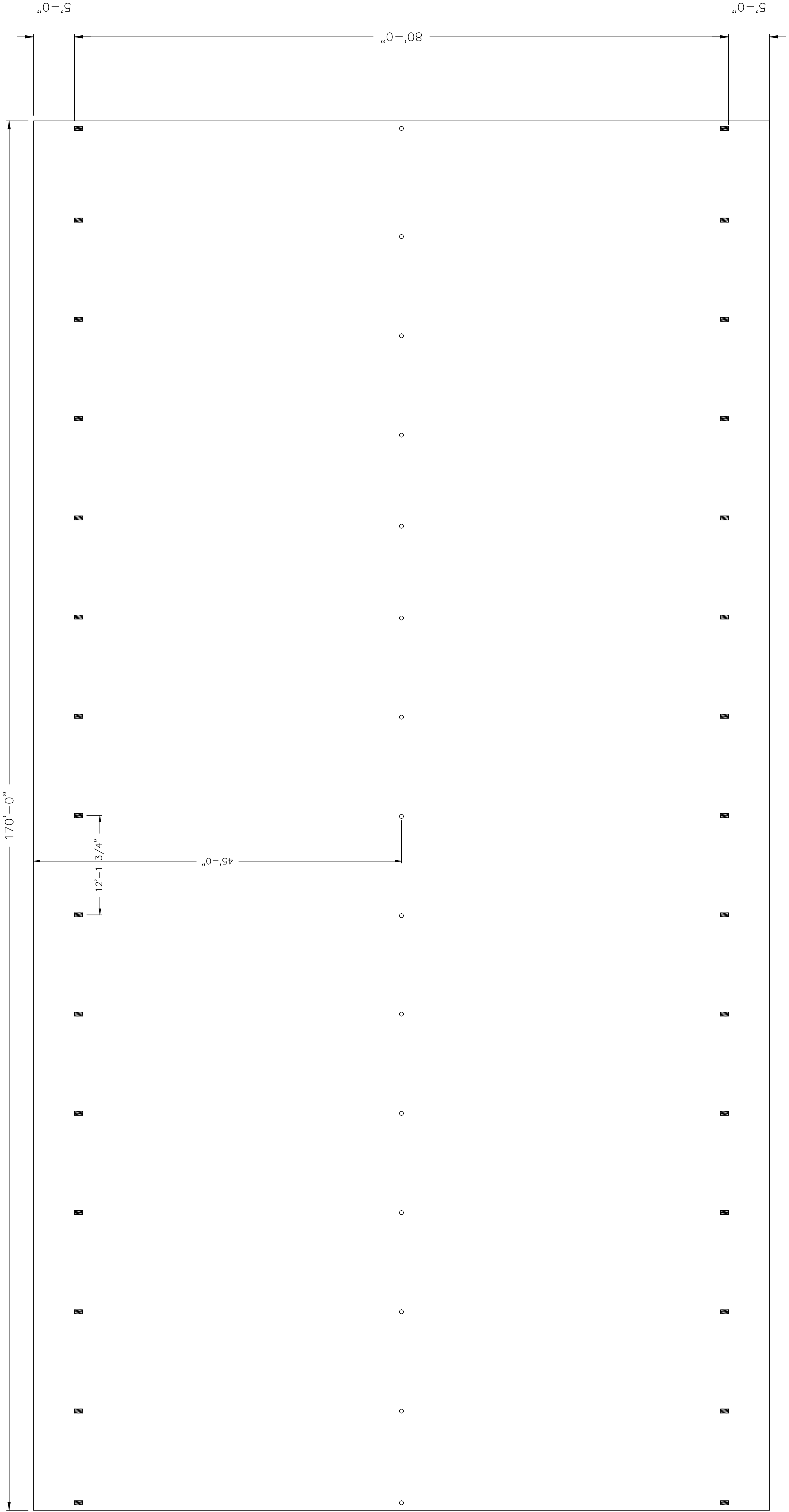
EXHIBIT "E"
PANHANDLE PUD
SECTION PH-2
CONCEPTUAL IMAGING



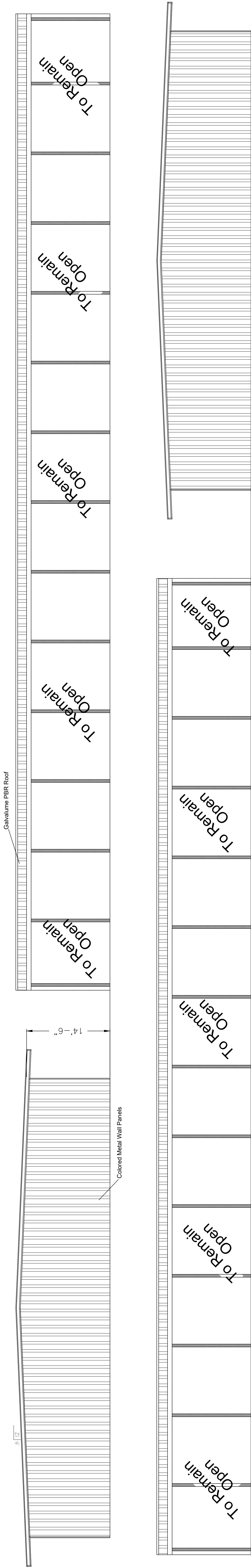






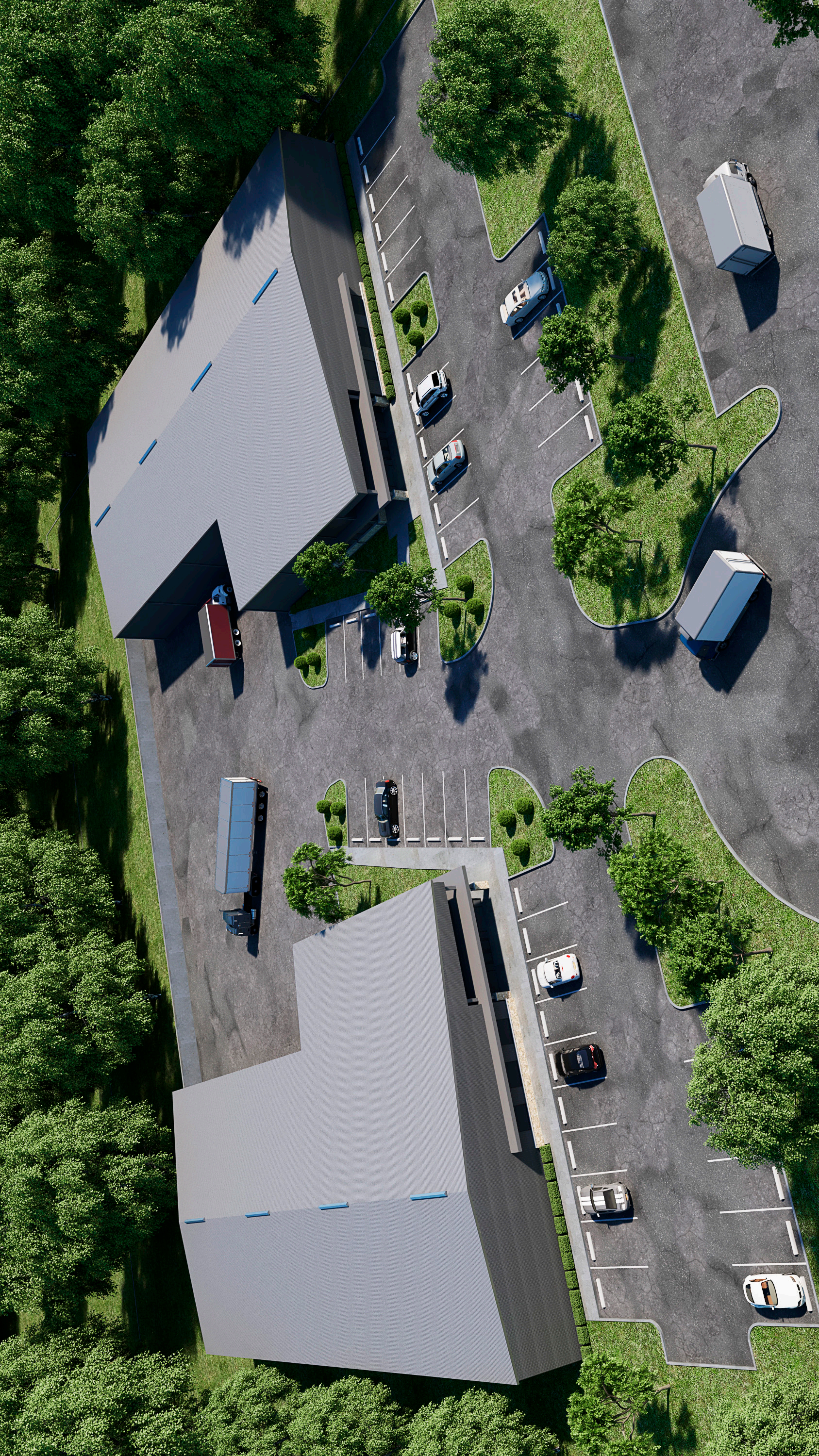


FLOOR PLAN



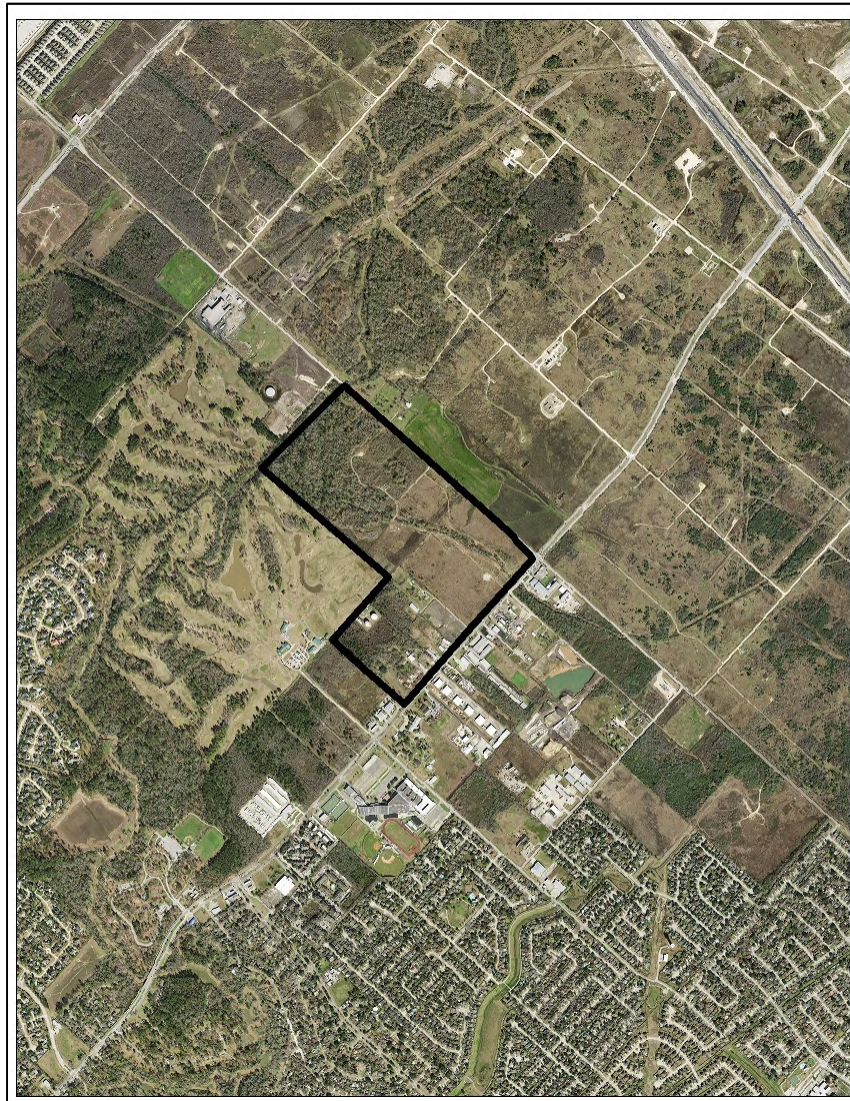
ELEVATIONS

TYPE "B" BUILDING				NO.	DATE	DESCRIPTION	BY	Industry Business Park		PROPOSED 13,600 SF FACILITY
								Friendswood, TX		
								 NORTHWINDS CONSTRUCTION 15400 Vantage Pkwy West Houston, Texas 77032 Phone: (713) 671-5300 Fax: (713) 671-5340		
				A	06/22/20	Preliminary	JDR	FLOOR/ELEV. A3		
				SCALE: 3/32"=1'						



CITY OF FRIENDSWOOD MASTER DRAINAGE PLAN

UPDATED NORTHERN PANHANDLE REGIONAL DETENTION



September 2019

CITY OF FRIENDSWOOD MASTER DRAINAGE PLAN

UPDATED NORTHERN PANHANDLE REGIONAL DETENTION



[Handwritten signature]
09/05/19

Prepared by



AL&B ENGINEERING SERVICES, LLC

TBPE F-13495
9119 Hwy 6, Suite 230 #233
Missouri City, TX 77459
Phone: 979-264-3510

1.1 Objective

In 2007, Costello, Inc., prepared the Phase II Master Drainage Plan for the City of Friendswood (the City). The master drainage plan included the studies of two regional detentions for future developments within the City – Northern Panhandle and Southern End. The Northern Panhandle area, approximately 350 acres, is located in the northern part of the City and mostly undeveloped. The plan included several regional detention locations to serve the Northern Panhandle area in its ultimate development condition. The required mitigation storage of Northern Panhandle Regional Detention was approximately 48 acre-feet (for Timber Creek Golf Club in addition to 227 acre-feet with a storage rate of 0.65 acre-feet per acre for 350 acres of the Northern Panhandle area. The total required mitigation storage is 275 acre-feet for Northern Panhandle area in ultimate development condition.

There have been developments in the Northern Panhandle area and its adjacent areas since 2007. Some developments constructed onsite detention ponds to mitigate the construction impacts while other developments have prepared drainage plans to add adjacent areas to the initial Northern Panhandle area.

This drainage report serves as an update to the Northern Panhandle Drainage Plan and provides the new drainage watershed map of Northern Panhandle area established as a result of existing and future development activities. The new drainage watershed map will be used for future developments which will be served by proposed Northern Panhandle Regional Detention Pond locations.

1.2 2007 Phase II Master Drainage Plan

The Northern Panhandle area is located within the Clear Creek Watershed. It is bounded by Dixie Farm Road on the west, Beamer Road on the north, FM 2351 on the east, and Timber Creek Golf Club on the south. About one third of Northern Panhandle area is located within the Floodway and AE Zone per FEMA Panel 48201C107L, dated June 18, 2007.

The Northern Panhandle area is designated for commercial development. To mitigate the impacts of floodplain fills and increased impervious areas, four regional detention ponds are planned. Locations of four Service Areas – A, B, C, and D - with their regional detention ponds and volume calculations are shown on **Exhibit One**.

1.3 Updated Phase II Master Drainage Plan

Based on recent drainage plans, three Service Areas B, C, and D are modified. There is no change for Service Area C.

1.3.1. Service Area A

Per 2007 Master Drainage Plan, the Service Area A including Regional Detention was approximately 56 acres. Per topographic data and development plans, the Timber Creek Golf Club with a drainage area of 316 acres and approximately 26 acres from Service Area D are added to Service Area A. The updated Service Area A is approximately 398 acres (56+316+26).

In 2000, the City and Harris County Flood Control District approved the drainage study for Timber Creek Golf Club prepared by Coastal Bend Property Development, LLC. In 2006, the City approved the as-built survey calculations determining the 27 hole golf course was providing a total of 66.63 acre-feet of storage for required storage of 48 acre-feet resulting an excess of 18 acre-feet for regional detention capacity. In 2015, the City and Harris County Flood Control District approved the drainage study for Beamer Warehouse and Yard project in Service Area A to use 4.32 acre-feet from Timber Creek Golf Club regional detention (18 acre-feet) for the development mitigation storage. In 2018, the Industry Park Friendswood project located in Service Area B was allowed to use 4.39 acre-feet from Timber Creek Golf Club regional detention for the development mitigation storage until the regional detention pond for Service Area B is constructed.

Approximately 17 acre-feet is required to mitigate floodplain fills and 53 acre-feet to mitigate the future commercial development with a storage rate of 0.65 acre-feet per acre for 82 acre development (56 + 26). The total required mitigation storage for Service Area A development is 118 acre-feet (48+53+17).

1.3.2. Service Area B

Per 2007 Master Drainage Plan, the Service Area B including Regional Detention was about 147 acres. Per recent drainage plan, storm water of about 19 acre tract at the southwest corner was or will be designed to release to FM 2351. The updated drainage area of Service Area B is about 128 acres. A large western portion of Service Area B is located on floodplain Zone AE. Approximately 59 acre-feet is required to mitigate floodplain fills and 82 acre-feet to mitigate the commercial developments with a storage rate of 0.65 acre-feet per acre. The estimated required mitigation storage for future developments at Service Area B is about 141 acre-feet.

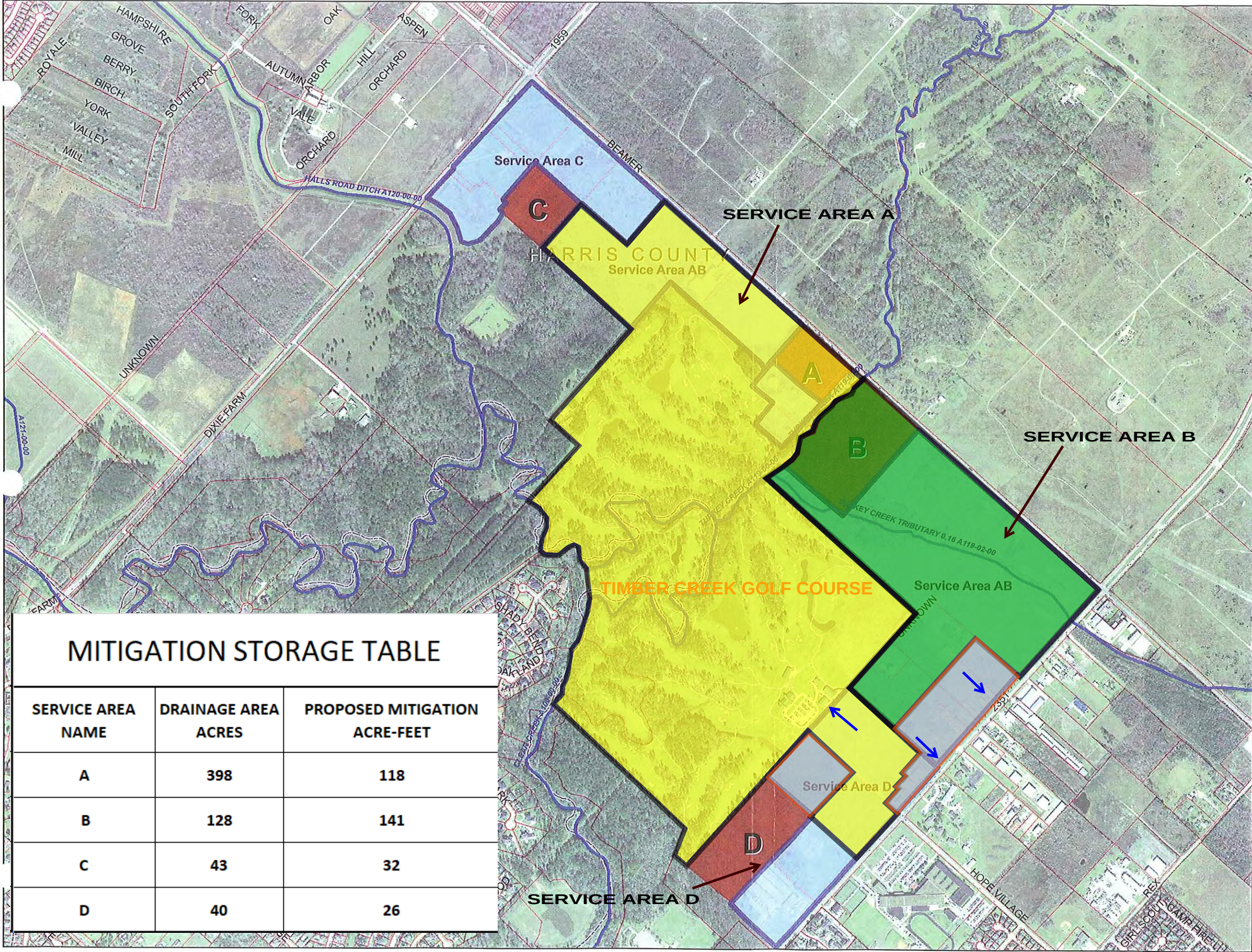
1.3.3. Service Area C

Per 2007 Master Drainage Plan, the Service Area C including Regional Detention was about 43 acres. A portion of Service Area C is located within effective floodplain. Approximately 5 acre-feet is required to mitigate floodplain fills and 28 acre-feet to mitigate the commercial developments with a storage rate of 0.65 acre-feet per acre. The estimated required mitigation storage for future developments at Service Area C is about 32 acre-feet.

1.3.4. Service Area D

Per 2007 Master Drainage Plan, the Service Area D including Regional Detention was about 79 acres. Per recent drainage plan, approximately 26 acres owned by Coastal Bend Property Development, LP, within Service Area D, are planned to outfall to Timber Creek Golf Club. In addition, storm water of about 13 acres within the planned service area was designed to release to FM 2351. The updated drainage area of Service Area D is about 40 acres. The estimated required mitigation storage for future developments at Service Area D is about 26 acre-feet with a storage rate of 0.65 acre-feet per acre.

Exhibit Two shows the updated Service Areas for the Northern Panhandle Area in the City of Friendswood.



- Legend**
- Streams
 - Parcels
 - County Boundary
 - Detention Location
 - Proposed Service Areas

- New Area "A"
- New Area "B"
- Areas Draining to FM 2351

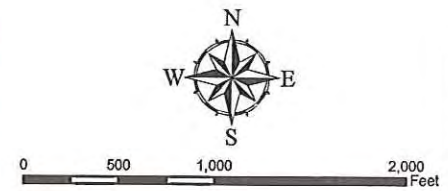


EXHIBIT TWO
 UPDATED SERVICE AREAS
 NORTHERN PANHANDLE

MITIGATION STORAGE TABLE

SERVICE AREA NAME	DRAINAGE AREA ACRES	PROPOSED MITIGATION ACRE-FEET
A	398	118
B	128	141
C	43	32
D	40	26

AL&B ENGINEERING SERVICES, LLC
 TBPE FIRM NO. 13495
 9119 HWY 6, SUITE 230 #233
 MISSOURI CITY, TX 77459

V. Northern Panhandle Regional Detention

Study Area

The area referred to as the Northern Panhandle is located in the extreme northern limits of the City. It is bounded by Dixie Farm Road on the west, Beamer Road on the north, F.M. 2351 on the east, and Timber Creek Golf Course on the south. The area to be considered in this master plan is approximately 350 acres. The study area is primarily undeveloped with approximately 24-acres of commercial development along F.M. 2351 and 6 acres of industrial site development along Beamer Road. **Exhibit V-1** depicts the study area and surrounding property and relevant drainage features.

Elevations referenced in this section are based on LiDAR data obtained from the Harris County Flood Control District (HCFCD) and are referenced to the North American Vertical Datum 1988, 2001 Adjustment.

Existing Drainage

The Northern Panhandle study area is located within the Clear Creek Watershed (HCFCD Unit No. A100-00-00). Drainage area delineations were obtained from the Harris County Tropical Storm Allison Recovery Project (TSARP) study, as shown on **Exhibit V-2**. Natural ground elevations within the study area range from 36 to 28 feet. Approximately 82 acres drain to Halls Road Ditch (HCFCD Unit No. A120-00-00), 56 acres to Turkey Creek (HCFCD Unit No. A119-02-00), 119 acres to Turkey Creek Tributary 0.16 (HCFCD Unit No. A119-02-00), with the remaining 92 acres draining directly into Clear Creek. The study area drains by sheet flow into the various channels, with the existing development along F.M. 2351 draining into the roadway by sheet flow and interior storm sewer systems.

Planning and design of an expansion project on Beamer Road is currently underway by Harris County and TXDOT. This expansion project includes drainage and detention improvements which will be considered as base conditions as designed by Lockwood, Andrews, & Newman, Inc. (CSJ #912-71-894, 2005).

Existing Floodplain and Floodway

The recently released revised Flood Insurance Rate Maps and the associated floodplain elevations and floodway delineations were obtained from the HCFCD and are used as the base conditions for this study. The Base Flood Elevations (BFE) range from approximately 26.4 to 30.7 feet, as shown on **Exhibit V-3**. Based on these elevations, approximately 35 acres of the Northern Panhandle lie within the floodway and an additional 90 acres lie within the 1% annual probability recurrence event (100-year) floodplain.

The areas within the 100-year floodplain will require fill to be placed in order to accommodate development. This fill will require mitigating detention to offset the volume of

floodplain storage displaced by the fill. In addition, detention will be required to mitigate the effects of proposed development on the downstream flooding potential along the tributaries and Clear Creek.

The portion of the study area within the floodway, as shown on **Exhibit V-3**, is currently being re-studied by the City, to determine if a re-alignment of the floodway is feasible. Preliminary results of this re-study indicate that a portion of the study area may be recovered from the floodway. Based on these preliminary results, this acreage will be included in the computations for ultimate detention requirements.

Peak Flow Calculations

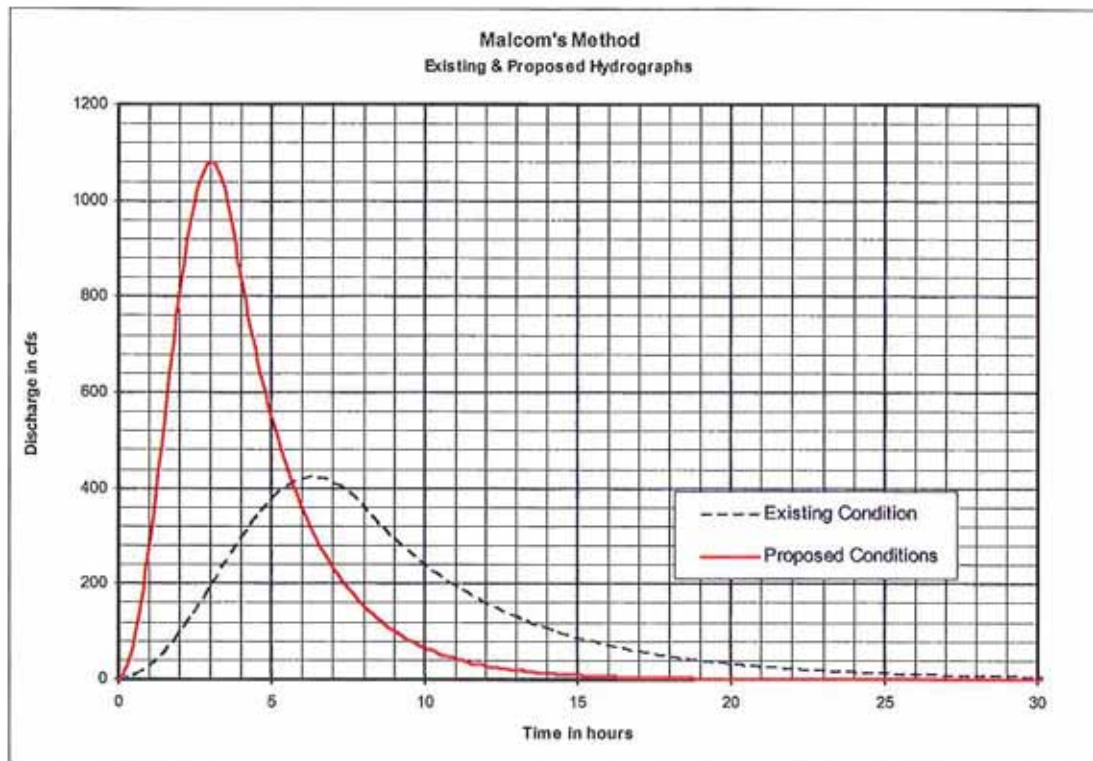
The Malcom's Method for hydrograph development was utilized to determine the detention volume required for ultimate development. This methodology utilizes a dimensionless hydrograph to obtain a design hydrograph which peaks at the design flow rate and which contains a runoff volume consistent with the design rainfall for Harris County. Existing and Ultimate development conditions flow rates were determined using the parameters shown in **Table V-1**.

Table V-1 – Malcom's Hydrograph Parameters

Northern Panhandle Study Area		
Description	Existing	Ultimate Development
Drainage Area (ac.)	350	350
Impervious Cover (%)	0	85
Peak Flow Rate (cfs)	422	1080

Utilizing these parameters, an existing conditions hydrograph and a proposed conditions hydrograph were determined as illustrated in **Figure V-1**. The area under each curve represents the runoff volume. The estimated required detention volume is calculated by subtracting the proposed conditions runoff volume from the existing conditions runoff volume. Utilizing the Malcom's Method an estimated 0.60 acre-feet per acre of volume, approximately 210 acre-feet, would be required for ultimate development of the Northern Panhandle. For the purpose of this analysis, a rounded rate of 0.65 acre-feet per acre of volume will be utilized.

Figure V-1 – Malcom's Hydrographs



Proposed Improvements

Utilizing the current City of Friendswood zoning plan, it is determined that the Northern Panhandle is designated for commercial development. In addition, the amount of floodplain fill required on each tract to raise it above the BFE will be added to this estimated detention. At the time of development, a detailed analysis of each phase of development will be required to determine the appropriate amount of detention for each tract. In addition to the estimated 48 acre-feet of floodplain mitigation fill required, based on the detention rate of 0.65 acre-feet per acre, it is estimated that 227 acre-feet of detention volume will be needed for the entire 350-acre Northern Panhandle Study Area.

Alternatives for providing detention to this area include onsite detention within each tract as it develops or regional detention to be provided in selected areas. Onsite detention is designed to reduce peak runoff rates from new development to existing levels, therefore allowing development of individual tracts without the need for possible downstream improvements along the receiving channels. In addition, onsite ponds allow individual tracts to develop independently of other land acquisition considerations. However, onsite detention typically requires a larger net loss of developable property compared to regional systems. Regional or shared detention facilities are designed to provide mitigating detention for all tracts, with some possible offsite development costs associated with conveying the developed runoff to the regional pond. The net acreage used for regional facilities is typically smaller than onsite systems; however the acquisition of offsite property for constructing regional

facilities could be a significant factor in planning the development of individual tracts. For the purpose of this preliminary study, the analysis of a regional plan is discussed.

As shown on **Exhibit V-4**, four regional detention sites have been chosen for this analysis. These regional detention sites include expanding the two proposed Beamer Road detention basins along Turkey Creek, a pond near Dixie Farm Road which would outfall into Hall Road Ditch and a pond in the southern end of the Northern Panhandle area which would outfall into Clear Creek through a proposed offsite outfall channel. Detention pond areas and volumes are calculated assuming 30-foot perimeter maintenance berms and 3:1 (H:V) side slopes. For the purpose of this preliminary study, detention pond depths are estimated and have not been field verified to determine any potential utility conflicts (e.g. pipelines). **Table V-2** is a summary of the detention pond volume calculations.

Table V-2 - Detention Pond Volume Calculations

DETENTION POND LOCATION	BASIN AREA (AC)	ASSUMED DEPTH (FT)	AVG. SITE ELEVATION (NAVD 88)	APPROX. BFE (NAVD 88)	PROVIDED VOLUME (AC-FT)	REQUIRED FILL VOL (AC-FT)	AVAILABLE VOLUME (AC- FT)	ALLOWABLE DRAINAGE AREA (AC)
A	8	6	25'	28.5'	36	25	11	17
B	20	6	27'	28'	90	18	72	111
C	6	8	29'	31.5'	36	5	32	48
D	20	8	29'	27'	120	0	120	185
Total							234	360

Detention pond Locations A and B (28-acres) are located south of Beamer Road at the Turkey Creek crossing. Approximately 126 acre-feet of volume can be provided at this location, but a large portion of this site lies within the floodplain. Based on the newly released floodplain information, approximately 103 acres draining to Turkey Creek lie within the effective floodplain. Approximately 43 acre-feet of volume will be required for floodplain mitigation, which leaves 83 acre-feet of volume available to be utilized as mitigation of developed condition flows for the 128 acres of service area. Combined usage of Locations A and B will provide detention volume for ultimate development of approximately 128 acres of the Northern Panhandle.

Location C is a portion of a 19-acre parcel located southeast of the Dixie Farm Road and Beamer Road intersection. Based on the newly released floodplain information, approximately 22 acres draining to Halls Road Ditch lie within the effective floodplain. Approximately 5 acre-feet of volume will be required for floodplain mitigation, which leaves 32 acre-feet of volume available to be utilized as mitigation of developed condition flows for 48 acres of service area. Location C will provide for ultimate development of 48 acres of the east portion of the Northern Panhandle.

Location D is a portion of a 29.5-acre parcel located along FM 2351. Base on newly released floodplain information, approximately 0 acres draining to Clear Creek lie within the

floodplain. It is assumed that approximately 9.5 acres of frontage will be allocated for development. Location D will provide for ultimate development of approximately 185 acres of the Northern Panhandle. An easement and outfall structure will be required to convey the detained flows to Clear Creek.

A combined total of approximately 234 acre-feet of volume can be provided for regional detention, which will allow for ultimate development within the Northern Panhandle study area.

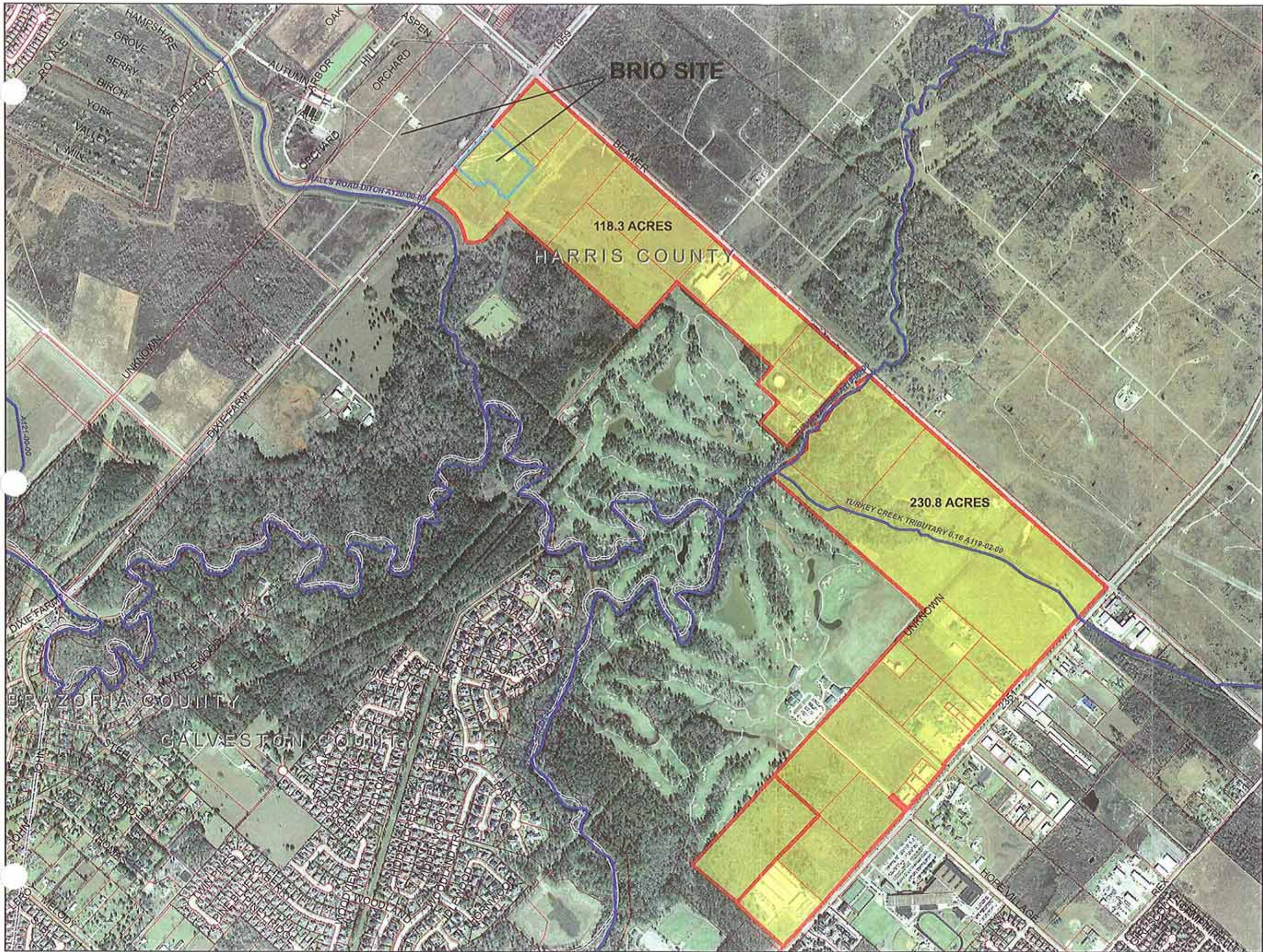
Estimated Construction Costs

The estimated construction costs for the regional detention alternative described above includes construction of the detention facilities and estimated land acquisition costs. Construction costs are based on a unit price of \$6.00 per cubic yard of excavation. This unit price includes hauling, grading, outfall structures and other appurtenant items. **Table V-3** summarizes the approximate cost for each location. It should be noted that the cost included for regional detention is a construction cost estimate suitable for overall planning purposes only.

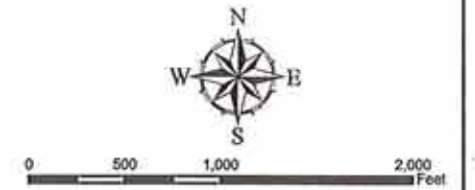
Table V-3 – Detention Pond Construction Cost

DETENTION POND LOCATION	DETENTION AREA (AC)	APPROX. DEPTH (FT)	PROVIDED VOLUME (AC-FT)	PROVIDED VOLUME (YD ³)	CONSTRUCTION COST (\$/YD ³)	DETENTION COST
A	8	6	36	58,080	6.0	\$ 348,480
B	20	6	90	145,200	6.0	\$ 871,200
C	6	8	36	58,080	6.0	\$ 348,480
D	20	8	120	193,600	6.0	\$ 1,161,600
Subtotal						\$ 2,729,760
15% Engineering						\$ 409,464

DETENTION POND LOCATION	DETENTION AREA (AC)	LAND COST (\$/ACRE)	TOTAL LAND COST (\$)
A	8	45,000	360,000
B	20	45,000	900,000
C	6	45,000	270,000
D	20	45,000	900,000
Subtotal			\$ 2,430,000
TOTAL			\$ 5,569,224



- Legend**
- Streams
 - Parcels
 - County Boundary
 - Project Boundary

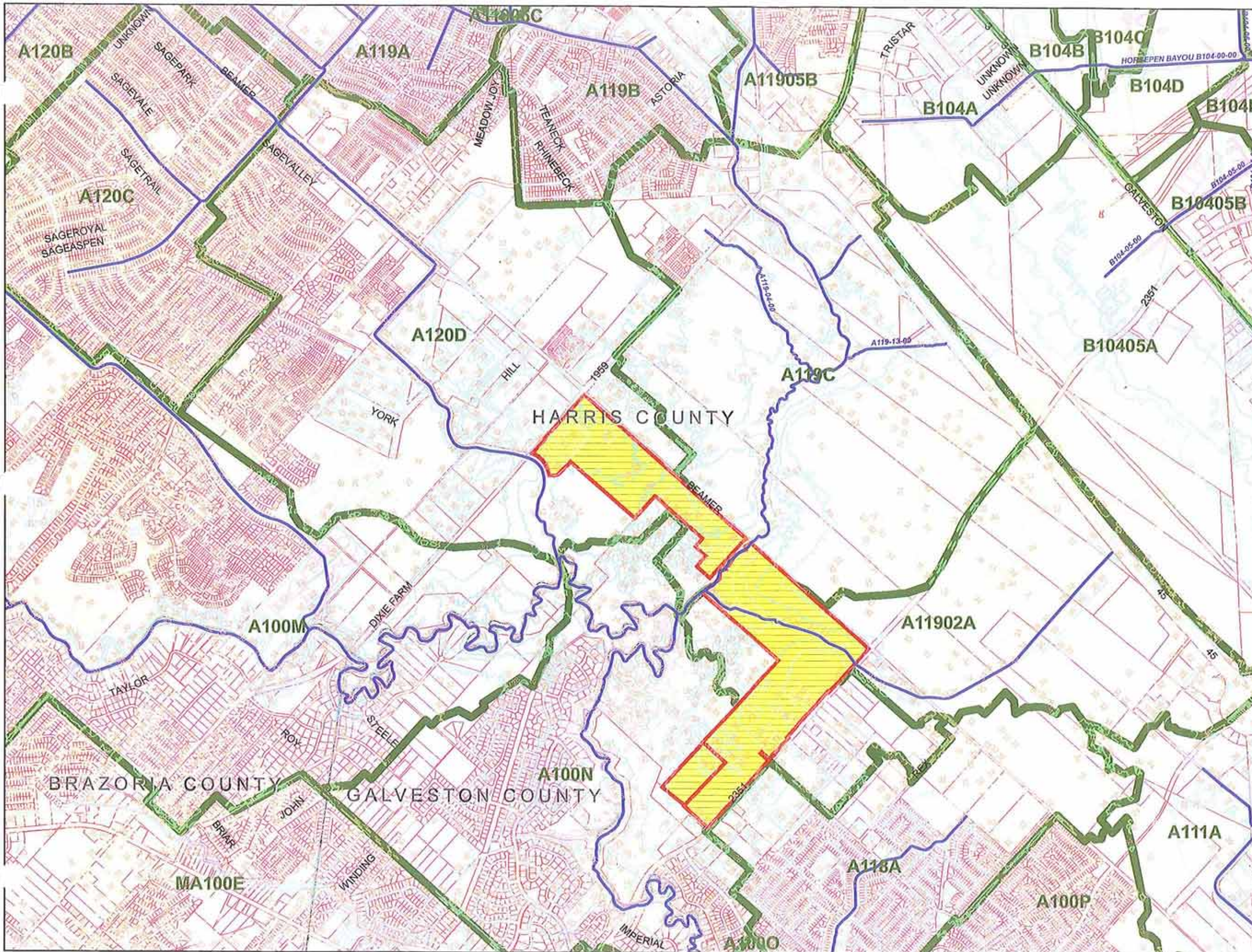


NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.

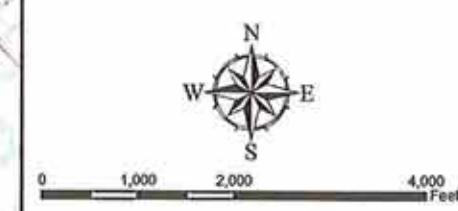


CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
SITE LAYOUT



- Legend**
- Streams
 - Parcels
 - County Boundary
 - TSARP Subwatersheds
 - Project Boundary



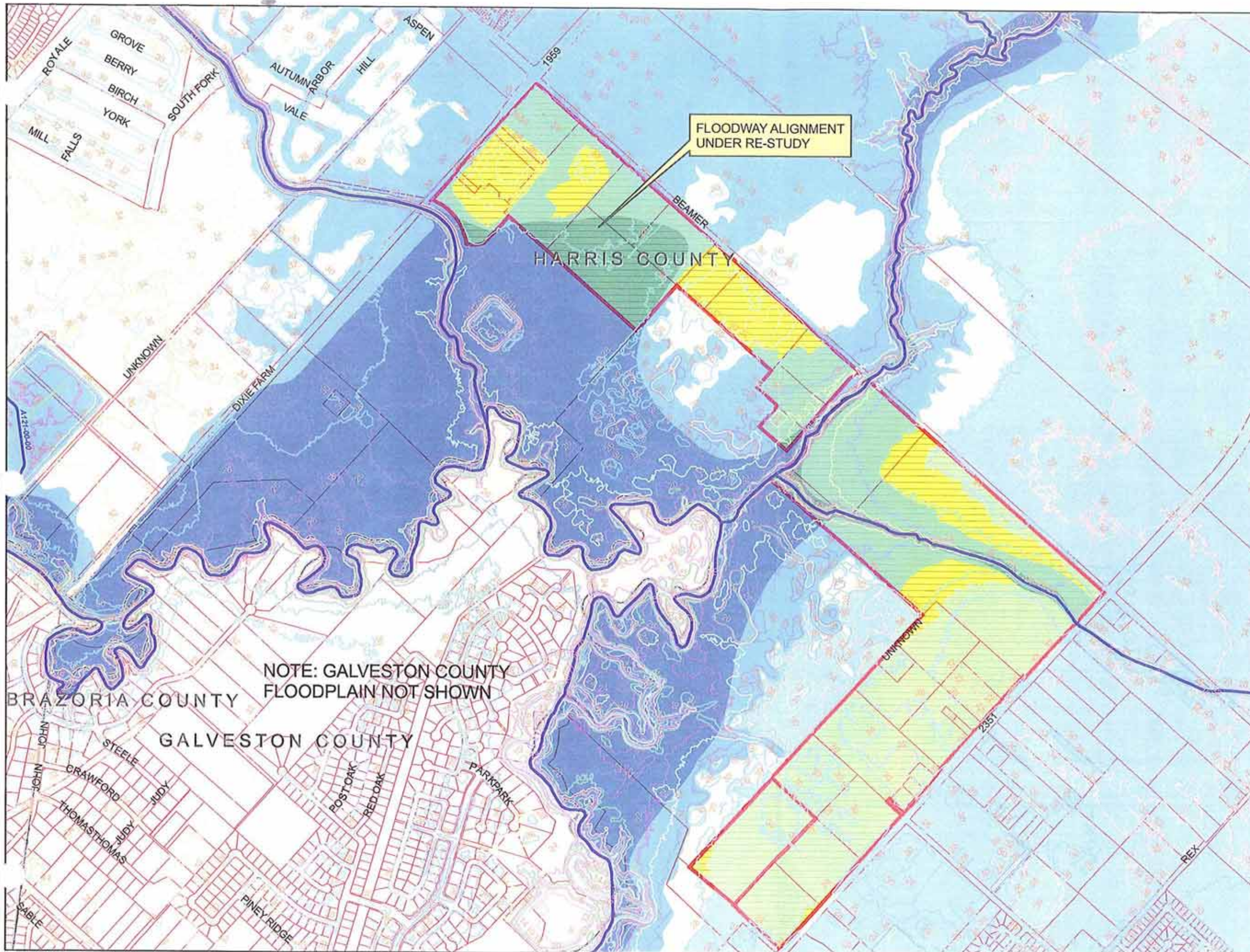
NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.



CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
WATERSHED MAP

01/15/07 | 2006129-000 | EXHIBIT V-2



Legend

- Streams
- Parcels
- County Boundary
- Floodway
- TSARP 100 Year Floodplain
- TSARP 500 Year Floodplain



0 500 1,000 2,000 Feet

NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.



Costello, Inc.
Engineering and Surveying

CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
FLOODPLAIN MAP

01/15/07 2006129-000 EXHIBIT V-3

Rezoning Report

February 2021

Project: Panhandle Planned Unit Development (PUD)
Address: 159.8029 Acres along FM 2351 and Beamer Road
Legal: 159.8029 acres at FM 2351/Beamer Rd.

PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres) as described below:

5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records, Friendswood, Harris County, Texas

9.5819 acres more or less out of Lot 61 in the Hoidale and Coffman Subdivision recorded in Volume 3 Page 6 of the Harris County Map Records and Volume 215 Page 394 of the Galveston County Map Records in the J.E. Perry and E.M. Austin League, Abstract No. 55 Harris County, Texas and Abstract 20 Galveston County, Texas, Friendswood, Harris County, Texas

PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres) as described below:

9.5455 acre tract of land being out of and a part of Division A, Lot Sixty-Three (63) of Hoidale and Coffman Subdivision, of the Perry and Austin League, Abstract 55, in Friendswood Harris County, Texas, according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County and being that same tract of land conveyed to Freeman Holdings, LLC, as described in Deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863 and 20090356404, all of the Real Property Records of Harris County, Friendswood, Harris County, Texas

15.0371 acres

Tract 1 – A tract of land containing 16.592 acres, more or less, out of a called 19.4825 acre tract being Tracts B and C out of Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, part of which has thereof recorded under Film Code No. 646183 of the Map Records of Harris County, Texas, Restricted Reserve A of Final Plat of BSR Subdivision No. 1 –

5.540 acres, a Subdivision in Harris County, according to the map or plat thereof, recorded at Film Code No. 646183 of the Map Records of Harris County, Friendswood, Harris County, Texas

Tract 2 – A tract of land containing .0918 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C of Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, Harris County, Texas as recorded in Volume 3, Page 6 of the Harris County Map Records, Friendswood, Harris County, Texas

Tract 3 – A tract of land containing .1119 acres of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and part of Division B of Lot 63 of the Hoidale-Coffman Addition Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, .1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. RP-2019-182701, Friendswood, Harris County, Texas

Tracts 1-3 described above (16.7957 acres) save and except .5406 acres known as Reserve H and 1.2180 acres known as Reserve I of Partial Plat of Industry Park Friendswood, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688395, of the Map of Plat Records of Harris County, Texas, make up the 15.0371 acres included in PH-2.

9.7462 acres known as Partial Plat of Industry Park Friendswood, a subdivision of 9.7462 acres out of Lot 63 Divisions “B” and “C” and Lot 64 Division “D”, of Hoidale-Coffman Addition Volume 3, Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55, City of Friendswood, Harris County, Texas

PH-3 – 110.4782 acres as described below:

Being a 110.4782 acres tract of land located in the Perry and Austin league, Abstract 55, Harris County, Texas, being out of and a part of Lots 65 and 65 in the Hoidale-Coffman Addition recorded in volume 3 Page 6 of the Harris County Map Records and being know as the 120 acre trat described in the deed to W.P. Nelson Recorded in Volume 249 Page 203 of the Harris County Deed Records, Friendswood, Harris County, Texas

Request: Change the zoning from change from Industrial (I) and Community Shopping Center (CSC) to Planned Unit Development (PUD)

Proposed Use (Permitted Uses, Location, Size, etc.):

Zoning Ordinance

J. PUD, planned unit development, general purpose and description.

(1) General.

(a) *This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification, and shall be granted only when the planning and zoning commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.*

(b) *In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.*

(c) *The general purposes of all PUD districts are several-fold:*

- 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;*
- 2. To accommodate innovation in development by modifying the city's land use and development regulations;*
- 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;*
- 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;*
- 5. To protect and enhance the aesthetic and visual qualities of development;*
- 6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;*
- 7. To promote economic development in accordance with the city's plans for such.*

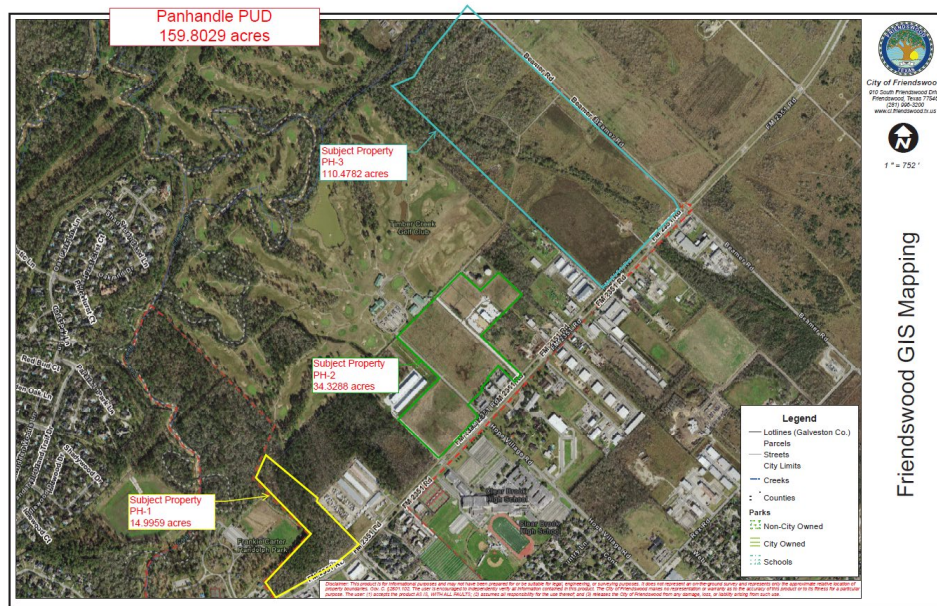
Conceptual Option – requires site plan approvals at the time of development

2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:

- (a) General land use and density plan;*
- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;*
- (c) Statement indicating proposed phasing of development and the projected timing of each;*
- (d) Data describing all processes and activities involved with the proposed use;*
- (e) Regulation matrix designating what zoning district the development will follow;*
- (f) Data describing any variation from the typical development requirements.*

Existing Use/Site Attributes:

The proposed project envelops three major sections of land which all front FM 2351 or Beamer Road.

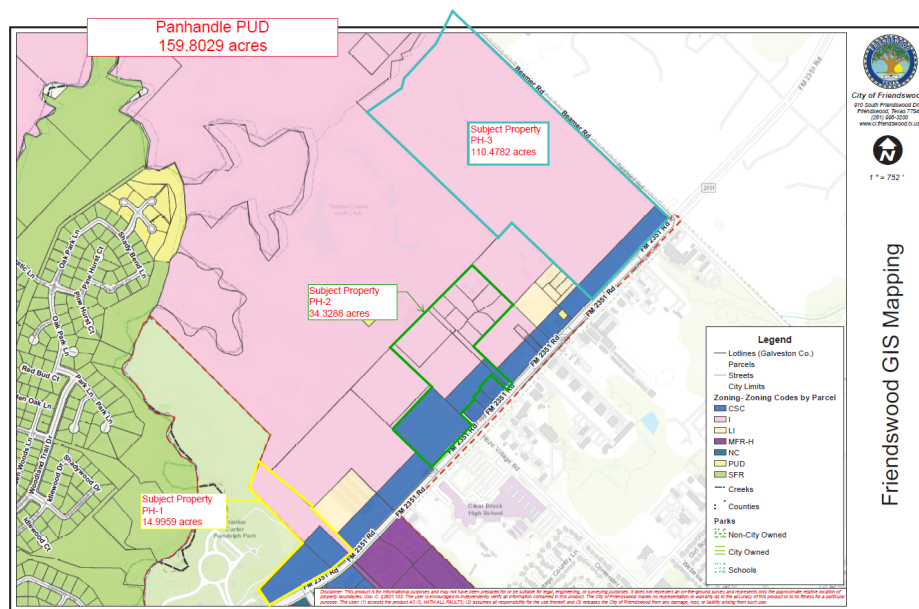


Zoning History:

The current zoning of the properties is Community Shopping Center (CSC) and Industrial (I).

Adjacent Zoning/Land Use:

The property is bordered by tracts that are zoned Community Shopping Center (CSC) and Industrial (I). Access to the development is from FM 2351 and Beamer Road.



Platting Analysis:

The subject property will be required to plat at the time of development. Platting can be accomplished in phases provided that each phase complies with both state law and City of Friendswood Ordinances. Plats will be reviewed by all applicable city departments and approved by the Planning and Zoning Commission.

Planning Analysis:

The current zoning allows for development under the Community Shopping Center (CSC) and Industrial (I) zoning districts. Per the Zoning Ordinance, any tract that falls within 300 feet of FM 2351 is subject to the Community Overlay District (COD) requirements.

Notice of the public hearings was published in the newspaper, three signs were posted on the properties (one on each phase) and 59 property owner notices were mailed to property owners within 200 feet of the subject properties.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property as “Special Interest Non-Residential with Industrial Emphasis.”

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

PH-3 is the section most impacted by flood zones being mostly encumbered by Floodway, Zone AE and 500 Year Floodplains. The developer must provide on-site detention. Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Harris County Flood Control District design criteria.

The developer has done some drainage work and studies over the years. In September 2019, he paid for an “Updated Northern Panhandle Regional Detention” utilizing the City of Friendswood Master Drainage Plan as a basis for the study. The City Council has not formally adopted this plan and it is therefore not required to be adhered to. Additionally, the plan identifies property not owned by the developer as areas for detention (Exhibit One and Exhibit Two), and the property identified as PH-1 in this PUD application is not included in the “Updated Northern Panhandle Regional Detention” study.

Utilities:

The developer will be required to extend water and sewer infrastructure to the development. Electricity and natural gas services would be provided by Centerpoint.

On page 3 of the PUD, the developer states that Exhibit A depicts the location of City trunk line water and sanitary sewer. Staff does not feel that Exhibit A clearly depicts this information. Additionally, the developer states that the distribution and capacity of these facilities are more than adequate to achieve maximum marketable values and uses with the Panhandle. Staff feels that this cannot be justified at this time. The City of Friendswood Utility Master Plan identifies a sanitary lift station needed on the other side of Turkey Creek in order for sanitary sewer services to be extended within PH-3.

Access:

The properties currently have access to FM 2351 and Beamer Road. Development of the tracts will require platting and compliance with the Subdivision Ordinance requirements.

Park/Open Space:

Each residential unit, if allowed in PH-1, will be required to pay \$600 for Parkland Dedication.

Comparison of City Ordinances to Panhandle PUD

Developer Proposal via PUD	City Requirement
II. Project Description – Permitted Uses and Exhibit C - Permitted Use Table	Redlines at the end of this document identify the differences in City requirements vs. PUD.
III. Development Guidelines A. Regulation Matrix See proposed matrix – page 6 Setbacks – vary Height - 100 feet in all phases Lot sizes – 10,000 sqft Minimum Lot width/depth – none Max Lot coverage – 60%	Section 7.Q.2.Commercial Regulation Matrix – establishes setbacks, maximum height, lot sizes and lot coverage, etc. for various zoning districts Provided at the end of this document.
III. Development Guidelines B. 1. Reducing COD boundary to 150 feet	Community Overlay District (COD) Applies to any tract that falls within 300 feet of FM 2351
III. Development Guidelines B. 2. Landscaping a. Buffer strip not required between uses within PUD	Section 8.(I.)(2)(a) See section below.
III. Development Guidelines B. 2. Landscaping b. Allow for clustering of trees within buffer	Section 7.5 Community Overlay District 5. Landscaping g. The commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses.
III. Development Guidelines C. Off-street Parking and loading regulations And Exhibit D – Parking Group Table Amendments	Redlines at the end of this document identify the differences in City requirements vs. PUD.

Comparison of City Ordinances to Panhandle PUD

III. Development Guidelines D.1. (p.7), this section not applicable	Section 8 (I)(2)(a) I. <i>Landscaping and screening requirements.</i> 2. <i>Perimeter landscaping and screening.</i> a. Adjacent property, buffer maintenance and installation. (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property. (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement. (3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide
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Comparison of City Ordinances to Panhandle PUD

	adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners. Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required. a-1. Adjacent property, buffering streets. All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.
III. Development Guidelines D.2. Where PH-2 borders Tracts No. 4,5,6 & 7 in Exhibit A, screening requirements will be met using rear and side building walls with limited open pavement and parking.	Section 8 (I)(2)(a) See section above regarding screening requirements.
III. Development Guidelines D. 3, this section shall apply to PH-1, but not PH-2 and PH-3.	Section 8. I.2.c.3 (3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be

Comparison of City Ordinances to Panhandle PUD

	planted and maintained for each 250 square feet or portion thereof of landscaped open space area. Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
III. Development Guidelines E. – provides for 1-5 foot candles along interior lot lines.	Section 8.J.2.c. Lighting and Glare (ii) <i>Permitted.</i> All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels: 1. One footcandle where the adjacent development is zoned for nonresidential uses. 2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
III. Development Guidelines G. Well Setbacks Only permanent structures shall adhere to the following setbacks, which does not restrict the placement of pavement, parking, driveways, utilities or landscaping: a. 150 feet from an active well	Ch. 26-270 Well and pipeline setbacks. (f) No residential, commercial or industrial structure should 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.

Comparison of City Ordinances to Panhandle PUD

b. 5 feet from plugged and abandoned wells in which the surface rights have been released c. Offsets defined by a surface use agreement between property owner and energy production company whereby the well has been plugged and abandoned or 50 feet if surface use agreement does not define offset.	
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REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3													
Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet					Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage	
				Front	Rear (a)	Side							
						Interior							
						Exterior							
						When Abutting Property In a Residential District or Garden Home District	When Abutting Property In a Non-Residential District	When Backing Up to an Abutting Side Yard					When Backing Up to an Abutting Rear Yard
CSC	15,000	100	150	<u>30</u>	15	<u>25</u>	10	<u>25</u>	10	40	Yes		30%
NC	12,000	100	120	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, I	30% I
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	<u>20</u> (maximum 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	<u>25</u>	10	<u>25</u>	10	40	Yes	H	30%

BP	10,000	100	100	30	25	10 J	25	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	10	25 C	10 C	40	Yes	B, C	60%

A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.

B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.

C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.

E. Lots within Downtown District (DD) in existence prior to the creation of the DD, shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.

F. When DD rear yard abuts a residential district (Residential District or Garden Home District), rear yard setback shall be a minimum of 15 feet.

G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of 0 feet.

H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90% of the total lot area, per sections 7.G.5. and 7.H.8.

I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80% of the total lot area, per section 7.G-1.6.

J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per section 7.O.1.

EXHIBIT 'C'
PERMITTED USE TABLE

CITY POT

A C S O U I

2017 NAICS Code	2017 NAICS Industry Description				
11	<i>Agriculture, Forestry, Fishing and Hunting</i>				
111	Crop production	P	O		
1114	Greenhouse, nursery and floriculture production	P		S	S
112	Animal production	P	O		
113	Forestry and logging	P		S	P
114	Fishing, hunting and trapping	P			
115	Support activities for agriculture and forestry	P			
21	<i>Mining</i>				
221	Utilities			S	P
23	<i>Construction</i>				
236	Construction of buildings		O	P	P
237	Heavy and civil engineering construction		O	P	P
238	Specialty trade contractors		O	P	P
31-33	<i>Manufacturing</i>				
311	Food manufacturing		O	S	S
311811	Retail bakeries	P			
312	Beverage and tobacco product manufacturing		O	S	S
316	Leather and allied product manufacturing		O	S	S
321	Wood product manufacturing		O	S	P
323	Printing and related support activities		S	P	P
323113	Commercial screen printing	P	P	P	
325412	Pharmaceutical preparation manufacturing		O	P	P
326	Plastics and rubber products manufacturing		O	S	P
3262	Rubber product manufacturing		O	O	P
327	Nonmetallic mineral product manufacturing		O	O	P
332	Fabricated metal product manufacturing		O	S	P
333	Machinery manufacturing		O	S	P
334	Computer and electronic product manufacturing		O	P	P
335	Electrical equipment, appliance and component manufacturing		O	P	P
33591	Battery manufacturing		O	O	S
336	Transportation equipment manufacturing		O	S	P
337	Furniture and related products manufacturing		O	S	P
339	Miscellaneous manufacturing		O	P	P
3391	Medical equipment and supplies manufacturing		O	P	P
42	<i>Wholesale Trade</i>				
423	Merchant wholesalers, durable goods		O	P	P
424	Merchant wholesalers, nondurable goods		O	P	P
425	Wholesale electronic markets and agents and brokers		O	P	P
44-45	<i>Retail Trade</i>				
4411	Automobile dealers		O	P	P
4412	Other motor vehicle dealers		O	P	P
4413	Automotive parts, accessories and tire stores	P	P	P	
442	Furniture and home furnishing stores	P	S	S	
443	Electronics and appliance stores	P	S	S	
444	Building material and garden equipment and supplies dealers	P	P	P	
444190	Other building material dealers	S	S	S	
445	Food and beverage stores	P	S		
446	Health and personal care stores	P	P		
447	Gasoline stations	P	P	P	P
447190	Other gasoline stations		S	S	
448	Clothing and clothing accessory stores	P			
451	Sporting goods, hobby, book and music stores	P			
452	General merchandise stores	P	P	P	
453	Miscellaneous store retailers	P	P	P	
4533	Used merchandise stores	P	P	P	
45399	All other miscellaneous store retailers	P	P	P	

*Blank - Not allowed
P - Permitted
S - Specific Use Permit
O - Office Use Only*

EXHIBIT 'C'
PERMITTED USE TABLE

CITY PUT

A C C I I I

2017 NAICS Code	2017 NAICS Industry Description					
48-49	Transportation and Warehousing					
482	Rail transportation				S	P
484	Truck transportation				P	P
488	Support activities for transportation			S	S	P
48841	Motor vehicle towing				S	P
491	Postal service			P	P	P
492	Couriers and messengers			P	P	P
493	Warehousing and storage				P	P
51	Information					
511	Publishing industries				P	P
515	Broadcasting (except internet)			S	P	P
517	Telecommunications			S	P	P
517911	Telecommunication resellers			P	P	P
518	Data processing, hosting and related services			S	S	P
519	Other information services			S	S	P
52	Finance and Insurance					
521	Monetary authorities—Central bank			P	P	
522	Credit intermediation and related activities			P	P	
522298	All other nondepository credit intermediation (i.e., pawn shops)			S	S	P
523	Securities, commodity contracts, and other financial investments and related activities			P	P	
524	Insurance carriers and related activities			P	P	
525	Funds, trusts, and other financial vehicles			P	P	
53	Real Estate and Rental and Leasing					
531	Real estate			P	P	P
53113	Lessors of miniwarehouses and self-storage units			O	O	P
532	Rental and leasing services			P	P	P
53212	Truck, utility trailer and RV rental			O	O	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)			P	P	P
54	Professional, Scientific and Technical Services					
541	Professional, scientific and technical services			P	P	
54138	Testing laboratories			S	S	P
55	Management of Companies and Enterprises					
551	Management of companies and enterprises			P	P	
56	Administration/Support Waste Management/Remediation Services					
561	Administrative and support services			P	P	
561730	Landscaping services			S	S	P
56179	Other services to buildings and dwellings			S	S	P
562	Waste management and remediation services				S	P
61	Educational Services					
6116	Other school and instruction			P	P	P
62	Health Care and Social Assistance					
621	Ambulatory health care services			P		
622	Hospitals			P	P	
6231	Nursing care facilities—Skilled nursing facilities			S		
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities					
623311	Continuing care retirement communities (with on-site nursing)			S		
623312	Assisted living facilities for the elderly (without on-site nursing)			S		
624	Social assistance			S		
6244	Child day care services (childcare centers)			P		
71	Arts, Entertainment and Recreation					
7111	Performing arts			P		
7112	Spectator sports (sports teams and clubs)			S		
7113	Promoters of performing arts, sports and similar events			P		
712	Museums, historical sites and similar institutions		S	P	S	S
7131	Amusement parks and arcades				S	P
7139	Other amusement and recreation industries				S	P
713940	Fitness and recreational sports centers			P	P	P

EXHIBIT 'C'
PERMITTED USE TABLE

CITY PUT
A CIRC I

2017 NAICS Code	2017 NAICS Industry Description				
72	<i>Accommodation and Food Services</i>				
7211	Traveler accommodation		S	S	S
7212	RV (recreational vehicle) parks and recreational camps			S	S
7213	Roominghouses and boardinghouses		S	S	S
7223	Special food services		P	P	
7224	Drinking places (more than 75% sales of alcoholic beverages)		S	S	
7225	Restaurants and other eating places		P	P	
81	<i>Other Services (Except Public Administration)</i>				
8111	Automotive repair and maintenance		P	S	P
81112	Automotive body, paint, interior and glass repair		S	S	P
8112	Electronic and precision equipment repair and maintenance		S	S	P
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)		S	S	P
8114	Personal and household goods repair and maintenance		S	S	P
8121	Personal care services		P		P
8123	Dry cleaning and laundry services		P		P
8129	Other personal services		P		P
8133	Social advocacy organizations		O	O	P
8134	Civic and social organizations		O	O	P
814	Private households				
92	<i>Public Administration</i>				
921	Executive, legislative, and other general government support		P	P	
922	Justice, public order and safety activities		P	P	
923	Administration of human resource programs		P	P	
924	Administration of environment quality programs		P	P	
925	Administration of housing programs, urban planning, and community development		P	P	
926	Administration of economic programs		P	P	
927	Space research and technology		P	P	
928	National security and international affairs		P	P	

Exhibit 'D'

Parking Group

Table Amendments

CITY
REQ

Parking Use Category	Parking Spaces*
Accommodation	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
Adult Establishment	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
Agricultural, Forestry, Fishing, and Hunting Uses	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
Amusement and Recreation Industries	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 300 sq. ft. GFA of indoor facilities plus 1 space per tee or target.
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	5 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 400 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
<i>Athletic Training Facilities:</i>	2 spaces per 1,000 sq. ft. GFA.
Arts, Entertainment, and Recreations	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

200

200

200

100

None

CITY
REQ.

Parking Use Category	Parking Spaces*
Arts, Entertainment, and Recreations (cont.):	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
Automotive Repair	2.5 spaces per service bay (service bays not included as parking).
Broadcast and Telecommunication	1 space for each 300 sq. ft. GFA.
Car Wash	1 per wash bay plus 1 stacking spaces per bay.
Civic, Social, and Fraternal Associations:	1 space for each 300 sq. ft. GFA.
Educational Services (based on maximum design capacity)	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	3.5 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	4 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	7.5 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	12 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	2 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
Gas Station	1 space for each side of a gasoline pump unit.
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

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2.8
4.6

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3

CITY
REQ.

Parking Use Category	Parking Spaces*
Hospitals, Nursing, and Residential Care Facilities	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	.5 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.35 spaces per bed.
Information Services	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	- Single screen - 2 to 5 screens - 5 to 10 screens - Over 10 screens
Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
Mobile Home	2.5 spaces per trailer unit.
Non-Store Retailers	1 space for each 2,000 sq. ft. GFA.
Other Services	1 space for each 250 sq. ft. GFA.
Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
Public Administration	1 space for each 300 sq. ft. GFA.
Real Estate, Rental, and Leasing	1 space for each 500 sq. ft. GFA.
Religious Organizations	.4 spaces per seat.
Residential Uses	
<i>Single Family Dwellings</i>	- less than 3,000 sq. ft. = 2 spaces per dwelling unit; - more than 3,000 sq. ft. = 3 spaces per dwelling unit
<i>Multi-Family Dwellings Rental:</i>	- 1 space per dwelling unit for efficiency units; - 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Multi-Family Dwellings Owned:</i>	- 1.0 spaces per dwelling unit for efficiency units; - 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

1
53.3
2.4
2.8

300

CITY
REQ.

Parking Use Category	Parking Spaces*
Retail Trade	3 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 4 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 3 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.
Truck Transportation; Warehousing & Storage	1 space for each 1,000 sq. ft. GFA.
Vehicle Dealers	1 space for each 5,000 sq. ft. of lot area.
Wholesale Trade	1 space per 2,000 sq. ft. gross floor storage per sales area.
Buildings with Combined Office & Warehouse/Storage Use located in PH-2	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in PH-2	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.
RV Park & Multi-Use RV Park Administration/Recreation Building	1 space per RV space. Spaces are allowed to be unmarked parking areas included in or adjacent to the RV space. 1 space for each 1,000 sq. ft. GFA of Multi-Use Building.

4
6
5.5

1 space/
1,000 sq ft
non-office
floor area,
plus 1 space/
300 sq ft
office area

*Staff may approve an alternate plan during commercial site plan review.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 25, 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
FEBRUARY 25, 2021

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 25, 2021, AT 07:04 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
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

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)

None.

3. Consent Agenda

**Commissioner Tom Hinckley moved to approve Consent Agenda. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

A. Minutes for the regular meeting held Thursday, February 11, 2021

4. Discussion Items

A. Consideration and possible action regarding proposed updates to the Future Land Use Map (2008) and the process and timeline to receive input from the public and city boards and committees, including City Council, regarding the updates

Harbin said the Planning Subcommittee has been working on the Future Land Use Map and created a timeline to adopt a new map by the end of the year. She explained they would like to start the discussion and get some input from the rest of the Commission. She said the last map was adopted in 2008 and with the upcoming Comprehensive Plan, they need to establish how to review and update the map in the future. Harbin explained they changed the color scheme to be consistent with the American Planning Association. She said they also added a note that the map zoning categories is not the zoning on the ground.

Perry said there are eleven major changes being presented with six items needing input from the rest of the Commission. He said they changed the panhandle area to be zoned appropriately with a retail corridor. Harbin said this map should be used as a guide to make zone change decisions. She said the 2008 discussions had "special study" areas because the commission was unsure what they wanted at that time. Sasson asked if the Timber Creek Golf Course would be retained for park or open space should the land become available. Harbin said that area should probably be shown as industrial and that the subcommittee will discuss.

Perry said the subcommittee discussed trying to keep an 80% residential / 20% commercial ratio and not exceed a 50,000 population. Sasson asked if staying under 50,000 residents is doable. Harbin said the current buildout estimate is around 56,000-57,000 residents but staff will know more once the 2020 Census is published. She said she would like to do a detailed study of the city to remove detention ponds, etc. from the map calculations.

- B. Consideration and possible action regarding proposed amendments to Appendix B, Subdivision Ordinance, in its entirety to update in accordance to HB 3167 as well as incorporate some additional administrative requirements

Bennett said the subcommittee had been working on a rewrite of the Subdivision Ordinance. She said the purpose was to incorporate state law changes from House Bill 3167, make it more comprehensive, and easier to use. She explained House Bill 3167 requires all plats to be processed within 30 days and give detailed reasons for denial. Bennett stated the Planning Department currently follows those procedures so no changes are necessary in protocol, just on paper.

Bennett said another change the state made is to require property owner notices following a replat approval. She said the current ordinance requires property owner notices prior to replat approval. Lundquist said she would like to continue with courtesy notices so the public is informed. Sasson explained the subcommittee discussed the same thing but, in the end, did not want to provide the public with false hope that they could protest a replat. Bennett followed up by saying the Commission cannot deny a plat if it meets all legal requirements.

- C. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance, Section 8.1.2(f) Preserving Trees; Historical Significance

Bennett said the subcommittee is researching tree mitigation ordinances and find parts of League City and Pearland's ordinances favorable. She said the work is very preliminary but wanted to give an update since trees are a hot topic with the public right now.

Sasson explained League City requires caliper inch for inch replacement for trees up to 18" replaced on site. He said larger trees and trees replaced offsite require larger caliper replacements. Sasson stated League City also gives credit for the removal of invasive trees. He said Pearland also requires larger caliper replacement at a higher percentage of calipers. Sasson said both cities have a flat rate per caliper inch should payment be made in lieu of planting trees.

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

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

6. Communications

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

Lundquist said Keep Friendswood Beautiful is looking at several grants. She said Adopt-a-Highway is this weekend. Lundquist announced the Fairy Trail is getting lots of notice including a mention by Trip Advisor. She said KFB is promoting Community Education by offering fairy home building class, snake identification class, pollinator class, and children's gardening.

Sasson said the Galveston County Consolidated Drainage District audit report shows they are in good shape. He said the Avalon at Friendswood Section 1 drainage plan was tabled at their last meeting. Sasson announced GCCDD raised the cost of regional detention to one dollar per square foot.

Matranga said he is finalizing the Commission's 2021 Priority List. He said Monday, March 1st, he would be presenting the Planning and Zoning Commission annual report to City Council.

- 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 the Mayor issued an emergency proclamation for the Winter Storm in February. He announced Mayor Mike Foreman, Councilwoman Trish Hanks, and Councilman Steve Rockey were all unopposed and will continue to serve on City Council.

- E. From Staff - commercial and residential project updates, City Council action and ordinance updates

Upcoming Virtual Training Opportunities

April 14-16, 2021 - University of Texas Land Use Conference

March 4, 2021; 9am to Noon - City Hall Essentials Land Use Fundamentals Workshop

Harbin said 501 S. Friendswood Drive was approved at the last meeting and the next day the property owner finally sat down with senior staff to discuss options for saving the large oak trees. She said the options would be discussed in Executive Session on Monday.

She said the City Hall Essentials session was rescheduled for March 4th. She explained the presenters are a good group of attorneys that are practical and easy to understand. She said the session would be held virtually. Harbin said the UT Land Use Conference in April would also be held virtually and encouraged the commissioners to attend the fundamentals sessions.

Harbin explained that she is the Director of the Community Development Department, and that CDD is the department that handles damage assessments after an incident. She said during the course of the Winter Storm, the city's GIS Coordinator built a self report app for residents to report damage. She stated calls were diverted into the Emergency Operation Center to assist 911. Harbin said around 312 homes had been damaged with 184 homes needing debris pick up. She mentioned pickup begins Monday. Harbin said City Council is also considering an ordinance to waive fees for storm permitting for six months.

7. Adjournment

This meeting was adjourned at 09:02 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 11, 2021

Subject: Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave.

Action: Significant

SUMMARY / ORIGINATING CAUSE

This project is for a new 10,400 square foot building to be constructed at 106 Whispering Pines Avenue. The property is zoned Downtown District (DD). The property, owned by Texas Behavioral Health, was replatted into two separate lots.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The site plan was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal's Office, and Police Department. The project appears to be compliant with current city codes, but is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Compliance Memo_Friendswood Shopping Center
2. Cover_Friendswood Shopping Center
3. Site Plan_Friendswood Shopping Center
4. Dumpster_Friendswood Shopping Center
5. Landscape_Friendswood Shopping Center
6. Elevations_Friendswood Shopping Center
7. Colored Rendering_Friendswood Shopping Center
8. Photometric_Friendswood Shopping Center

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 8, 2021

Re: Friendswood Shopping Center Commercial Site Plan

Project Description: The proposed project will be a 10,400 square foot retail building located at 106 Whispering Pines Ave.

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.

FRIENDSWOOD SHOPPING CENTER

106 WHISPERING PINE AVENUE
FRIENDSWOOD, TX 77456

DECEMBER, 2020

CONTRACTORS SHALL ADHERE TO WORKING DAYS
SCHEDULE BETWEEN MONDAY THROUGH FRIDAY
7AM – 8PM, NO WEEKENDS OR HOLIDAYS UNLESS
APPROVED BY THE CITY OF FRIENDSWOOD 48 HOURS
PRIOR.

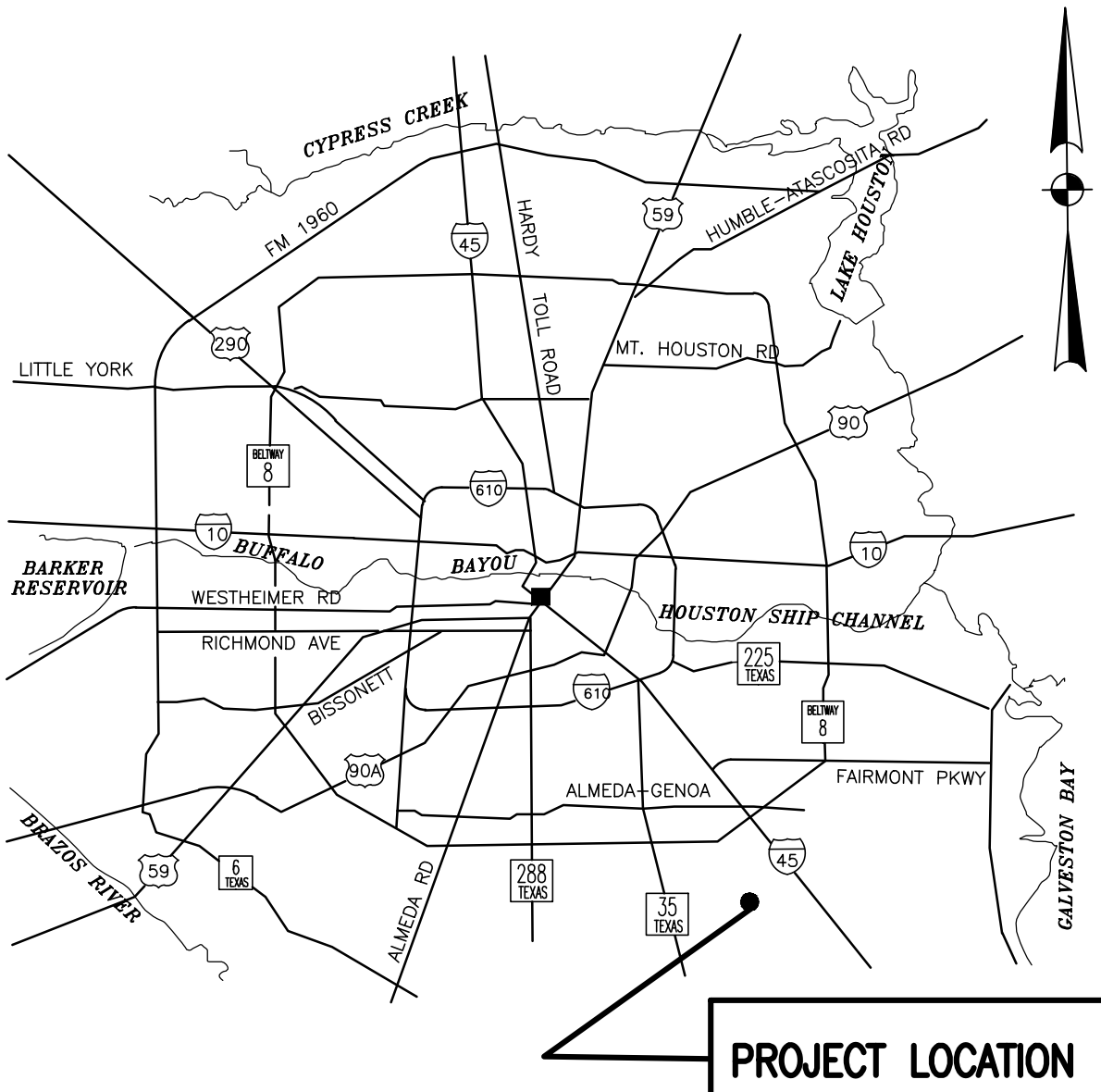
THIS SITE PLAN SHALL EXPIRE ONE YEAR
FROM THE DATE OF APPROVAL BY THE
PLANNING AND ZONING COMMISSION

TDLR PROJECT #:

EABPRJB9805064

- THE CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF PRICING TO ENSURE THAT BIDS REFLECT AND UNDERSTANDING OF EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY NEW WORK.
- IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE CLARITY OR DETAILS OF INFORMATION INCLUDED IN THE DRAWINGS, HE SHALL CONFER WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COORDINATE/STAGE ALL SUBCONTRACTORS (INCLUDING TENANT'S SELECTED CONTRACTORS) THROUGHOUT PROJECT COMPLETION AND SHALL PREPARE A CONSTRUCTION SCHEDULE INDICATING LEAD TIMES, FABRICATION TIMES AND INSTALLATION TIMES FOR EACH CATEGORY OF WORK.THE SCHEDULE SHALL BE SUBMITTED FOR REVIEW ONE WEEK FOLLOWING THE AWARD OF CONTRACT.
- AIA DOCUMENT, A201 GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION, CURRENT EDITION, SHALL GOVERN THE WORK IN THE ABSENCE OF OTHER DIRECTIONS OR AGREEMENTS.
- UPON COMPLETION OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES OF THE SPACE INCLUDING FIXTURES, OUTLETS, GLASS, CABINETS, CABINETS INTERIORS, LIGHT LENSES, LIGHT REFLECTORS, DOORS, DOOR FRAMES, WINDOW BLINDS, ETC.
- THE CONTRACTOR SHALL REPAIR, FILL AND REFINISH ALL DAMAGE AND HOLES IN THE EXTERIOR WINDOW FRAMES, SILLS AND COLUMNS DUE TO PREVIOUS CONSTRUCTION REPAIR SHALL MATCH ADJACENT SURFACES.
- THE CONTRACTOR SHALL REPAIR ALL FLOOR UNEVENNESS AND PENETRATIONS.
- THE CONTRACTOR SHALL PROTECT ALL AREAS OF THE BUILDING WHERE WORK IS BEING DONE OR MATERIAL IS BEING TRANSPORTED OR STORED IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL RESTORE THE DAMAGED AREA TO MATCH ADJACENT SURFACES.
- WORK THAT WOULD BE DISRUPTIVE TO OCCUPIED AREAS SHALL BE DONE AFTER REGULAR HOURS. CONTRACTOR BIDS SHALL INCLUDE ALL WORK WHICH TYPICALLY IS REQUIRED TO BE DONE AFTER NORMAL WORKING HOURS SUCH AS FLOOR DRILLING, CEILING PLENUM WORK IN OCCUPIED AREA, MATERIALS MOVEMENT, SYSTEMS SHUTDOWN, ETC.
- PROVIDE FIRE EXTINGUISHER(S) OF THE ABC DRY CHEMICAL TYPE WITH A CLASSIFICATION RATING OF NOT LESS THAN 2A-10BC. THE EXTINGUISHER(S) SHALL BE MOUNTED ON THE WALL, VISIBLE, AND PLACEMENT TO BE DETERMINED BY A FIRE INSPECTOR AND INSTALLED BEFORE FINAL OCCUPANCY.
- THE INSTALLING CONTRACTOR SHALL MAINTAIN APPROVED SET OF DRAWINGS IN THE FIELD/SITE AT ALL TIMES DURING THE INSTALLATION AND CONSTRUCTION.

A/C	AIR CONDITIONING	MTL	METAL
AD	AREA DRAIN	N	NORTH
ADA	AMERICANS WITH DISABILITIES ACT	NE	NORTHEAST
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
AHU	AIR-HANDLING UNIT	NO	NUMBER
AL	ALUMINUM	NTS	NOT TO SCALE
ALT	ALTERNATE	NW	NORTHWEST
APPD	APPROVED	OC	ON CENTER
APPROX	APPROXIMATE	OD	OUTSIDE DIAMETER
BD	BOARD	OPP	OPPOSITE, OPPOSITE HAND
BLDG	BUILDING	O/O	OUT TO OUT
CC	CENTER TO CENTER	PL	PLATE
CJ	CONTROL JOINT	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLUMB	PLUMBING
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PVC	POLY VINYL CHLORIDE
CONT	CONTINUOUS	QTY	QUANTITY
COORD	COORDINATE	R	RADIUS
CR	COLD ROLLED	R	RISER
CRC	COLD ROLLED CHANNEL	RAG	RETURN AIR GRILLE
D	DEPTH, DEEP	R/A	RETURN AIR
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RCP	REINFORCED CONCRETE PIPE
DN	DOWN	RD	ROOF DRAIN
DWG	DRAWING	RE	REFER TO, REFERENCE
E	EAST	REBAR	REINFORCING BAR
EDF	ELECTRIC DRINKING FOUNTAIN	REINF	REINFORCE
EFS	EXTERIOR INSULATION & FINISH SYSTEM	REV	REVERSE
EJ	EXPANSION JOINT	RO	ROUGH OPENING
EL	ELEVATION	ROW	RIGHT OF WAY
ELECT	ELECTRICAL	S	SOUTH
ELEV	ELEVATOR	S/A	SUPPLY AIR
EQ	EQUAL	SCHED	SCHEDULE
EXIST	EXISTING	SE	SOUTHEAST
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS (PROJECT MANUAL)
FF	FINISHED FLOOR	SQ FT	SQUARE FOOT, SQUARE FEET
FHC	FIRE HOSE CABINET	STC	SOUND TRANSMISSION COEFFICIENT
FL	FLOW LINE	STL	STEEL
FND	FOUNDATION	STM	STORM
FO	FRAMED OPENING	STRUCT	STRUCTURAL
FT	FOOT, FEET	SW	SOUTHWEST
FV	FIELD VERIFY	SWR	SEWER
GALV	GALVANIZED	TAS	TEXAS ACCESSIBILITY STANDARDS
GC	GENERAL CONTRACTOR	TC	TOP OF CURB
GYP	GYPNUM	TDD	TELECOMMUNICATIONS DEVICE FOR THE DEAF
H	HIGH	TEMP	TEMPERED
HC	HANDICAP	TOS	TOP OF SLAB
HM	HOLLOW METAL	TOS	TOP OF STEEL
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HR	HOUR	TP	TOP OF PAVEMENT
HT	HEIGHT	TR	TREAD
HVAC	HEATING, VENTILATING, & AIR CONDITIONING	TW	TOP OF WALL
ID	INSIDE DIAMETER	TYP	TYPICAL
J-BOX	JUNCTION BOX	T & G	TONGUE & GROOVE
L	LONG	UL	UNDERWRITERS' LABORATORIES, INC.
LAV	LAVATORY	UNO	UNLESS NOTED OTHERWISE
LB	POUND(S)	VCT	VINYL COMPOSITION TILE
MAX	MAXIMUM	VERT	VERTICAL
MBM	METAL BUILDING MANUFACTURER	VIN	VINYL
MECH	MECHANICAL	W	WEST
MEP	MECHANICAL, ELECTRICAL, PLUMBING	W	WIDE, WIDTH
MFR	MANUFACTURER	WD	WOOD
MH	MAN-HOLE	WP	WATERPROOF(NG)
MIN	MINIMUM	WWF	WELDED-WIRE FABRIC
MISC	MISCELLANEOUS	W/	WITH
MO	MASONRY OPENING	W/O	WITHOUT
MTD	MOUNT, MOUNTED	Ø	AT



VICINITY MAP -

NOT TO SCALE

CIVIL
C1.0 COVER SHEET
C2.0 DRAINAGE PLAN
C3.0 GRADING AND PAVING
C4.0 CALCULATIONS & DETAILS
C5.0 UTILITIES PLAN
C6.0 UTILITIES DETAILS
C6.1 UTILITIES DETAILS

ARCHITECTURAL
A0.00 COVER SHEET & GENERAL NOTES
A1.01 GENERAL INFORMATION – ADA STANDARDS
A1.01 GENERAL INFORMATION – ADA STANDARDS
A1.00 SITE PLAN AND

A1.10 SITE PLAN – LANDSCAPING

A1.20 TREE SURVEY
A1.30 TREE MITIGATION PLAN
A2.00 FLOOR PLAN
A2.10 ROOF PLAN
A3.00 ELEVATIONS
A4.00 DETAILS – WALL SECTIONS
A4.10 DETAILS – WALL SECTIONS
A4.20 DETAILS – WALL SECTIONS
A5.00 DETAILS – SITE PLAN
A5.10 DETAILS
A6.00 DOOR DETAILS & DETAILS

MECHANICAL, ELECTRICAL & PLUMBING

FOUNDATION:

E1.0 ELECTRICAL SITE PLAN
E1.1 PHOTOMETRIC PLAN
E2.0 ELECTRICAL PLAN
E3.0 ONE LINE DIAGRAM
P1.0 PLUMBING PLAN
P2.0 RISER DIAGRAM AND DETAILS
S0.0 GENERAL NOTES
S1.0 FOUNDATION PLAN
S2.0 FOUNDATION DETAILS
S2.1 DETAILS

BUILDING CODE ANALYSIS

SUMMARY OF THE PROJECT:
THIS PROJECT INVOLVES NEW CONSTRUCTION OF ONE STORY PREFAB METAL
STRUCTURE BUILDING APPROXIMATELY 10,400SF AND NEW PARKING LOT.

BUILDING DEPARTMENT CONTACT
CITY OF FRIENDSWOOD PERMITTING DEPARTMENT
910 S. FRIENDSWOOD DRIVE,
FRIENDSWOOD, TX 77546
PH: (281)996-3290

APPLICABLE BUILDING CODES

BUILDING
FIRE
PLUMBING
LIFE SAFETY
ELECTRICAL
ACCESSIBILITY

2018 INTERNATIONAL BUILDING CODE
2018 IRC
2018 IPC
2018 IFC
2017 NEC
2018 T.A.S.

ADOPTED AMENDMENTS
ADOPTED AMENDMENTS
ADOPTED AMENDMENTS
ADOPTED AMENDMENTS
ADOPTED AMENDMENTS

AMENDMENTS

OCCUPANCY CLASSIFICATION
GROUP B BUSINESS

IBC SECTION 304.1

CONSTRUCTION TYPE
TYPE NON-SPRINKLERED

IBC TABLE 601

MINIMUM NUMBER OF EXITS

2

IBC TABLE 1006.2.1

MINIMUM NUMBER OF EXITS PROVIDED =

4

TRAVEL DISTANCE & DEAD END LENGTH

200'

IBC TABLE 1016.2

MAX DISTANCE TO EXIT =

20'

IBC SEC. 1018.4

CODE INFORMATION



JILBARDO ARIAS, PE, CFM
DIRECTOR OF ENGINEERING & PROJECTS/
CITY ENGINEER

DATE

RENE IBARRA, CFM, 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 CORRECTLY
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.

EFFECTIVE DATE: OCTOBER 28, 2019

GENERAL NOTES

ABBREVIATION KEY

DRAWING INDEX



PROJECT
FRIENDSWOOD SHOPPING CENTER
ONE STORY
106 WHISPERING PINES AVENUE
FRIENDSWOOD, TX 77456

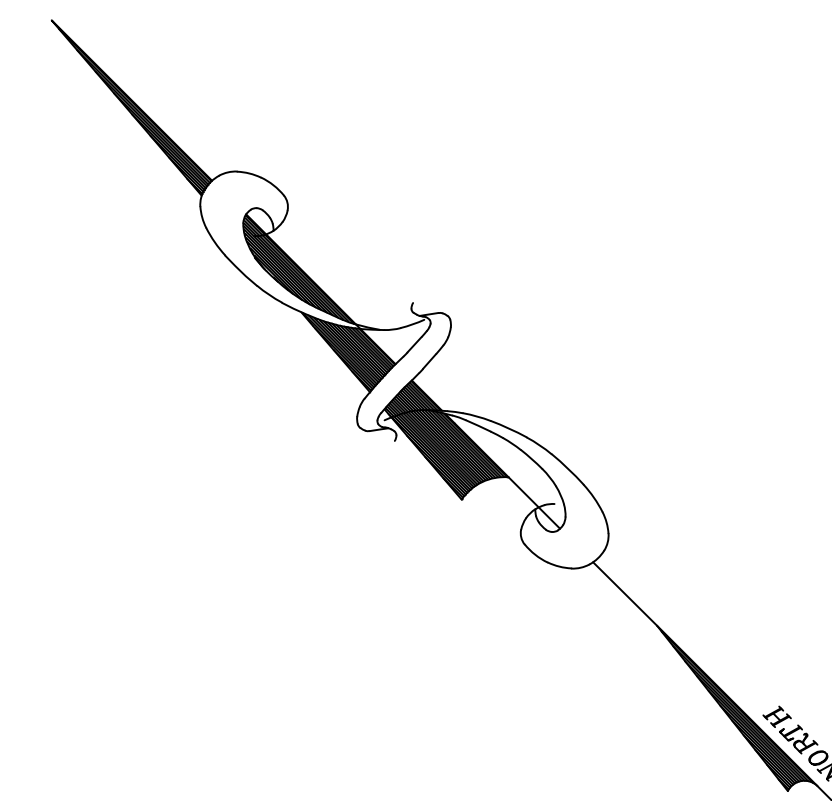
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2	7/23/2020	CITY COMMENT
3	10/28/2020	CITY COMMENT
4	12/24/2020	CITY COMMENT
5		
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9		

DATE:	05/24/2020
PROJECT. FILE #:	19- 301
DETAILED BY:	LE
DESIGNED BY:	AJ
CHECKED BY:	AJ
APPROVED BY:	C.A.
SCALE:	1/16" = 1'

SHEET TITLE:
SITE PLAN .

SHEET NO.:
A1.00

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SITE PLAN NOTES

1. COORDINATE ALL WORK UNDER THIS CONTRACT WITH EXISTING UTILITIES AND STREET WORK ON AND OFF THE SITE. MAKE ALL ADJUSTMENTS REQUIRED FOR CONNECTIONS OR ALTERATIONS TO EXISTING UTILITIES UNDER THIS CONTRACT.
2. COORDINATE ALL WORK UNDER THIS CONTRACT WITH WORK DONE BY OTHER CONTRACTORS
3. ALL WORK TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 2018, AND THE CITY OF FRIENDSWOOD CODE OF ORDINANCES AND PLANNING & ZONING REGULATIONS.
4. PROTECT AND SAFEGUARD EXISTING BUILDING AND SERVICES WHICH MAY AFFECTED BY THIS WORK. REPORT ALL AFFECTED CONDITIONS TO THE GENERAL CONTRACTOR AND CONSULTANT BEFORE PROCEEDING.
5. ALL DIMENSION TO EXISTING TO BE VERIFIED ON SITE.

DOWNTOWN ZONE DISTRICT "ZONE DD" HAS ZERO SETBACKS

PARKING CALCULATION				
	OCCUPANCY TYPE	SQUARE FOOTAGE	OCCUPANCY LOAD	PARKING REQUIRED
1	EXISTING BUILDING – CLINIC	5,635 SF	PARKING FOR CLINIC BUILDING 4.5 SPACE PER 1000SF CITY OF FRIENDSWOOD	$5,635 / 1000 = 5.6 \times 4.5 = 26$ PARKING
2	PROPOSED BUILDING – MULTI TENANT RETAIL BUILDING	10,400 SF	PARKING FOR RETAIL BUILDING 4.0 SPACE PER 1000SF CITY OF FRIENDSWOOD	$10,400SF / 1000SF = 10.4 \times 4 = 42$ PARKING
			REQUIRED PARKING	$26 + 42 = 68$ PARKING SPACES

	PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
	ADA PARKING SPACES	3	6
	INCLUDED (6 H/C PARKING) 1 CAR SPACES AT 19'-0"X 9'-0"		
	TOTAL PARKING SPACES	68	71

REVISIONS

No.	DATE	DESCRIPTION
0	01/05/2020	FOR CONSTRUCTION & PERMIT
1	05/23/2020	CITY COMMENTS
2		
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DATE: 05/23/2020
C.E.G. FILE #: 19- 301
DETAILED BY: LE
DESIGNED BY: LE
CHECKED BY: AJ
APPROVED BY: AJ
SCALE: N.T.S.

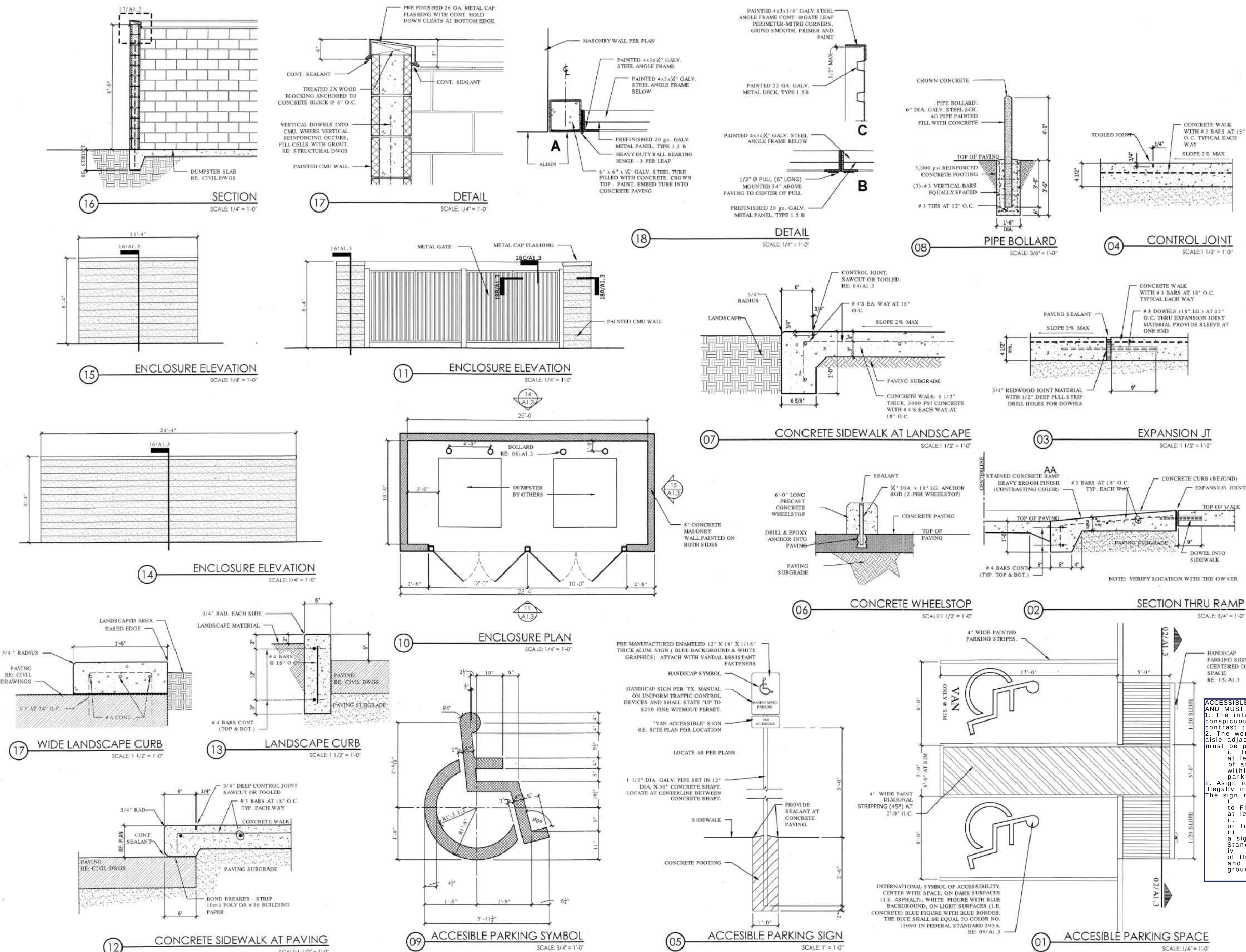
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DETAILS - SITE PLAN

SHEET NO.:

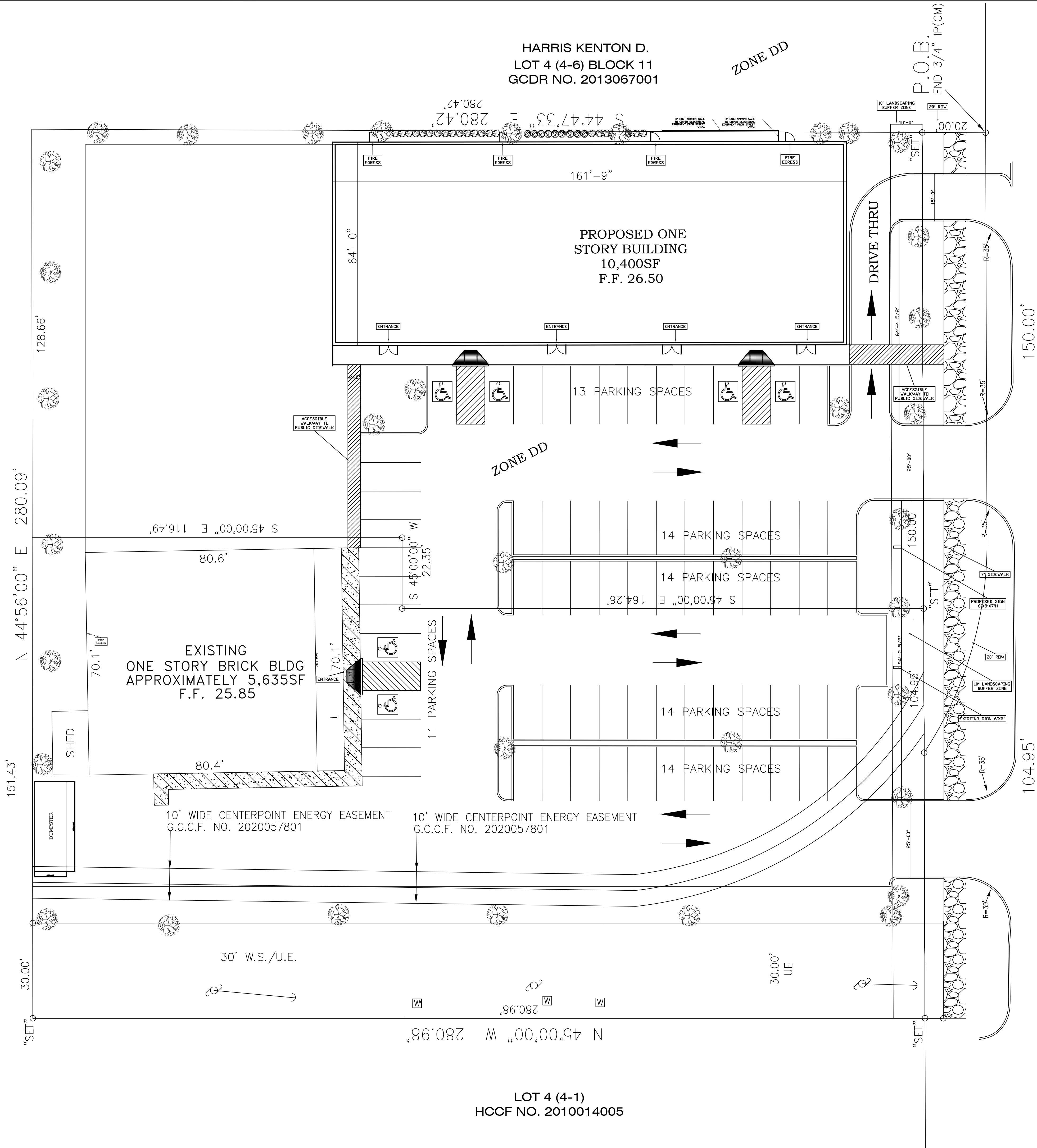
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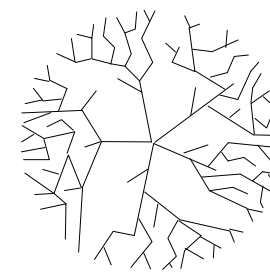
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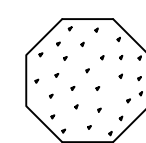
JOHN GANNON
LOT 4 (4-4)
HCCF NO. 2015006491



WHISPERING PINES AVENUE
(80' PUBLIC RIGHT-OF-WAY)



STREET TREES
ORNAMENTALS HOLLY
TREE (24 TYP)
• 3" MIN. CALIPER
• 8' TALL MIN. AT PLANTING



SHRUBS
KNOCK OUT ROSE (240 TYP)
ROSA RADRAZZ
• 18" TALL

LANDSCAPING REQUIREMENTS DOWNTOWN DISTRICT

ALL TREES ARE 2" CALIPER OR MORE	TREES		LANDSCAPING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 40 LF FOR PROPERTY LINE TOTAL PERIMETER 871/40 = 21.775	22	23		
REQUIRED LANDSCAPING FOR 36,849SF X 10% LANDSCAPE BUFFERING 1 TREE EVERY 25LF WHISPERING PINE (255-50)/25 = 8.2 TREES	9	9	3,685SF	32,116SF
ONE NEW TREE PER PARKING ISLAND ISLAND LANDSCAPING= 3,685F X .5 = 4 PARKING ISLAND X 1 = 4	4	4	1,843SF	2,458SF
TOTAL	35	36		



Tel: 832.800.1312
FAX: 832.850.6686
Leddesignbuilders@yahoo.com
WWW.LEDDSIGNBUILDERS.COM

PROJECT
FRIENDSWOOD SHOPPING CENTER
ONE STORY
106 WHISPERING PINES AVENUE
FRIENDSWOOD, TX 77456

REVISIONS

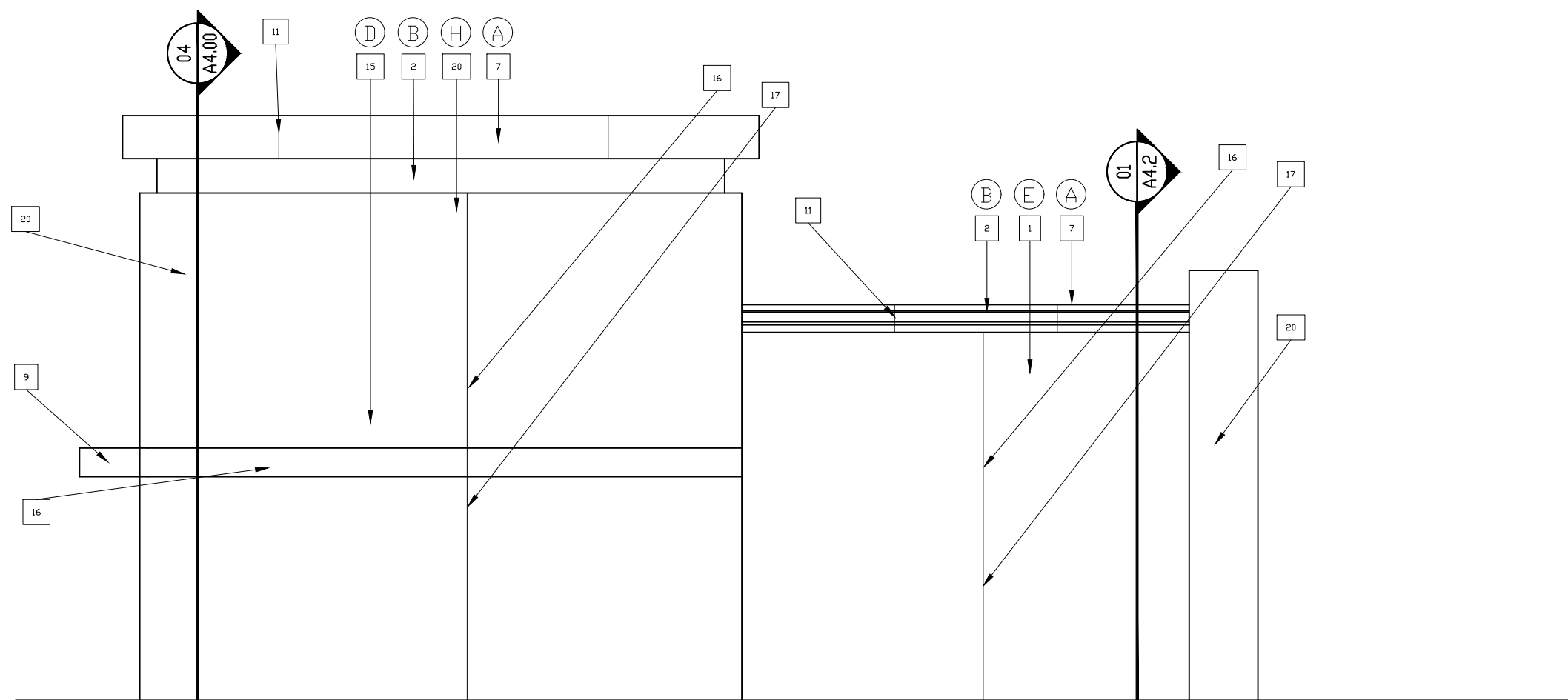
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4	12/24/2020	CITY COMMENTS
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DATE: 05/24/2020
PROJECT FILE #: 19- 301
DETAILED BY: LE
DESIGNED BY: AJ
CHECKED BY: AJ
APPROVED BY: C.A.
SCALE: 1/16" = 1'

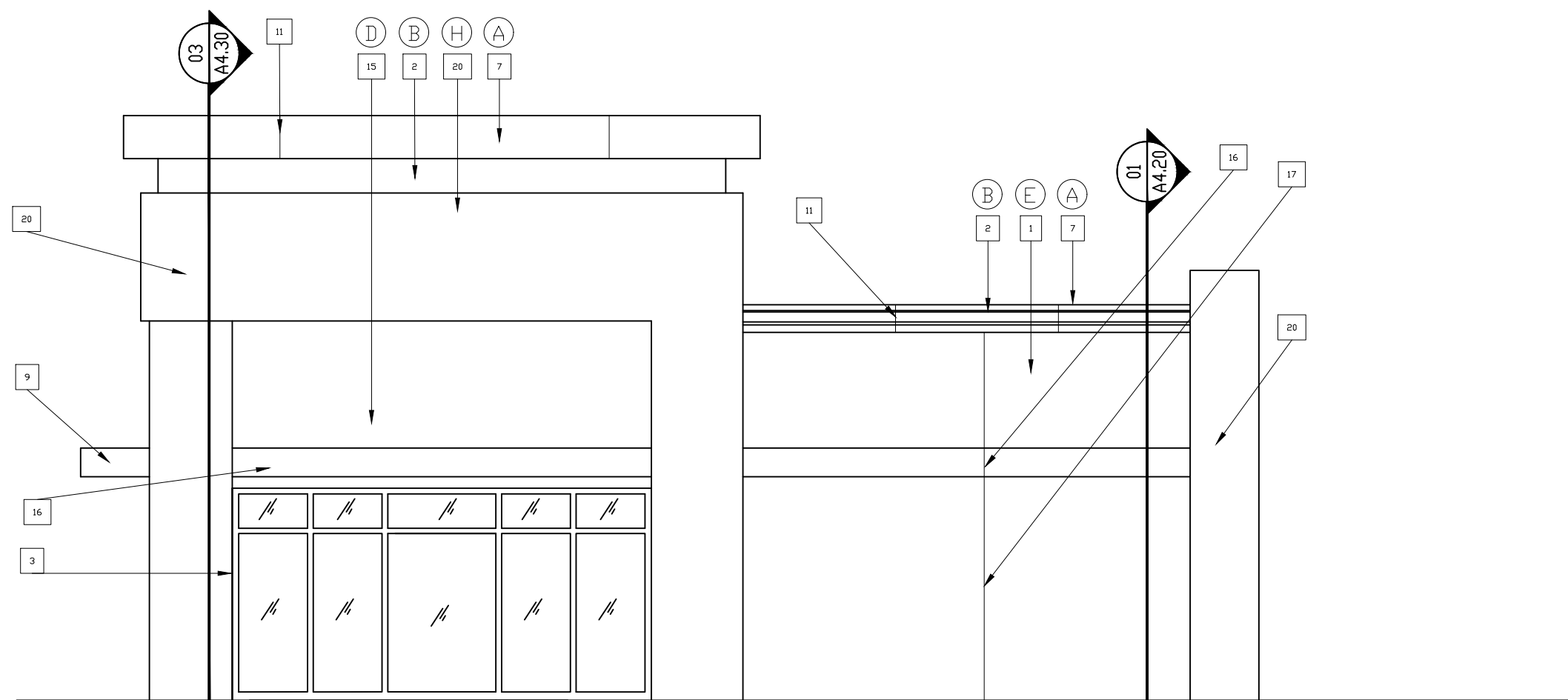
SHEET TITLE:
LANDSCAPING PLAN

SHEET NO.:
A1.10

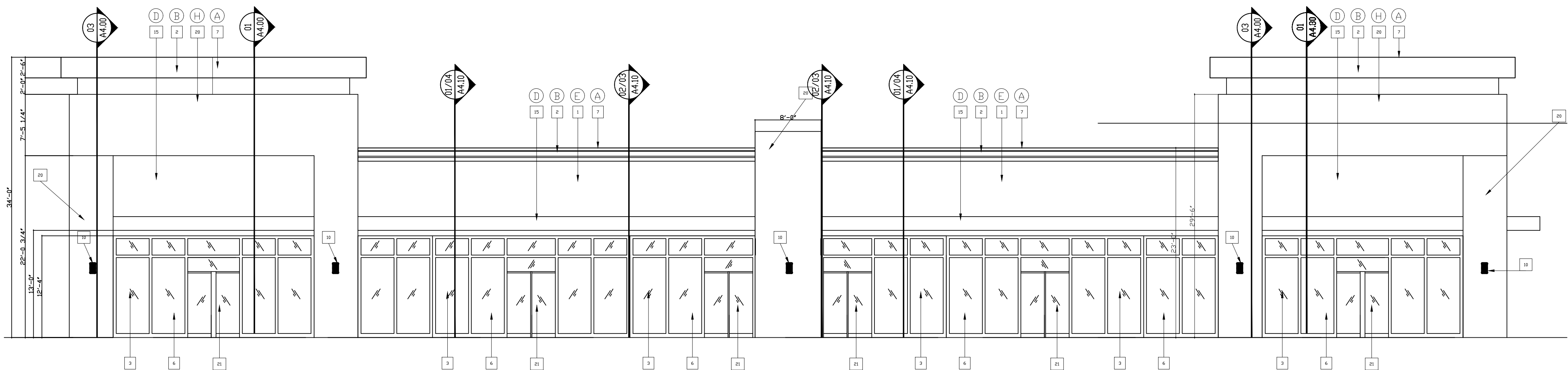
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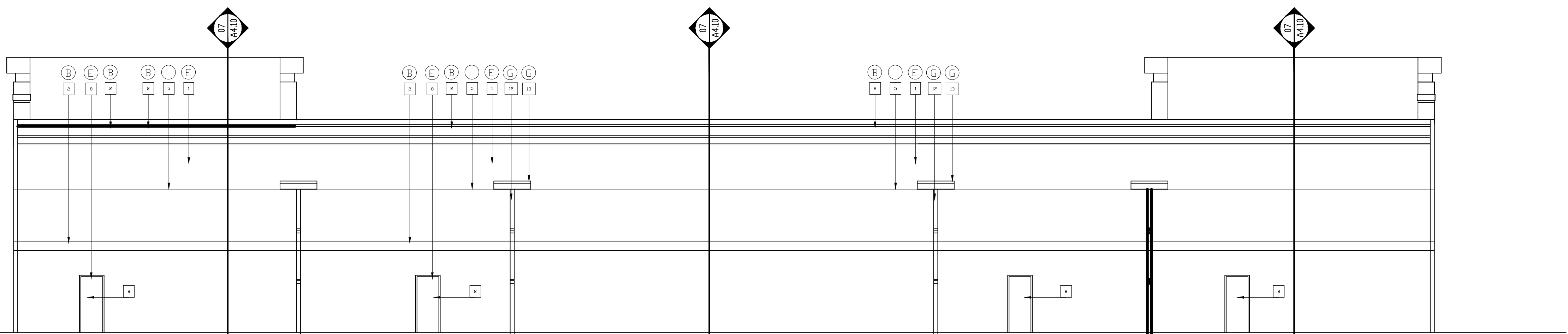
1 NTS SIDE ELEVATION



1 NTS SIDE ELEVATION



1 NTS FRONT ELEVATION



* NTS BACK ELEVATION

COLOR/MATERIAL SCHEDULE	
CODE	COLOR
(A)	PRE FINISHED METAL CAP FLASHING AT ALL PARAPETS
(B)	E.I.F.S. CORNICE & TRIM GRAY
(C)	ALUMINUM CANOPY - DARK BRONZE
(D)	PRE FINISHED METAL AWNING - DARK BRONZE
(E)	FIELD COLOR - GRAY
(F)	ACCENT COLOR - DARK GRAY
(G)	PRE FINISHED METAL DOWNSPOUT & GUTTER
(H)	DARK GRAY COLOR VERIFY WITH OWNER

NOTES TO SHEET

- 1 1/2" THICK E.I.F.S. (EXTERIOR INSULATED FINISH) U.N.O.
- 2 E.I.F.S. CORNICE OR TRIM
- 3 ALUMINUM AND 1" INSULATED LOW-E GLASS STOREFRONT SYSTEM. ALL GLASS STOREFRONT TO HAVE UFACTOR=0.70 SHGC=0.33
- 4 EIFS COATING OVER 3/4" CEMENT PLASTER
- 5 ROOF LEVEL RE: STRUCTURAL DRAWINGS
- 6 3'-0" X 7'-0" ALUMINUM & LOW-E GLASS GLASS STOREFRONT DOOR VERIFY LOCATION WITH OWNER
- 7 PRE-FINISHED METAL CAP FLASHING
- 8 PAINTED HOLLOW METAL DOOR & FRAME (FIRE EGRESS DOOR)
- 9 PRE-FINISHED METAL CANOPY
- 10 WALL MOUNTED DECORATIVE LIGHT FIXTURE. VERIFY LOCATION WITH THE OWNER
- 11 E.I.F.S. SCORED JOINT. RE: 04/A5.0
- 12 26 ga. 6"x6" PRE-FINISHED DOWNSPOUT
- 13 24 ga. PRE-FINISHED METAL GUTTER
- 14 E.I.F.S. MEDALLION. RE:09/A5.0
- 15 PRE-FINISHED METAL AWNING
- 16 E.I.F.S. CONTROL JOINT. RE: 05/A5.0
- 17 PLASTER CONTROL JOINT. RE: 10/A5.0
- 18 PLASTER/ E.I.F.S. CONTROL JOINT. RE: 11/A5.0
- 19 (2)3'-0" X 7'-0" ALUMINUM & LOW-E GLASS GLASS STOREFRONT DOUBLE DOOR. VERIFY LOCATION WITH OWNER
- 20 STONE WHITE COLOR (MUST CONSULT WITH ARCHITECT OR OWNER)



Tel: 832.800.1312
FAX: 832.850.6686
Leddesignbuilders@yahoo.com
WWW.LEDDSIGNBUILDERS.COM

PROJECT
FRIENDSWOOD SHOPPING CENTER
ONE STORY
106 WHISPERING PINES AVENUE
FRIENDSWOOD, TX 77456

REVISIONS

No.	DATE	DESCRIPTION
0	12/24/19	PERMIT
1	05/24/2020	CITY COMMENTS
2	07/23/2020	CITY COMMENTS
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DATE: 05/24/2020
PROJECT FILE #: 19- 301
DETAILED BY: LE
DESIGNED BY: AJ
CHECKED BY: AJ
APPROVED BY: CA
SCALE: N.T.S.

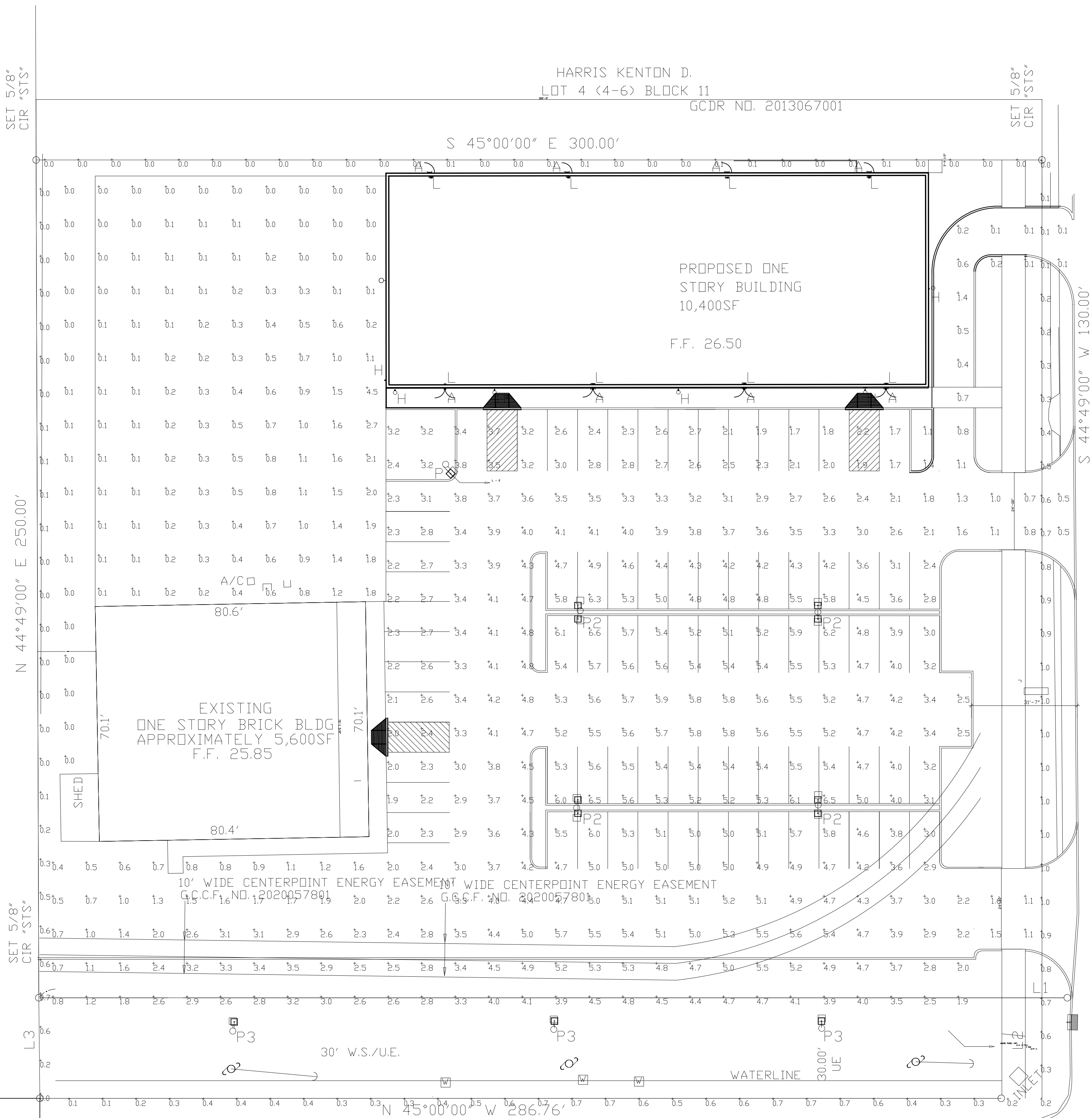
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ELEVATIONS

SHEET NO.:
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JOHN GANNON
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⊛ SITE PLAN - PARKING CALCULATION

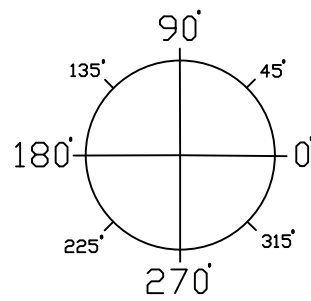
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WHISPERING PINES AVENUE
(60' PUBLIC RIGHT-OF-WAY)

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
⊞	8	A	SINGLE	108	1.3	0.910	Surelites GU2-LED-FINISH
⊞	6	H	SINGLE	1946	20.83	0.910	Brownlee 7177-34-FINISH-H21-40K-X
⊞	8	L	SINGLE	108	1.3	0.910	Surelites LPX-X-X-X
⊞	1	P	SINGLE	16281	112	0.925	Lumark PRV-PA2A-740-U-5W0-FINISH
⊞	4	P2	BACK-BACK	16281	112	0.925	Lumark PRV-PA2A-740-U-5W0-FINISH
⊞	3	P3	SINGLE	15749	112	0.925	Lumark PRV-PA2A-740-U-F3-FINISH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Non-Paved - Ground Lvl	Illuminance	Fc	0.41	4.5	0.0	N.A.	N.A.
Paved Parking - Ground Lvl	Illuminance	Fc	3.53	6.6	0.1	35.30	66.00
Property Line - Ground Lvl	Illuminance	Fc	0.31	1.0	0.0	N.A.	N.A.

Luminaire Location Summary	
Label	Mounting HT
A	8.5
H	5.5
L	8.5
P	22
P2	22
P3	22



PROJECT
FRIENDSWOOD SHOPPING CENTER
ONE STORY
106 WHISPERING PINES AVENUE
FRIENDSWOOD, TX 77456

REVISIONS

No.	DATE	DESCRIPTION
0	12/24/19	PERMIT
1	05/24/20	CITY COMMENTS
2	07/23/20	CITY COMMENTS
3	10/07/20	CITY COMMENTS
4	12/28/20	CITY COMMENTS
5	01/15/21	CITY COMMENTS
6		
7		
8		



DATE: 05/24/2020
C.ENG. FILE #: 19- 301
DETAILED BY: L.E.
DESIGNED BY: A.A.
CHECKED BY: A.A.
APPROVED BY: A.A.
SCALE: AS NOTED

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NO.:
E1.1

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FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 11, 2021

Subject: Consideration and possible action regarding a recommendation to City Council regarding a request for a zone classification change located along FM 2351 and Beamer Road, consisting of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres as more fully described in the backup materials.

Action: Significant

SUMMARY / ORIGINATING CAUSE

The proposed Planned Unit Development (Panhandle PUD) would be the development guidelines for 159+ acres for the tracts identified that are located along FM 2351 and Beamer Road. This application is conceptual in nature meaning that development of each site will be subject to site plan approvals on an individual basis in the future.

The PUD includes its own regulation matrix, permitted use table and parking regulations in addition to screening, landscaping and setback requirements. Elevations for most of the buildings planned for PH-2 are included as Exhibit E. No building elevations were received for structures in PH-1 or PH-3.

Exhibit "B" in the PUD is pulled from the "Updated Panhandle Drainage Report - September 2019" (report is included in attachments). As explained in the Rezoning Report, the City of Friendswood Master Drainage Plan was used as a basis for this study, but this study was not approved or adopted by the City.

A comparison of the the PUD proposals and the current City ordinances is provided in the backup materials - "Panhandle PUD and City Ordinance Comparison."

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Development of the panhandle area would be a benefit to the community and contribute to the City's commercial tax base.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Panhandle PUD Ownership Info and Applications
2. Panhandle PUD Maps
3. Panhandle PUD Proposed Final (clean copy)
4. Updated Panhandle Drainage Report_Sep2019
5. Rezoning Report Panhandle PUD
6. Panhandle PUD and City Ordinance Comparison

Panhandle PUD
Coastal Bend Property Development

Tract	Acreage	Ownership	Signer	HCAD ID	HCAD Acreage	HCAD Tract Description	Deed Match:
PH-1							
A	9.5819*	Coastal Bend Property Development, LLC/LP Coastal Bend Property Development, LLC/LP	Daniel Rucker Daniel Rucker	041-011-0000-282 041-011-0000-285	11.873 2.353	TR 61D & 61E TR 61	S903461 - Exhibit A: Tract 1 (0.599 ac) & Tract 2 (185.994 ac) T369770 - Exhibit A-2: Tract II (2.353 acres)
<i>*Total acreage from Metes & Bounds is 9.5819 acres and total acreage from HCAD is 14.226 acres (incorrect). HCAD ID ending in 282 is the remainder of the Special Warranty Deed with Vendor's Lien (S903461 dated 3/9/98) after the Timber Creek Golf Club plat. HCAD ID ending in 285 is identified as Tract II of the Special Warranty Deed (T369770 dated 11/2/98).</i>							
B	5.414	Sue Bain Groves Trust Buckner International f/k/a/ Buckner Baptist Benevolences Texas Scottish Rite Hospital for Crippled Children Sue Paschall John Strike Sales, LLC Jringo Holdings, LLC Barbara (Erin) Paschall Averitt Mary Marverick Gary Emily Erin Gary Barbara Elizabeth Gary	Bank of America by Amanda Hartley Jeffrey Gentry Robert Walker Sue Paschall John Clayton Reaser Cory Krueger Barbara Paschall Averitt Mary Marverick Gary Emily Erin Gary Barbara Elizabeth Gary	041-011-0000-289 041-011-0000-290 041-011-0000-291 041-011-0000-292 041-011-0000-293 041-011-0000-294 041-011-0000-295 041-011-0000-296 041-011-0000-297	5.414	TR 61F	N/A
PH-2							
A	9.5455	Coastal Bend Property Development, LLC/LP	Daniel Rucker	041-011-0000-155	9.5455	TR 63A	20150158418 (9.5455 ac)
B	15.0371**	Coastal Bend Property Development, LLC/LP Coastal Bend Property Development, LLC/LP	Daniel Rucker Daniel Rucker	133-507-0000-001 041-011-0000-035	4.909 9.924	RES A BSR NO 1 TRS 63B & 63C	20150084708 - Tract 2 (5.450 ac) 20150084708 - Tract 1 (16.592 ac minus 5.450 ac = 11.142 ac) & Tract 3 (0.0918 ac) 2020289010 (0.1119 ac)
<i>**Total acreage from Metes & Bounds is 15.0264 acres and total acreage from HCAD is 14.833 acres (incorrect). The total acreage from the deeds is 16.7957 ac. When you subtract out the acreage from Industry Park Friendswood, it results in the 15.0371 acres.</i>							
C1	0.898	E Squared Properties LLC	Tommy Echols	150-269-0010-001	0.898	RES A BLK 1	2019289222
C2	1.1647	Clay Hockley Business Park LLC	Jeffrey Robinson	150-269-0010-002	1.1647	RES B BLK 1	2019273229
C3	1.281	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-003	1.281	RES C BLK 1	See Industry Park Friendswood Plat
	1.2415	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-004	1.2415	RES D BLK 1	
	1.6745	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-005	1.6745	RES E BLK 1	
	0.8554	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-006	0.8554	RES F BLK 1	
	0.8725	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-007	0.8725	RES G BLK 1	
	0.5406	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-008	0.5406	RES H BLK 1	
	1.218	Coastal Bend Property Development, LLC/LP	Daniel Rucker	150-269-0010-009	1.218	RES I BLK 1	
	9.7462	Total Plat Acreage					
PH-3							
A	110.4782	Coastal Bend Land Investments, LP	Daniel Rucker	041-011-0000-001	114.1894	TRS 64E-1 65A 65B 65C 65D & 65E	X793547 (118.13 ac minus 3.197 ac HCFCJ Judgement minus FM 2351 ROW & Beamer Road ROW)
	159.8029						

PH-1

14.9959 acres

Bucker Tract – 5.414 acres

Coastal Bend Tract – 9.5819 acres

Metes and Bounds Description (combining tracts 2 and 3) 9.5819 acres

Deed S903461 – original deed for Tract 3 (7.2289 acres out of 185.994 acres)

Deed T369770 – deed for Tract 2 (2.3530 acres)



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Buckner International f/k/a Buckner Baptist Phone: 214-978-3334
Benevolences

Owner's Mailing Address: 700 N. Pearl St. Suite 1200

City: Dallas State: TX Zip: 75201 Fax: _____

Owner's Email Address: mark.carey@highgroundadvisors.org

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Jeffrey K. Murky CFO Date: 02/01/2021

Agent's Signature: [Signature] Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Texas Scottish Rite Hospital for Crippled Children Phone: 214-559-7638

Owner's Mailing Address: 2222 Welborn

City: Dallas State: TX Zip: 75219 Fax: _____

Owner's Email Address: mason.justiss@tsrh.org

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 2-2-21

Robert L. Walker, President/CEO

Agent's Signature: [Signature] Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____☐ Specific Use Permit Option 1☐ Planned Unit Development Option 1☐ Specific Use Permit Option 2☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acresPlatted Land – Plan Name: _____ Lot: _____ Block: _____Unplatted Land – Attach a certified metes and bounds descriptionOWNER NAME: Plan Name: America, N.A., in its representative capacity and not in its corporate capacity, as for the benefit of Sue Paschall John; and 2. Trustee of the Sue Bain Groves Trust for the Benefit of Barbara Erin Paschall (who is also known as Barbara Paschall Averitt). Phone: 214-209-1318Owner's Mailing Address: 901 Main Ste, 16th Floor (TX1-492-16-10)City: Dallas State: TX Zip: 75202 Fax: _____Owner's Email Address: amanada.hartley@bofa.com **Vice President**AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268Agent's Mailing Address: 4558 FM 2351City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832Agent's Email Address: drucker@cbpd.net (Vice President)

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Amanda Hartley Date: 1/28/2021Agent's Signature: [Signature] Date: 1/28/21

Received By: _____
 Date of Public Hearing: _____
 Property Owner Notices: _____

Application Number: _____
 Received Date: _____
 Newspaper Notice: _____
 Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: SUE PASCHALL JOHN Phone: 214-526-0007

Owner's Mailing Address: 25 Highland Park Village, Suite 100-555

City: Dallas State: TX Zip: 75205 Fax: N/A

Owner's Email Address: sue@johndfw.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: *Sue Paschall John* Date: 1/29/2021

Agent's Signature: *Dan Rucker* Date: 1-29-21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



City of Friendswood – Community Development

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Friendswood, TX 77546
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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Emily Erin Gary Phone: 214-676-3921

Owner's Mailing Address: 4545 Lorraine Ave.

City: Dallas State: TX Zip: 75205 Fax: N/A

Owner's Email Address: eeg75205@gmail.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: *Emily Erin Gary* Date: 1/29/2021

Agent's Signature: *Dan Rucker* Date: 2/2/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



City of Friendswood – Community Development

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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Mary Maverick Gary Phone: 352-816-3443

Owner's Mailing Address: 5530 NW 96th Lane

City: Ocala State: FL Zip: 34482 Fax: N/A

Owner's Email Address: mary@artisancattle.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Mary Maverick Gary Date: 1/29/2021

Agent's Signature: Dan Rucker Date: 2/2/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Barbara Paschall Averitt Phone: 214 208-8206

Owner's Mailing Address: 6918 Lupton

City: Dallas State: TX Zip: 75225 Fax: _____

Owner's Email Address: feteset@swbell.net

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Barbara Averitt Date: 2/2/2021

Agent's Signature: [Signature] Date: 2-3-21

Received By: _____

Date of Public Hearing: _____

Property Owner Notices: _____

Application Number: _____

Received Date: _____

Newspaper Notice: _____

Sign on Property: _____



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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Barbara Elizabeth Gary Phone: 214-543-4550

Owner's Mailing Address: 5739 Northmoor Drive

City: Dallas State: TX Zip: 75230 Fax: _____

Owner's Email Address: barbaragary7@aol.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Barbara Gary Date: 1/28/2021

Agent's Signature: Dan Rucker Date: 1/28/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Clayton Reaser Phone: 210-290-9624

Owner's Mailing Address: 8700 Crownhill Blvd, Ste 407

City: San Antonio State: TX Zip: 78209 Fax: _____

Owner's Email Address: clayton@eagleforddisposal.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

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The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: _____ Date: 1/28/2021

Agent's Signature: _____ Date: 1/28/21

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



City of Friendswood – Community Development

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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

- ☐ Land Use Change to Zone: _____ ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☒ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A-1 metes and bounds of 5.414 acres

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Cory Krueger Phone: 713-850-9700

Owner's Mailing Address: 6601 Brompton Road

City: Houston State: TX Zip: 77005 Fax: _____

Owner's Email Address: ck@hktexslaw.com

AGENT'S NAME : Dan Rucker, Coast Bend Development, LP Phone: 281-648-1268

Agent's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Agent's Email Address: drucker@cbpd.net

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Cory Krueger Date: 1/28/2021

Agent's Signature: Dan Rucker Date: 1/28/21

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In Witness Whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Authorized Countersignature

Stewart Title Company
16055 Space Center Blvd, Suite 170
Houston, TX 77062



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing,. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1094508	Effective Date: January 24, 2021 at 8:00AM
CLOSER: Rhonda Trail Wood	Issued: February 1, 2021 9:04AM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$1,500,000.00
PROPOSED INSURED: Commerce Equities LLC
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower: Commerce Equities LLC
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER:
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

FEE SIMPLE

3. Record title to the land on the Effective Date appears to be vested in:

BUCKNER INTERNATIONAL, formerly known as BUCKNER BAPTIST BENEVOLENCES (as to a 1/4th interest)

TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN (as to a 1/4th interest)

BANK OF AMERICA, N.A., as successor in interest to Republic National Bank of Dallas, as Trustee, under the terms, trusts and conditions established by the Trust Agreement executed by Sue Bain Groves as Settlor dated 1975 (as to a 1/4th interest)

SUE PASCHALL JOHN (as to a 1/24th interest)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EMILY ERIN GARY (as to a 1/24th interest)

MARY MAVERICK GARY, also known as MARY GARY MOHR (as to a 1/24th interest)

BARBARA ERIN PASCHALL, also known as BARBARA PASCHALL AVERITT (as to a 1/24th interest)

BARBARA ELIZABETH GARY (as to a 1/24th interest)

STRIKE SALES, LLC (as to a 75.00% interest in a 1/24th interest)

JRINGO HOLDINGS, LLC (as to a 25.00% interest in a 1/24th interest)

4. Legal description of land:

See Exhibit "A" Attached Hereto

**COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1094508

A METES AND BOUNDS description of a certain 5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 5.414 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Corps of Engineers Monumentation located adjacent to Clear Creek:

BEGINNING at a 5/8-inch iron rod found marking the most southerly corner of a called 2.353 acre tract conveyed to Coastal Bend Property Development, L.C.C. by Special Warranty Deed as recorded in Clerk's File No. T369770 of the Harris County Official Public Records of Real Property and being in the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, in a southwest direction, along the arc of a curve to the right having a radius of 1850.08 feet, a central angle of 06°30'36", an arc length of 210.21 feet and a chord bearing South 55°14'41" West, 210.10 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 58°22'11" West, 590.21 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most southerly southeasterly corner of a called 73.1636 acre tract conveyed to Harris County by Special Warranty Deed as recorded in Clerk's File No. G294858 of the Harris County Official Public Records of Real Property;

THENCE, North 41°21'28" West, 199.50 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking an interior corner of said 73.1636 acre tract;

THENCE, North 42°18'57" East, 749.90 feet along the southeasterly line of said 73.1636 acre tract to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most westerly corner of aforementioned 2.353 acre tract;

THENCE, South 47°41'45" East, 408.51 feet along the southwesterly line of said 2.353 acre tract to the POINT OF BEGINNING, CONTAINING 5.414 acres of land, more or less, in Harris County, Texas.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your policy will not cover loss, costs, attorney's fees and expenses resulting from:

- ~~1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception.):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2021 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy T-2 only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance. (T-2R)

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a) Rights of parties in possession. (Owner Title Policy only)
- b) Pipeline right-of-way easement in favor of Humble Oil & Refining Company as set forth in instrument recorded in [Volume 1059, Page 612](#) of the Deed Records of Harris County, Texas.
- c) An easement granted to Houston Lighting and Power Company, the location of which is reflected by instrument recorded at Clerk's File No. [C549677 in Volume 6870, Page 256](#) of the Deed Records of Harris County, Texas.
- d) An easement Fifteen (15) feet wide, granted to the City of Friendswood, Texas, the location of which is reflected by instrument recorded under Clerk's File No. [W032010](#) of the Real Property Records of Harris County, Texas.
- e) A 1/32nd royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in [Volume 1063, Page 300](#) of the Deed Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- f) 6/24th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instruments recorded in/under Clerk's File Nos. [U119048](#), [U119049](#), [U119050](#), [U119051](#), [U119052](#) and [U119053](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- g) An undivided interest in and to all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [20110495896](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- h) An undivided interest in and to all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [20140511652](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- i) An undivided interest in and to all the interest of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instruments recorded in/under Clerk's File No. [2019012441](#) of the Official Public Records of Galveston County, Texas, and under Clerk's File No. [RP-2019-195062](#) of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- j) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- k) Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
- l) Subject to any easements, rights-of-way, roadways, encroachments, etc., which a current survey or physical inspection of the premises might disclose.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.
7. The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions. (As to BUCKNER INTERNATIONAL)
8. The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions. (As to TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN)
9. Record title to a 1/4 interest is held by BANK OF AMERICA, N.A., as successor in interest to Republic National Bank of Dallas, as Trustee, under the terms, trusts and conditions established by the Trust Agreement executed by Sue Bain Groves as Settlor dated 1975, as devisee under the Will of Sue Bain Groves, Deceased, a certified copy of which is recorded under Clerk's File No. [F106324](#) of the Real Property Records of Harris County, Texas. The applicant sellers of such interest are: Bank of America, N.A., Trustee of the Sue Bain Groves Trust for the benefit of Sue Paschall John; Bank of America, N.A., Trustee of the Sue Bain Groves Trust for the benefit of Barbara Erin

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Paschall, also known as Barbara Paschall Averitt; BOFK, N.A. (dba Bank of Texas), Trustee of the Sue Bain Groves Trust for the benefit of the descendants of Charles E. Paschall, Jr., Deceased. Prior to closing of the present transaction, we must be furnished with executed copies of the referenced Trust Agreements, and any amendments thereto, together with any other necessary documentation supporting the apparent succession of such interest into the applicant sellers, and fully authorizing the Trustees to complete the proposed transaction.

10. The Company requires for its review, copies of:

- 1) The Certificate of Formation and any amendments thereto,
- 2) Operating Agreement and any amendments thereto,
- 3) Evidence acceptable to closer of existence/good standing and
- 4) Satisfactory evidence of authority of the officers, managers or members to execute the documents.

(As to STRIKE SALES, LLC)

11. The Company requires for its review, copies of:

- 1) The Certificate of Formation and any amendments thereto,
- 2) Operating Agreement and any amendments thereto,
- 3) Evidence acceptable to closer of existence/good standing and
- 4) Satisfactory evidence of authority of the officers, managers or members to execute the documents.

(As to JRINGO HOLDINGS, LLC)

12. The deed recorded under Clerk's File No. [RP-2019-95486](#) of the Real Property Records of Harris County, Texas, appears to contain a typographical error in regards to the interest acquired by JRINGO HOLDINGS, LLC, wherein it states "Fifteen percent (25.00%) of the interest herein conveyed". It would appear that it should state "Twenty Five percent (25.00%) of the interest herein conveyed". Additionally, said deed does not contain a proper metes and bounds description of the subject property. Require recordation of appropriate correction documentation containing the correct metes and bounds description of subject property and the correct interest intended to be conveyed by said deed. Upon review of same, additional exceptions and/or requirements may be made.

13. FOR INFORMATION ONLY: The vesting on Schedule A is by virtue of Deeds recorded under Clerk's File No. [T694882](#), [U119048](#), [U119049](#), [U119050](#), [U119051](#), [U119053](#) and [RP-2019-95486](#) of the Real Property Records of Harris County, Texas, and the probated will of Sue Bain Groves, Deceased filed under Clerk's File Nos. [F106324](#) and [G294861](#) of the Real Property Records of Harris County, Texas, and as evidenced by instrument recorded under Clerk's File No. [20070519343](#) of the Real Property Records of Harris County, Texas.

COMMITMENT FOR TITLE INSURANCE SCHEDULE D

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 1094508

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2018:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, John L. Killea, Steven M. Lessack, Tara S. Smith, Brian K. Glaze, Pamela B. O'Brien and Mary P. Thomas.

A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Steven M. Lessack, Group President; Tara S. Smith, Group President-Agency Services; John L. Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President – Associate General Counsel and Senior Underwriting Counsel; James L. Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel-Southwestern, Senior Underwriting Counsel.

As to Stewart Title Company (Title Insurance Agent), the following disclosures are made:

B-1 Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows:

Stewart Title Guaranty Company – 100%

B-2 Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:

Stewart Information Services Corporation - 100%

B-3 If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

Matthew W. Morris, David C. Hisey, John L. Killea

B-4 If Title Insurance Agent is a corporation, the following is a list of its officers:

Matthew W. Morris, Chairman, Chief Executive Officer and President, David C. Hisey, Chief Financial Officer, Assistant Secretary-Treasurer, John L. Killea, General Counsel, Denise Carraux, Secretary & Assistant Treasurer, and Ken Anderson, Jr., Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$7,740.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	
Total	\$7,740.00

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$ (or %)		
\$ (or %)		
\$ (or %)		

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

Stewart Title Guaranty Company Privacy Notice

Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

STATE OF TEXAS

EXHIBIT "A-2"

COUNTY OF HARRIS

A METES AND BOUNDS description of a certain 5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 5.414 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Corps of Engineers Monumentation located adjacent to Clear Creek;

BEGINNING at a 5/8-inch iron rod found marking the most southerly corner of a called 2.353 acre tract conveyed to Coastal Bend Property Development, L.C.C. by Special Warranty Deed as recorded in Clerk's File No. T369770 of the Harris County Official Public Records of Real Property and being in the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, In a southwest direction, along the arc of a curve to the right having a radius of 1850.08 feet, a central angle of 06°30'36", an arc length of 210.21 feet and a chord bearing South 55°14'41" West, 210.10 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 58°22'11" East, 590.21 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most southerly southeasterly corner of a called 73.1636 acre tract conveyed to Harris County by Special Warranty Deed as recorded in Clerk's File No. G294858 of the Harris County Official Public Records of Real Property;

THENCE, North 41°21'28" West, 199.50 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking an interior corner of said 73.1636 acre tract;

THENCE, North 42°18'57" East, 749.90 feet along the southeasterly line of said 73.1636 acre tract to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most westerly corner of aforementioned 2.353 acre tract;

THENCE, South 47°41'45" East, 408.51 feet along the southwesterly line of said 2.353 acre tract to the POINT OF BEGINNING, CONTAINING 5.414 acres of land in Harris County, Texas.

Subject to the General Notes shown:

To: Texas American Title Company, and Buckner Baptist Benevolences and Texas Scottish Hospital for Children:

We, Cotton Surveying Company, acting by and through Carlos P. Cotton, Registered Professional Land Surveyor, hereby certify that the drawing shown hereon is a true and correct representation of a survey made on the ground, under my supervision of a 5.414 acre tract out of the Perry & Austin League, Abstract No. 55, Harris County, Texas.

Surveyed: January 29, 1999

Carlos P. Cotton
Registered Professional Land Surveyor
No. 1902



LAND TITLE SURVEY
OF
5.414 ACRES
BEING A PORTION OF
LOT 61
HOIDALE & COFFMAN SUBDIVISION
VOLUME 215 PAGE 394



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

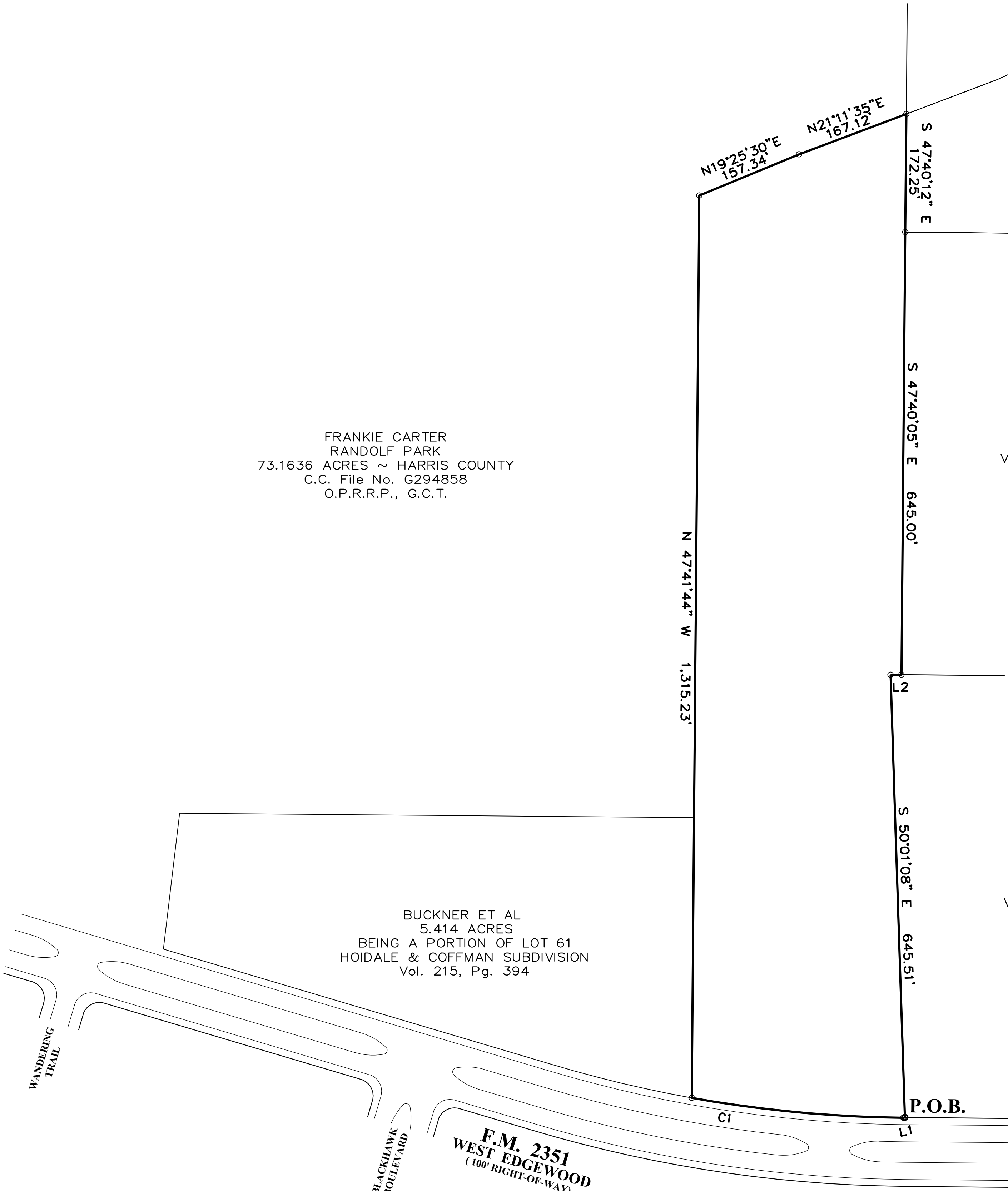
Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

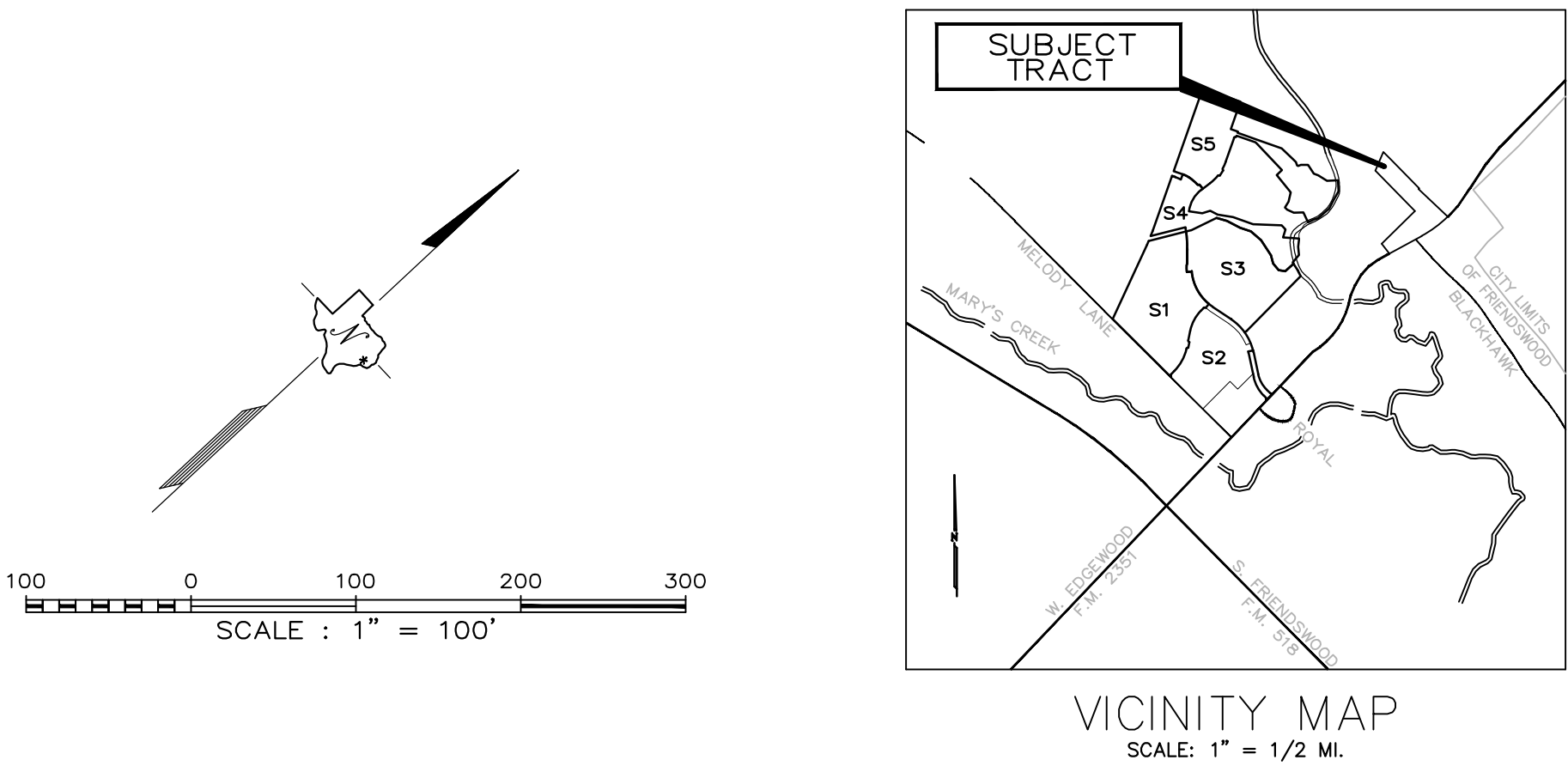
Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1850.08	16°06'54"	520.35	261.90	S 50°26'33" W	518.64

LINE	DISTANCE	BEARING
L1	2.19'	S 31°43'10" W
L2	15.84'	S 41°07'42" W



NOTE:
LOCATION OF EXISTING MEDIAN OPENINGS
ARE APPROXIMATE AND ARE SHOWN FOR
INFORMATION PURPOSES ONLY.



METES AND BOUNDS
9.5819 ACRE TRACT
J.E. PERRY AND E.M. AUSTIN LEAGUE
ABSTRACT NO. 55, HARRIS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 9.5819 ACRES (417,388 SQUARE FEET) MORE OR LESS OUT OF LOT 61 IN THE HOIDALE AND COFFMAN SUBDIVISION RECORDED IN VOLUME 3 PAGE 6 OF THE HARRIS COUNTY MAP RECORDS AND VOLUME 215 PAGE 394 OF THE GALVESTON COUNTY MAP RECORDS IN THE J.E. PERRY AND E.M. AUSTIN LEAGUE, ABSTRACT NO. 55 HARRIS COUNTY TEXAS AND ABSTRACT 20, GALVESTON COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON GEODETIC NORTH AS DETERMINED FROM THE ARMY CORPS OF ENGINEERS MONUMENTATION LOCATED ADJACENT TO CLEAR CREEK:

COMMENCING AT A FOUND 5/8 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 62A CONVEYED TO LEO F. TREFRY AS RECORDED IN VOLUME 4171, PAGE 290 OF THE HARRIS COUNTY DEED RECORDS AND THE NORTHWESTERLY RIGHT OF WAY OF F.M HIGHWAY 2351 (100 FOOT RIGHT OF WAY), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **PLACE OF BEGINNING**:

THENCE SOUTH 31° 43' 10" WEST A DISTANCE OF 2.19 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER, BEGINNING A CURVE TO THE RIGHT;

THENCE IN A SOUTHWEST DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1850.08 FEET, A CENTRAL ANGLE OF 9° 36' 17", AN ARC LENGTH OF 310.14 FEET, AND A LONG CHORD BEARING SOUTH 47° 11' 15" WEST TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 47° 41' 44" WEST A DISTANCE OF 1,315.23 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 19° 25' 30" EAST A DISTANCE OF 157.34 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE NORTH 21° 11' 35" EAST A DISTANCE OF 167.12 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 47° 40' 12" EAST A DISTANCE OF 172.25 FEET ALONG THE COMMON LINE OF THE SOUTHWESTERLY BOUNDARY OF TIMBER CREEK GOLF CLUB TO A FOUND 5/8 INCH IRON ROD;

THENCE SOUTH 47° 40' 5" EAST A DISTANCE OF 645.00 FEET ALONG THE COMMON LINE OF THE SOUTHWESTERLY BOUNDARY OF LOT 62 CONVEYED TO ETHEL JONES TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 41° 7' 42" WEST A DISTANCE OF 15.84 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 50° 1' 8" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF THE AFOREMENTIONED LOT 62A CONVEYED TO LEO F. TREFRY A DISTANCE OF 645.51 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 9.5819 ACRES (417,388 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT
F.M. 2351 @ BLACKHAWK
9.5819 ± ACRES

APRIL, 2006
OWNER/DEVELOPER:
COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.
4558 F.M. 2351
FRIENDSWOOD, TEXAS 77546
AGENT : DAN RUCKER
PHONE : (281)648-1268

ENGINEER/SURVEYOR:
COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.
4558 F.M. 2351
FRIENDSWOOD, TEXAS 77546
ENGINEER : LANDIS KERN, P.E.
PHONE : (281)648-1268

S903461

875-97-1289

RETURN TO:

TEXAS AMERICAN TITLE CO.
307 S. FRIENDSWOOD DR. B-1
FRIENDSWOOD, TX 77546

517-37-2615

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

EFFECTIVE DATE: March 9, 1998

03/11/98 100695632 S903461

\$31.00

GRANTOR: NATIONSBANK OF TEXAS, N.A., Trustee of the John Leddy Jones Jr. Trust, the Barbara Groves Paschall Trust, the Barbara E. Paschall Trust, the Sue Paschall Trust, the Charles Paschall Jr. Trust, the Mary Gary Trust, the Emily Gary Trust and the Barbara Gary Trust

GRANTOR'S MAILING ADDRESS: P. O. Box 831500
Dallas, Dallas County, Texas 75283

GRANTEE: COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.

GRANTEE'S MAILING ADDRESS: 1100 NASA Road One, Suite 500
Houston, Harris County, Texas 77058

31
C
CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date herewith, in the principal sum of Two Hundred Forty Thousand and No/100 (\$240,000.00) Dollars, executed by Grantee, payable to the order of Sterling Bank. The note is secured by a vendor's lien and superior title hereby retained by Grantor for the benefit of Sterling Bank and by a deed of trust of even date from Grantee to J. Downey Bridgwater, Trustee, the vendor's lien and superior title being hereby transferred to Sterling Bank without recourse on Grantor.

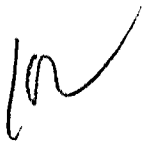
PROPERTY: The surface estate to the real property located in Harris County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights and appurtenances pertaining to such property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: All matters and items listed in Exhibit "B" attached hereto and made a part hereof.

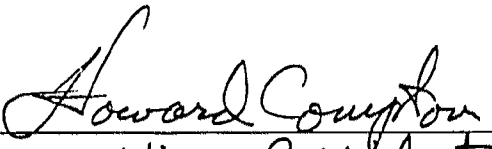
Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, to have and hold the Property to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise and except as to the Reservations From and Exceptions to Conveyance and Warranty. The vendor's lien against and superior title to the Property are retained until the hereinbefore described note is fully paid according to its terms,

at which time this deed shall become absolute. This conveyance is made by NationsBank of Texas, N.A. only in its capacity as Trustee of the hereinbefore described trusts and it is expressly agreed that it shall have no personal or corporate liability hereunder, whatsoever.

When the context requires, singular nouns and pronouns include the plural.

NATIONSBANK OF TEXAS, N.A., 
TRUSTEE

By:


Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6th day of March, 1998, by Howard Compton, Vice President of NATIONSBANK OF TEXAS, N.A., trustee, on behalf of said association in its capacity as trustee.

Corinne G. Blum

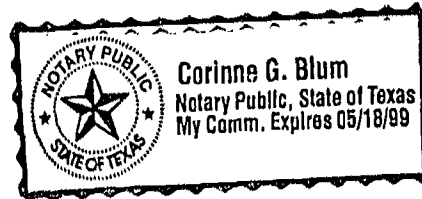
Notary Public, State of Texas

Corinne G. Blum

Notary's name printed

My Commission Expires:

5/18/99



517-37-2618

EXHIBIT "A"

517-37-2619

Tract 1

Perry & Austin League
Abstract No. 55

0.5990 Acres

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 0.5990' acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas: being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records said 0.5990 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

BEGINNING at a 5/8-inch iron rod found marking the southwest corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the north right-of-way of FM 2351 (100 feet wide);

THENCE, along the north right-of-way of said FM 2351 the following two (2) courses and distances:

1. South $31^{\circ}43'10''$ West, 2.19 feet to a Texas Highway Department Monument found for corner, beginning a curve to the right;
2. In a southwest direction along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $01^{\circ}47'39''$, an arc length of 57.93 feet, and a long chord bearing South $43^{\circ}16'54''$ West, 57.93 feet to a point for corner;

THENCE, North $50^{\circ}01'09''$ West, 434.20 feet to a point for corner;

THENCE, North $42^{\circ}18'58''$ East, 60.05 feet to a point for corner in the west line of aforementioned Lot 62A;

THENCE, South $50^{\circ}01'09''$ East, 434.78 feet along the west line of said Lot 62A to the POINT OF BEGINNING, CONTAINING 0.5990 acres of land in Harris County, Texas.

SURVEXLHM&P10599.AC

875-97-1509

517-37-2620

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 185.994 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lot 61 and all of Lots 62, 63, & 64 of the Hoidale & Coffman Subdivision as recorded in Volume 215. Page 394 of the Harris County Deed Records said 185.994 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

COMMENCING at a 5/8-inch iron rod found marking the southwest corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the north right-of-way of FM 2351 (100 feet wide);

THENCE, North 50°01'09" West, 434.78 feet along the west line of said Lot 62A to the POINT OF BEGINNING of the herein described tract;

THENCE, South 42°18'58" West, 293.18 feet to a 5/8-inch iron rod in the east line of a called 73.1636 acre tract as recorded in Clerk's File No. G294958 Harris County Official Public Records of Real Property;

THENCE, along the east line of said 73.1636 acre tract the following six (6) courses and distances:

1. North 47°41'45" West, 906.71 feet to a 5/8-inch iron rod found for corner;
2. North 19°25'30" East, 157.34 feet to a 5/8-inch iron rod found for corner;
3. North 21°11'35" East, 167.12 feet to a 5/8-inch iron rod found for corner;
4. North 21°06'59" East, 141.10 feet to a 5/8-inch iron rod found for corner;
5. North 17°35'57" East, 185.22 feet to a 5/8-inch iron rod found for corner;
6. North 47°42'47" West, 1931.77 feet to a point for corner;

THENCE, North 25°48'11" East, 248.54 feet to a point for corner;

THENCE, North 14°16'58" East, 424.76 feet to a point for corner;

THENCE, North 23°57'59" East, 309.13 feet to a point for corner;

THENCE, North 13°58'22" East, 251.67 feet to a point for corner;

517-37-2621

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

THENCE, North 82°16'07" East, 139.44 feet to a point for corner;
THENCE, South 41°17'09" East, 209.44 feet to a point for corner;
THENCE, North 42°37'33" West, 341.18 feet to a point for corner;
THENCE, North 68°33'01" East, 184.77 feet to a point for corner;
THENCE, South 07°55'23" East, 254.03 feet to a point for corner;
THENCE, South 41°36'01" East, 173.64 feet to a point for corner;
THENCE, South 05°59'54" East, 162.20 feet to a point for corner;
THENCE, South 36°58'54" East, 161.06 feet to a point for corner;
THENCE, North 38°39'51" East, 195.35 feet to a point for corner;
THENCE, North 07°07'27" West, 202.09 feet to a point for corner;
THENCE, North 33°21'47" West, 202.27 feet to a point for corner;
THENCE, North 62°44'23" East, 113.84 feet to a point for corner;
THENCE, South 72°16'37" East, 156.52 feet to a point for corner;
THENCE, North 34°11'59" East, 246.22 feet to a point for corner;
THENCE, North 03°16'10" East, 257.72 feet to a point for corner;
THENCE, North 14°12'00" East, 173.85 feet to a point for corner;
THENCE, North 06°49'39" West, 172.10 feet to a point for corner;
THENCE, North 38°21'53" East, 254.81 feet to a point for corner;
THENCE, North 71°42'44" East, 97.32 feet to a point for corner;
THENCE, North 27°53'20" East, 147.20 feet to a point for corner;
THENCE, North 49°24'54" East, 98.79 feet to a point for corner;
THENCE, North 57°41'24" East, 174.38 feet to a point for corner;
THENCE, South 48°34'25" East, 2,230.62 feet to a 1/2-inch iron pipe found for corner;

517-37-2622

Tract 2
185.994 Acres

Perry & Austin League
Abstract No. 55

THENCE, South 42°23'45" West, 1,099.34 feet to a 1/2-inch iron rod found for corner;

THENCE, South 42°20'36" West, 659.98 feet to a 3/8-inch iron rod found for corner;

THENCE, South 42°13'02" West, 646.03 feet to a 5/8-inch iron rod found for corner;

THENCE, South 42°22'43" West, 1,333.83 feet to a 5/8-inch iron rod found for corner from which a found 5/8-inch iron rod bears North 52° East, 14.1 feet;

THENCE, South 47°40'05" East, 645.00 feet to a 5/8-inch iron rod found for corner;

THENCE, South 41°07'42" West, 15.84 feet to a 5/8-inch iron rod found for corner;

THENCE, South 50°01'09" East, 210.73 feet to the POINT OF BEGINNING, CONTAINING 185.994 acres of land in Harris County, Texas.

SURVAILHM&B160598

EXHIBIT "B"

1. Vendor's lien and superior title retained herein.

2. In accordance with the contract pursuant to which this Deed is delivered, Grantee has covenanted and agreed on behalf of itself and its successor owners and assigns of the Property not to in any manner whatsoever sue Grantor and/or Grantor's officers, agents, employees, attorneys, directors, beneficiaries, shareholders, affiliates and related entities and their heirs, legal representatives, successors and assigns ("Seller's Release Parties") for or with respect to, and by the acceptance of this Deed Grantee hereby fully releases Seller's Release Parties from, any and all costs, expenses, claims, demands, damages, actions, causes of action, or liabilities, which (i) Grantee and its successors and assigns may now have or in the future may have against the Seller's Release Parties with respect to Hazardous Material Laws (as hereinafter defined) as applied to the Property or (ii) may be incurred by or asserted against Grantee, its successor owners and assigns directly or indirectly resulting from the presence during or prior to the term of Grantee's ownership of the Property of Hazardous Materials on the Property. For the purposes of this paragraph, the term "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder. All or part of the Property may be deemed a "wetland" by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency under and pursuant to their respective

authorities as defined in Section 404 of the federal Clean Water Act, .33 U.S.C.A. §1251 et seq., (herein Section 404), and the various memoranda, agreements, guidelines, and regulations issued thereunder and/or the Property may be a habitat for threatened or endangered species as defined by the Texas Parks and Wildlife Department, the U.S. Fish and Wildlife Service (herein Wildlife Regulations) and the various memoranda, agreements, guidelines, and regulations issued thereunder; and Grantor makes no representation or warranty to Grantee as to the applicability of Section 404 or Wildlife Regulations to the Property, if any, nor the suitability of the Property for any use if deemed a wetland or wildlife habitat, either in whole or in part, and thereby subject to Section 404 or Wildlife Regulations, and Grantee, on behalf of itself and its successor owners and assigns, by acceptance of this Deed, accepts the Property subject to whatever rights, limitations, obligations or liabilities may be involved therein. The covenants set forth in this paragraph shall run with the title to the Property.

3. This Deed conveys the surface estate only, Grantor hereby reserving for Grantor and Grantor's successors and assigns, all of its right, title and interest in and to the oil, gas, and other minerals that are in and under the property and that may be produced from it and the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If such reserved interest is subject to one or more existing oil, gas, or mineral leases, Grantor is entitled to receive all the royalties and other benefits that are associated with the reserved interest and payable under said leases.

(A) A 1/32ND ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT DATED JULY 19, 1937 RECORDED IN VOLUME 1063, PAGE 300, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(B) 1/16TH OF ALL OIL, GAS, AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HEREFROM AS SET FORTH IN INSTRUMENT DATED FEBRUARY 15, 1938 RECORDED IN VOLUME 1083, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) MINERAL LEASE DATED FEBRUARY 16, 1956 EXECUTED BY FIRST NATIONAL BANK IN HOUSTON, GUARDIAN OF THE ESTATE OF URIEL HAWK JONES, LESSOR, TO HUMBLE OIL & REFINING COMPANY, LESSEE, RECORDED IN VOLUME 934, PAGE 59, OF THE CONTRACT RECORDS OF HARRIS COUNTY, TEXAS.

(D) UNIT AGREEMENT, WEBSTER FIELD UNIT DATED DECEMBER 1, 1971 FILED FOR RECORD ON AUGUST 31, 1973 UNDER CLERK'S FILE NO. D963691 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

4. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping of improvements.

5. Standby fees, taxes and assessments by any taxing authority for the year 1998 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

6.

(A) RIGHTS OF PARTIES IN POSSESSION.

(B) UNLOCATED AND UNDEFINED PIPELINE RIGHT-OF-WAY GRANTED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1059, PAGE 612 AND IN VOLUME 1302, PAGE 223 BOTH OF THE DEED RECORDS, AS PARTIALLY RELEASED BY INSTRUMENT DATED SEPTEMBER 6, 1979 FILED FOR RECORD ON OCTOBER 24, 1979 UNDER CLERK'S FILE NO. G294859 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

(C) AN EASEMENT NINETY (90) FEET WIDE ALONG THE MOST NORTHERLY NORTHWEST PROPERTY LINE, ALONG TURKEY CREEK, GRANTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY INSTRUMENT DATED JULY 3, 1950 RECORDED IN VOLUME 2190, PAGE 507, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(D) PIPELINE RIGHT-OF-WAY FIFTY (50) FEET WIDE GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION BY INSTRUMENT DATED JUNE 2, 1956, RECORDED IN VOLUME 3192, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND RECORDED IN VOLUME 3232, PAGE 488, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(E) EASEMENTS FOR TWO OIL AND OTHER LIQUID TRAPS GRANTED TO HUMBLE OIL & REFINING COMPANY BY INSTRUMENT DATED FEBRUARY 21, 1971 RECORDED IN VOLUME 8522, PAGE 15, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(F) ANY PORTION OF PROPERTY THAT LIES WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY OR USED IN CONNECTION THEREWITH.

(G) ANY PORTION OF PROPERTY THAT LIES WITHIN CLEAR CREEK AND TURKEY CREEK OR USED IN CONNECTION THEREWITH.

(H) ANY RIGHT, TITLE, INTEREST OR CLAIM OF ANY CHARACTER HAD OR ASSERTED BY THE STATE OF TEXAS OR BY ANY GOVERNMENT OR GOVERNMENTAL AUTHORITY, OR BY THE PUBLIC GENERALLY IN OR TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH MAY LIE WITHIN THE BED OR BETWEEN THE CUT BANKS OF CLEAR CREEK.

(I) ANY RIGHT, TITLE, INTEREST OR CLAIM OF ANY CHARACTER HAD OR ASSERTED BY THE STATE OF TEXAS OR BY ANY GOVERNMENT OR GOVERNMENTAL AUTHORITY, OR BY THE PUBLIC GENERALLY IN OR TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH MAY LIE WITHIN THE BED OR BETWEEN THE CUT BANKS OF TURKEY CREEK.

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST GRAPHIC REPRODUCTION BECAUSE OF THE SIZE, POSITION OR PHOTOGRAPHY OF THE INSTRUMENT, ETC.

FILED

98 MAR 11 PM 2:42

Beulah B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

MAR 11 1998



Beulah B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

T369770

RETURN TO:

875-98-1329
TEXAS AMERICAN TITLE CO.
307 S. FRIENDSWOOD DR. SW
FRIENDSWOOD, TX 77546

522-12-0994

SPECIAL WARRANTY DEED

11/05/98 200790209 T369770

\$31.00

EFFECTIVE DATE: November 2, 1998

GRANTOR: NATIONSBANK, N.A., Trustee of the John Leddy Jones Jr. Trust, the Barbara Groves Paschall Trust, the Barbara E. Paschall Trust, the Sue Paschall Trust, the Charles Paschall Jr. Trust, the Mary Gary Trust, the Emily Gary Trust and the Barbara Gary Trust

GRANTOR'S MAILING ADDRESS: P. O. Box 831500
Dallas, Dallas County, Texas 75283

GRANTEE: COASTAL BEND PROPERTY DEVELOPMENT, L.L.C.

GRANTEE'S MAILING ADDRESS: 1100 NASA Road One, Suite 500
Houston, Harris County, Texas 77058

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

PROPERTY: The surface estate to the real property located in Harris County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights and appurtenances pertaining to such property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: All matters and items listed in Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, to have and hold the Property to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise and except as to the Reservations From and Exceptions to Conveyance and Warranty. This conveyance is made by NationsBank, N.A. only in its capacity as Trustee of the hereinbefore described trusts and it is expressly agreed that it shall have no personal or corporate liability hereunder, whatsoever.

When the context requires, singular nouns and pronouns include the plural.

NATIONSBANK, N.A., TRUSTEE *19*

By: *Howard Compton*
Vice President
 Howard Compton, U.P.

STATE OF TEXAS §
 COUNTY OF DALLAS §

October This instrument was acknowledged before me on the *30th* day of *October*, 1998, by Howard Compton, Vice President of NATIONSBANK, N.A., trustee, on behalf of said association in its capacity as trustee.

Corinne G. Blum
 Notary Public, State of Texas

Corinne G. Blum
 Notary's name printed

My Commission Expires:

May 18, 1999

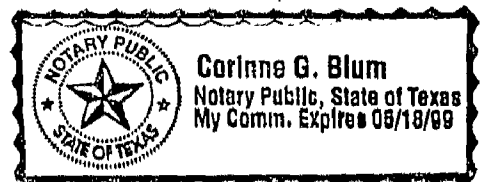


EXHIBIT "A"**TRACT I:**

A 127.9 acre tract of land, more or less, out of the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lots 68 and 69 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Deed Records of Harris County, Texas, being more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof. D

TRACT II:

A 2.35 acre tract of land, more or less, out of that 7.767 acre tract of land, more or less, out of the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lot 61 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Deed Records of Harris County, Texas, said 2.35 acre tract being more particularly described by metes and bounds on Exhibit "A-2" attached hereto and made a part hereof.

EXHIBIT "A-1"

522-12-0997

127.880 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 127.880 acre tract located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of Lots 68 and 69 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; Said 127.880 acre tract being more particularly described as follows with all bearings being based on Geodetic north as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek:

BEGINNING at a found 5/8-inch iron rod in the west right-of-way of Beamer Road (60 foot right-of-way) and being the southeast corner of a called 20 acre tract as recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, South 48°27'09" East, 897.43 feet along the west right-of-way of said Beamer Road to a point for corner in the centerline of Turkey Creek;

THENCE, along Turkey Creek the following fifteen (15) courses;

1. South 58°42'17" West, 153.37 feet to a point for corner;
2. South 16°37'23" East, 74.87 feet to a point for corner;
3. South 72°00'44" West, 125.80 feet to a point for corner;
4. South 58°22'41" West, 149.69 feet to a point for corner;
5. South 30°29'50" West, 243.02 feet to a point for corner;
6. South 65°39'02" West, 112.09 feet to a point for corner;
7. South 24°39'28" East, 67.60 feet to a point for corner;
8. South 77°54'41" West, 134.05 feet to a point for corner;
9. South 02°18'34" West, 181.09 feet to a point for corner;
10. South 52°13'32" West, 479.63 feet to a point for corner;
11. South 57°41'24" West, 174.38 feet to a point for corner;
12. South 49°24'54" West, 98.79 feet to a point for corner;
13. South 27°53'20" West, 147.20 feet to a point for corner;

127.880 Acres

Perry & Austin League
Abstract No. 55

14. South 71°42'44" West, 97.32 feet to a point for corner;
15. South 38°21'53" West, 254.81 feet to a point for corner in the centerline of Clear Creek;

THENCE, along the centerline of said Clear Creek the following nineteen (19) courses and distances:

1. North 21°39'40" West, 162.05 feet to a point for corner;
2. North 83°48'25" West, 169.80 feet to a point for corner;
3. South 55°44'18" West, 363.21 feet to a point for corner;
4. North 63°42'48" West, 156.47 feet to a point for corner;
5. North 17°28'41" West, 186.12 feet to a point for corner;
6. North 85°15'18" West, 238.66 feet to a point for corner;
7. South 78°51'56" West, 248.20 feet to a point for corner;
8. South 46°43'43" East, 354.86 feet to a point for corner;
9. South 29°22'53" East, 205.08 feet to a point for corner;
10. South 34°27'40" West, 92.67 feet to a point for corner;
11. North 84°50'53" West, 162.93 feet to a point for corner;
12. South 41°57'13" West, 232.09 feet to a point for corner;
13. South 86°59'07" West, 197.48 feet to a point for corner;
14. North 24°24'35" West, 260.58 feet to a point for corner;
15. South 61°15'51" West, 199.93 feet to a point for corner;
16. North 80°38'39" West, 148.80 feet to a point for corner;
17. North 05°23'50" East, 307.49 feet to a point for corner;
18. North 28°20'10" West, 208.99 feet to a point for corner;

522-12-0999

127.880 Acres

Perry & Austin League
Abstract No. 55

19. North $61^{\circ}09'18''$ West, 128.61 feet to a point marking the most westerly northwest corner of aforementioned Lot 68 common with the northeast corner of Lot 55, the southeast corner of Lot 56, and the southerly southwest corner of Lot 66 of the aforementioned Hoidale & Coffman Subdivision;

THENCE, North $41^{\circ}43'12''$ East, 826.44 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") at the southeast corner of said Lot 66 and an interior corner of the herein described tract;

THENCE, North $48^{\circ}16'48''$ West, 419.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the northwest corner of the herein described tract and the southwest corner of Lot 67 of said Hoidale & Coffman Subdivision;

THENCE, North $41^{\circ}43'12''$ East, passing at a distance of 1320.00 feet a found 5/8-inch iron rod marking the southeast corner of Lot 67 and the southwest corner of Lot 70 both of said Hoidale & Coffman Subdivision, continuing for a total distance of 1983.32 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the southeast corner of Lot 70 and the southwest corner of Lot 72 both of said Hoidale & Coffman Subdivision, and the northwest corner of a called 20 acre tract conveyed to J.B. Merry as recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, South $48^{\circ}26'52''$ East, 1319.77 feet to a found 5/8-inch iron rod marking the southwest corner of said 20 acre tract;

THENCE, North $42^{\circ}02'43''$ East, 630.35 feet along the south line of said 20 acre tract to the **POINT OF BEGINNING, CONTAINING 127.880 acres SAVE AND EXCEPT** the following described 8.174 acre tract containing all of that certain 5.6144 acre tract described in instrument to Humble Pipeline Company recorded in Volume 1057, Page 669 of the Harris County Deed Records, and that certain 2.52 acre tract described in instrument to Humble Oil and Refining Company recorded in Volume 8522, Page 20 of the Harris County Deed Records;

COMMENCING at a 5/8-inch iron rod found marking the southernmost corner of that certain 20 acre tract described in instrument from E. Hoidale to J.B. Merry recorded in Volume 278, Page 414 of the Harris County Deed Records;

THENCE, North $42^{\circ}02'43''$ East, 115.74 feet along the southeasterly line of said 20 acre tract to a point;

THENCE, South $47^{\circ}56'51''$ East, 38.86 feet to a 5/8-inch iron rod found marking the northernmost corner of said 5.6144 acre tract for the **POINT OF BEGINNING** of the herein described **SAVE AND EXCEPT** tract;

THENCE, South $47^{\circ}56'51''$ East, 700.00 feet to a 2-inch iron pipe found for corner;

10/28/98 15:47 GERALD TEEL CO → 12148800011
OCT.28.1998 1:53PM JONES & CARTER

NO.128 P005/005
NO.544 P.5/6

522-12-1000

127.880 Acres

Perry & Austin League
Abstract No. 55

THENCE, South $41^{\circ}37'52''$ West, 350.04 feet to an iron rod found inside of a 2-inch iron pipe at an angle point;

THENCE, South $41^{\circ}40'30''$ West, 300.12 feet to a 5/8-inch iron rod found for corner;

THENCE, North $47^{\circ}56'51''$ West, 369.96 feet to a 5/8-inch iron rod found for corner;

THENCE, North $41^{\circ}40'30''$ East, 300.12 feet to a 5/8-inch iron rod found for corner;

THENCE, North $47^{\circ}56'51''$ West, 330.04 feet to a 5/8-inch iron rod found for corner;

THENCE, North $41^{\circ}37'52''$ East, 350.04 feet to the **POINT OF BEGINNING, CONTAINING 8.174 acres leaving a NET ACREAGE of 119.706 acres of land in Harris and Galveston Counties, Texas as shown on Drawing Number 2481 (OS) in the offices of Cotton Surveying Company, Houston, Texas.**

October 16, 1998
SURVNUMM&B1279.A23

EXHIBIT "A-2"

522-12-1001

2.353 Acres

Perry & Austin League
Abstract No. 55

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 2.353 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale & Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records; said 2.353 acres being more particularly described as follows with all bearings being based on Geodetic North as determined from the Army Core Engineers Monumentation located adjacent to Clear Creek;

COMMENCING at a 5/8-inch iron rod found marking the most southerly corner of Lot 62A conveyed to Leo F. Trefry as recorded in Volume 4171, Page 290 of the Harris County Deed Records and the northwesterly right-of-way of FM 2351 (100 feet wide);

THENCE, along the north right-of-way of said FM 2351 the following three (3) courses and distances:

1. South $31^{\circ}43'10''$ West, 2.19 feet to a Texas Highway Department Monument found for corner, beginning a curve to the right;
2. In a southwest direction along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $01^{\circ}47'39''$, an arc length of 57.93 feet, and a long chord bearing South $43^{\circ}18'54''$ West, 57.93 feet to a found 5/8-inch iron rod marking the **POINT OF BEGINNING** of the herein described tract;
3. In a southwest direction, continuing along the arc of said curve to the right having a radius of 1850.08 feet, a central angle of $07^{\circ}48'49''$, an arc length of 252.21 feet and a long chord bearing South $48^{\circ}05'03''$ West, 252.01 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North $47^{\circ}41'45''$ West, 408.51 feet to a found 5/8-inch iron rod marking the most southerly corner of a called 185.994 acre tract conveyed to Coastal Bend Property Development, L.L.C. by Special Warranty Deed with Vendor's Lien as recorded in Clerk's File No. S903461 of the Harris County Official Public Records of Real Property;

THENCE, North $42^{\circ}18'58''$ East, 233.13 feet along the southeasterly line of said 185.994 acre tract to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the northwest corner of a called 0.5990 acre tract conveyed to Coastal Bend Property Development L.L.C. as recorded in Clerk's File No. S903461 of the Harris County Official Public Records of Real Property, from which a found 5/8-inch iron rod bears North $42^{\circ}18'58''$ East, 60.05 feet;

THENCE, South $50^{\circ}01'09''$ East, 434.20 feet along the southwesterly line of said 0.5990 acre tract to the **POINT OF BEGINNING**, CONTAINING 2.353 acres of land in Harris County, Texas.

October 21, 1998
SURVILLUM&B12353.021

EXHIBIT "B"

1. In accordance with the contract pursuant to which this Deed is delivered, Grantee has covenanted and agreed on behalf of itself and its successor owners and assigns of the Property not to in any manner whatsoever sue Grantor and/or Grantor's officers, agents, employees, attorneys, directors, beneficiaries, shareholders, affiliates and related entities and their heirs, legal representatives, successors and assigns ("Seller's Release Parties") for or with respect to, and by the acceptance of this Deed Grantee hereby fully releases Seller's Release Parties from, any and all costs, expenses, claims, demands, damages, actions, causes of action, or liabilities, which (i) Grantee and its successors and assigns may now have or in the future may have against the Seller's Release Parties with respect to Hazardous Material Laws (as hereinafter defined) as applied to the Property or (ii) may be incurred by or asserted against Grantee, its successor owners and assigns directly or indirectly resulting from the presence during or prior to the term of Grantee's ownership of the Property of Hazardous Materials on the Property. For the purposes of this paragraph, the term "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder. All or part of the Property may be deemed a "wetland" by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency under and pursuant to their respective authorities as defined in Section 404 of the federal Clean Water Act, 33 U.S.C.A. §1251 et seq., (herein Section 404), and the

various memoranda, agreements, guidelines, and regulations issued thereunder and/or the Property may be a habitat for threatened or endangered species as defined by the Texas Parks and Wildlife Department, the U.S. Fish and Wildlife Service (herein Wildlife Regulations) and the various memoranda, agreements, guidelines, and regulations issued thereunder; and Grantor makes no representation or warranty to Grantee as to the applicability of Section 404 or Wildlife Regulations to the Property, if any, nor the suitability of the Property for any use if deemed a wetland or wildlife habitat, either in whole or in part, and thereby subject to Section 404 or Wildlife Regulations, and Grantee, on behalf of itself and its successor owners and assigns, by acceptance of this Deed, accepts the Property subject to whatever rights, limitations, obligations or liabilities may be involved therein. The covenants set forth in this paragraph shall run with the title to the Property.

2. This Deed conveys the surface estate only, Grantor hereby reserving for Grantor and Grantor's successors and assigns, all of its right, title and interest in and to the oil, gas, and other minerals that are in and under the property and that may be produced from it and the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If such reserved interest is subject to one or more existing oil, gas, or mineral leases, Grantor is entitled to receive all the royalties and other benefits that are associated with the reserved interest and payable under said leases.

(A) A 1/32 ROYALTY INTEREST IN ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM, AS SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1063, PAGE 300, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(B) A 1/16 INTEREST OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM, AS SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1083, PAGE 80, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) TERMS, CONDITIONS AND STIPULATIONS CONNECTED WITH THAT CERTAIN MINERAL ESTATE CREATED UNDER OIL AND GAS LEASE RECORDED IN VOLUME 934, PAGE 59, OF THE CONTRACT RECORDS OF HARRIS COUNTY, TEXAS.

(D) UNIT AGREEMENT FOR THE WEBSTER FIELD UNIT, DATED DECEMBER 1, 1971, RECORDED AUGUST 31, 1973, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D963691.

3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping of improvements.

4. Standby fees, taxes and assessments by any taxing authority for the year 1999 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

5.

(A) SUBJECT TO ANY AND ALL VISIBLE AND/OR APPARENT EASEMENTS OVER, UNDER OR ACROSS SUBJECT PROPERTY, WHICH A SURVEY OR PHYSICAL INSPECTION MAY DISCLOSE.

(B) AN UNLOCATED AND UNDEFINED PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH BY THOSE INSTRUMENTS RECORDED IN VOLUME 1059, PAGE 612, AND IN VOLUME 1302, PAGE 223, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS PARTIALLY RELEASED BY THAT INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G294859.

(C) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS ASSERTED UNDER ANY AND ALL LEASES, WHICH MAY NOT NECESSARILY BE FILED OF RECORD, WITH RIGHTS OF TENANTS IN POSSESSION.

6. As To Tract I Only:

(A) A PIPE LINE RIGHT OF WAY EASEMENT OF VARYING WIDTHS GRANTED TO TENNESSEE GAS PIPELINE COMPANY IN THOSE INSTRUMENTS RECORDED IN VOLUME 1117, PAGE 296, AND IN VOLUME 3032, PAGE 399 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

(B) A HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT 90 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE AS LOCATED IN AND AS DEFINED IN THAT INSTRUMENT RECORDED IN VOLUME 2190, PAGE 507 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(C) A PIPE LINE RIGHT OF WAY EASEMENT BEING 20 FEET IN WIDTH GRANTED TO LO VACA GATHERING COMPANY IN THAT INSTRUMENT RECORDED IN VOLUME 5009, PAGE 248 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(D) AN UNOBSTRUCTED GROUND UTILITY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY THAT INSTRUMENT IN VOLUME 6149,

PAGE 356, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, CROSSING SUBJECT PROPERTY AS SET FORTH THEREIN.

(E) A PIPE LINE RIGHT OF WAY EASEMENT BEING 20 FEET IN WIDTH GRANTED TO DOW CHEMICAL COMPANY IN THAT INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. E041728 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

(F) AN OIL AND OTHER LIQUID TRAP EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY BY THAT INSTRUMENT RECORDED IN VOLUME 8522, PAGE 15 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, CROSSING SUBJECT PROPERTY AS SET FORTH THEREIN.

(G) SUBJECT TO ANY PORTION OF THE PROPERTY WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY.

(H) SUBJECT TO ANY PORTION OF THE PROPERTY WITHIN THE BOUNDARIES OF CLEAR CREEK AND/OR TURKEY CREEK.

7. As To Tract II Only:

(A) A HOUSTON LIGHTING & POWER COMPANY DOWN GUY EASEMENT AS LOCATED IN AND AS DEFINED IN THAT INSTRUMENT RECORDED IN VOLUME 6870, PAGE 256, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CANNON OR
PHOTO COPY, DISCOLORED PAPER, ETC.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

NOV 6 1998



Barbara A. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

COUNTY CLERK
HARRIS COUNTY, TEXAS

98 NOV -6 PM 2:01

FILED

**CERTIFICATE OF LEGALITY AND AUTHENTICITY
FOR MICROFILM RECORDS****OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HARRIS COUNTY, TEXAS**

I, **BEVERLY B. KAUFMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS**, hereby certify that the public records now of record in the office of the County Clerk of Harris County, Texas, are being microfilmed under and by virtue of the authority of an order passed by the Commissioners' Court of Harris County, Texas, on June 8, 1959, and recorded in Volume 44, Page 623, of the Minutes of said Court, said order having been passed under and by virtue of the provisions of Article 6574b, Revised Civil Statutes of Texas (1925) - now Chapter 204, Texas Local Government Code - for the purpose of recording, preserving, and protecting the same and for the purpose of reducing space required for filing, storing, and for safekeeping of the same.

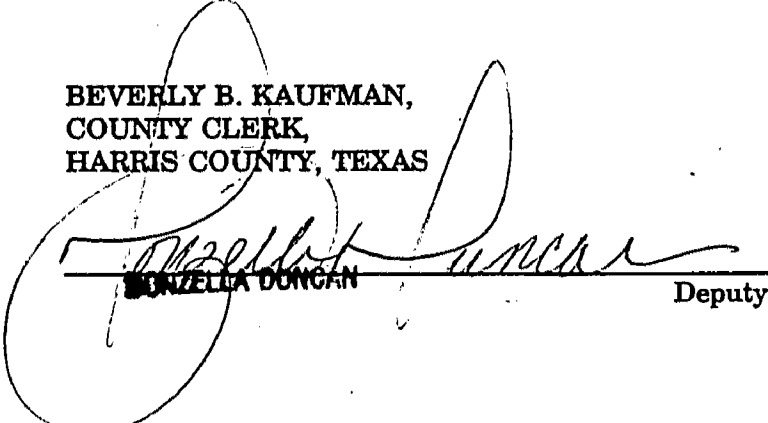
I hereby certify that, from and after April 1, 1990, Records filed in the Office of the County Clerk of Harris County, Texas, also, are being recorded on microfilm under and by virtue of Chapter 204, Texas Local Government Code.

I hereby certify that the microfilming of the images between the title page and this certificate of legality and authenticity has been in strict accordance with Chapter 204, Texas Local Government Code and rules adopted under that chapter; that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which was filed for record on the date and at the time stamped on each, and that no splice was made in the original negative film between the title page and this certificate.

Filmed on November 9, 1998
File Number T 369718
Starting With _____
Film Code No. 522-12-0821

Thru File Number T 369770
Ending With _____
Film Code No. 522-12-1006

**BEVERLY B. KAUFMAN,
COUNTY CLERK,
HARRIS COUNTY, TEXAS**

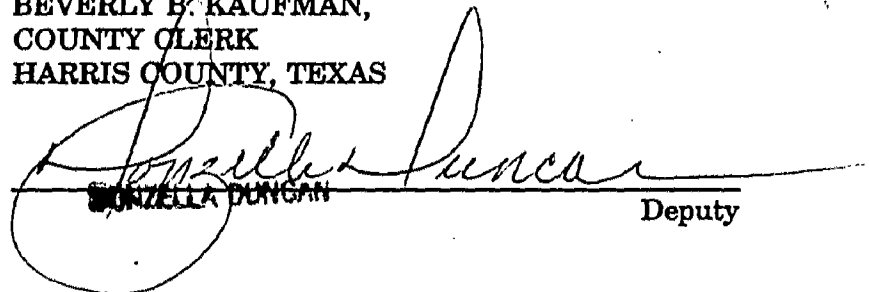

DONZELLA DUNCAN

Deputy

FILM TITLE PAGE
FOR
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HARRIS COUNTY, TEXAS

FILMED ON: November 9, 1998
STARTING WITH
FILE NUMBER: T 369771
CAMERA: 1 REDUCTION RATIO: 27X

BEVERLY B. KAUFMAN,
COUNTY CLERK
HARRIS COUNTY, TEXAS


RONZELLA DUNCAN Deputy

PH-2

34.3288 acres

Coastal Bend Property Development – 9.5455 acres

Coastal Bend Property Development – 15.0317 acres

Partial Plat of Industry Park at Friendswood – 9.7462 acres



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

Agent's Signature: _____ Date: _____

Received By: _____

Date of Public Hearing: _____

Property Owner Notices: _____

Application Number: _____

Received Date: _____

Newspaper Notice: _____

Sign on Property: _____

Electronically Recorded	
REC #	20150158418
COUNTY	Harris
DATE	4-17-15

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: April 8, 2015

Grantor: FREEMAN HOLDINGS OF TEXAS, L.L.C., a Texas limited liability company, acting herein by and through its duly authorized Sole Member, FRANCIS B. FREEMAN, JR.

Grantor's Mailing Address (including county):

16221 Foster Street
Overland Park, Johnson County, Kansas 66085-8418

Grantee: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

A 9.5455 acre tract of land being out of and a part of Division A, Lot Sixty-Three (63) of HOIDALE AND COFFMAN SUBDIVISION, of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas, according to the map or plat of same recorded in Volume 3, Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in Deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863 and 20090356404, all of the Real Property Records of Harris County, Texas, said 9.5455 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

ATCH 14046665
FILED BY
ALAMO TITLE COMPANY

Reservations from and exceptions to Conveyance and Warranty:

1. **Restrictive Covenants filed for record under Harris County Clerk's File Numbers 20070519344 and 20150141378.**
2. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**

 Purpose: roadway easement
 Recording No.: Volume 3, Page 6 of the Map Records of Harris County, Texas
 Affects: Forty feet (40') in width along the Southwesterly Property line

 as shown on Survey dated June 3, 2008, revised on May 13, 2014, prepared by James H. Thomas, R.P.L.S. No. 5736, Job No. 15256.
3. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 1070, Page 65 of the Deed Records of Harris County, Texas.**
4. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 1067, Page 78 of the Deed Records of Harris County, Texas.**
5. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number T937266.**
6. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number U059011.**
7. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number U281794.**
8. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number(s) 20070519344 and 20070519345.**
9. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed under Harris County Clerk's File Number(s) 20080057856 and 20080057863.**
10. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 2, 1934, recorded in Volume 245, Page 388 of the Contract Records of Harris County, Texas. Said Lease assigned to Humble Oil & Refining Company by instrument recorded in Volume 251, Page 124 of the Contract Records of Harris County, Texas.**

11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 1934, recorded in Volume 248, Page 449 of the Contract Records of Harris County, Texas. Said Lease pooled by Agreement recorded in Volume 285, Page 459 of the Contract Records of Harris County, Texas.

Unit Agreement as set out in instrument filed under Harris County Clerk's File Number D963691.

12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 19, 2012, recorded at Harris County Clerk's File Number 20120564557.
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Survey:

Job No.: 15256
Dated: June 3, 2008
Prepared by: James H. Thomas, R.P.L.S. No. 5736
Matters shown: proposed future one hundred twenty foot (120') right-of-way for Blackhawk Boulevard along the North-Westerly Property line.

Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this Special Warranty Deed and has granted, bargained, sold and conveyed the Property, and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, EXPRESS OR IMPLIED, WRITTEN OR ORAL. IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE

NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; and (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

FREEMAN HOLDINGS OF TEXAS, L.L.C.,
a Texas limited liability company

By: FR. Freeman Sole Member
Name: FRANCIS B. FREEMAN, JR.
Title: Sole Member

AGREED TO AND ACCEPTED BY:

COASTAL BEND PROPERTY DEVELOPMENT, LP,
a Texas limited partnership

By: CBPD MANAGEMENT, LLC, a
Texas limited liability company,
General Partner

By: Daniel D. Rucker
Name: DANIEL D. RUCKER
Title: Managing Member

By: Richard L. Kinzel Jr.
Name: RICHARD L. KINSEL, JR.
Title: Managing Member

THE STATE OF ~~KANSAS~~ ^{Louisiana} }

COUNTY OF ~~JOHNSON~~ ^{Orleans} }

This instrument was acknowledged before me on the 8th day of April, 2015, by FRANCIS B. FREEMAN, JR., Sole Member of FREEMAN HOLDINGS OF TEXAS, L.L.C., a Texas limited liability company, on behalf of said company.



Lettycha Gonzalez
Notary Public, State of ~~Kansas~~ ^{Louisiana}

Notary's printed name:

Lettycha Gonzalez

Notary's commission expires: upon death

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on the 14th day of April, 2015, by DANIEL D. RUCKER, Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.



G. Hefner
Notary Public, State of Texas

Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on the 14th day of April, 2015, by RICHARD L. KINSEL, JR., Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.



G. Hefner
Notary Public, State of Texas

Notary's printed name:

Notary's commission expires:

(H:jkm\\titleco\\April15\\22-14046665-GH)

Return to: Coastal Bend Property
4558 FM 2351 Rd.
Friendswood, Texas 77546

EXHIBIT "A"

Fieldnotes for a 9.5455 acre tract of land being out of and a part of Division A, Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863, and 20090356404, all of the Real Property Records of Harris County, said 9.5455 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with cap set in the Northwest line of F.M. Highway No. 2351, based on a 120 foot right-of-way, at its intersection with the common line between said Division A and Division B, Lot 63 of said Hoidale and Coffman Subdivision, said point being the most Easterly corner of the said 9.5455 acre tract and the herein described tract, said point also being the most Southerly corner of Lot 1, Friendswood City Texaco, a subdivision recorded under Film Code No. 375112 of the said Map Records;

Thence, South 45°36'09" West, 660.00 feet with the Northwest line of said F.M. Highway No. 2351 to a 5/8 inch steel rod with cap set for the most Southerly corner of the herein described tract, said point also being the most Easterly corner of that certain 29.3726 acre tract of land conveyed to Baham Interests Limited Partnership, as described in deed recorded under County Clerk's File No. 20120548043 of the said Real Property Records, and being in the common Southwest line of said Division A of Lot 63 and the Northeast line of Division B, Lot 62 of said Hoidale and Coffman Subdivision;

Thence, North 45°00'38" West, 630.04 feet with the common line between said Lots 62 and 63, and with the Northeast line of said 29.3726 acre tract to a 5/8 inch steel rod found marking the most Westerly corner of said Division A and the herein described tract, said point also being the most Southerly corner of that certain 10 acre tract conveyed to Primavera Resources, Inc. as described in deed recorded under County Clerk's File No. S558282 of the said Real Property Records, said point also being the common corner of Divisions B and C of Lot 62 and Divisions A and D of Lot 63 of said Hoidale and Coffman Subdivision;

Thence, North 45°36'09" East 660.00 feet with the Southeast line of the said 10 acre tract and with the common line between Divisions A and D of said Lot 63 to a 5/8 inch steel rod with cap set for the most Northerly corner of the herein described tract, said point being the common corner of Divisions A, B, C, and D of said Lot 63, said point also being in the Southwest line of that certain 16.592 acre tract of land conveyed to BSR, L.L.C., as described in deed recorded under County Clerk's File No. 20090099800 of the said Real Property Records;

Thence, South 45°00'38" East with the Southwest line of the said 16.592 acre tract and the common line between Divisions A and B, at 445.19 feet passing the most Westerly corner of aforesaid Friendswood City Texaco, and continuing with the Southwest line of said Friendswood City Texaco in all, a total distance of 630.04 feet to the PLACE OF BEGINNING and containing 9.5455 acres or 415,803 square feet of land, more or less.

Thomas Land Surveying
Surveying • Planning • Project Management

May 14, 2014

9.5455 Acres

Fieldnotes for a 9.5455 acre tract of land being out of and a part of Division A, Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, in Friendswood, Harris County, Texas according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County, and being that same 9.5455 acre tract of land conveyed to Freeman Holdings, L.L.C., as described in deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863, and 20090356404, all of the Real Property Records of Harris County, said 9.5455 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with cap set in the Northwest line of F.M. Highway No. 2351, based on a 120 foot right-of-way, at its intersection with the common line between said Division A and Division B, Lot 63 of said Hoidale and Coffman Subdivision, said point being the most Easterly corner of the said 9.5455 acre tract and the herein described tract, said point also being the most Southerly corner of Lot 1, Friendswood City Texaco, a subdivision recorded under Film Code No. 375112 of the said Map Records;

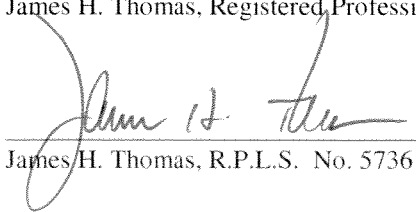
Thence, South 45°36'09" West, 660.00 feet with the Northwest line of said F.M. Highway No. 2351 to a 5/8 inch steel rod with cap set for the most Southerly corner of the herein described tract, said point also being the most Easterly corner of that certain 29.3726 acre tract of land conveyed to Baham Interests Limited Partnership, as described in deed recorded under County Clerk's File No. 20120548043 of the said Real Property Records, and being in the common Southwest line of said Division A of Lot 63 and the Northeast line of Division B, Lot 62 of said Hoidale and Coffman Subdivision;

Thence, North 45°00'38" West, 630.04 feet with the common line between said Lots 62 and 63, and with the Northeast line of said 29.3726 acre tract to a 5/8 inch steel rod found marking the most Westerly corner of said Division A and the herein described tract, said point also being the most Southerly corner of that certain 10 acre tract conveyed to Primavera Resources, Inc. as described in deed recorded under County Clerk's File No. S558282 of the said Real Property Records, said point also being the common corner of Divisions B and C of Lot 62 and Divisions A and D of Lot 63 of said Hoidale and Coffman Subdivision;

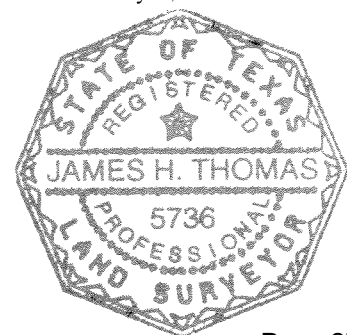
Thence, North 45°36'09" East 660.00 feet with the Southeast line of the said 10 acre tract and with the common line between Divisions A and D of said Lot 63 to a 5/8 inch steel rod with cap set for the most Northerly corner of the herein described tract, said point being the common corner of Divisions A, B, C, and D of said Lot 63, said point also being in the Southwest line of that certain 16.592 acre tract of land conveyed to BSR, L.L.C., as described in deed recorded under County Clerk's File No. 20090099800 of the said Real Property Records;

Thence, South 45°00'38" East with the Southwest line of the said 16.592 acre tract and the common line between Divisions A and B, at 445.19 feet passing the most Westerly corner of aforesaid Friendswood City Texaco, and continuing with the Southwest line of said Friendswood City Texaco in all, a total distance of 630.04 feet to the PLACE OF BEGINNING and containing 9.5455 acres or 415,803 square feet of land, more or less.

This description is based on the land title survey and plat (Job No. 15256) made under the direction of James H. Thomas, Registered Professional Land Surveyor on July 21, 2007, and revised on May 7, 2014.


James H. Thomas, R.P.L.S. No. 5736

14340 Torrey Chase Blvd., Suite 270 • Houston, Texas 77014
(281) 440-7730 • Fax (281) 440-7737
www.thomaslandsurveying.com



Electronically Recorded
REC #: 2015 0084 708
COUNTY: Harris
DATE: 3-3-2015

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 11, 2015

Grantor: BSR, L.L.C., a Texas limited liability company, acting herein by and through its duly authorized Managing Members, MARYLYN REED and JASON ALEXANDER

Grantor's Mailing Address (including county):

307 East Edgewood
Friendswood, Galveston County, Texas 77546-3822

Grantee: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration:

For Ten and No/100 Dollars (\$10.00) and a Note of even date that is in the principal amount of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to Keith A. Mullins, Trustee.

Property (including any improvements):

TRACT 1:

A tract of land containing 16.592 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot Sixty-Three (63) of the COFFMAN AND HOIDALE SUBDIVISION, a subdivision in Harris County, Texas, out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

ATCH 14045268

FILED BY
ALAMO TITLE COMPANY

SAVE AND EXCEPT that certain tract of land, known as Restricted Reserve "A", of Final Plat of BSR SUBDIVISION NUMBER ONE (1) - 5.450 ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code Number 646183, of the Map Records of Harris County, Texas.

TRACT 2:

Restricted Reserve "A", of Final Plat of BSR SUBDIVISION NUMBER ONE (1) - 5.450 ACRES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code Number 646183, of the Map Records of Harris County, Texas.

TRACT 3:

A tract of land containing 0.0918 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot Sixty-Three (63), of the COFFMAN AND HOIDALE SUBDIVISION, a subdivision in Harris County, Texas, out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded instruments, other than liens and conveyances, that affect the Property. Taxes for the current year have been prorated and are assumed by Grantee.

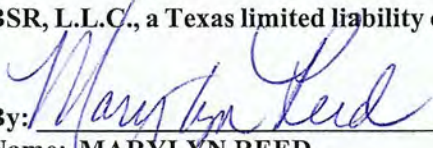
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors, or assigns forever. Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

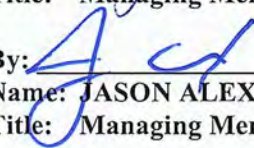
The vendor's lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTEE ACCEPTS THE PROPERTY "AS IS", IN THE PRESENT CONDITION OF THE PROPERTY WITH ANY AND ALL DEFECTS AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, EXCEPT FOR THE GENERAL WARRANTY OF TITLE CONTAINED HEREIN AND EXCEPT FOR ANY REPRESENTATIONS AND/OR WARRANTIES CONTAINED IN THE CONTRACT BY AND BETWEEN GRANTOR AND GRANTEE WHICH SURVIVE THE CLOSING OF THIS TRANSACTION.

BSR, L.L.C., a Texas limited liability company

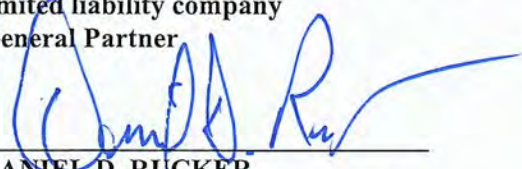
By: 
Name: MARYLYN REED
Title: Managing Member

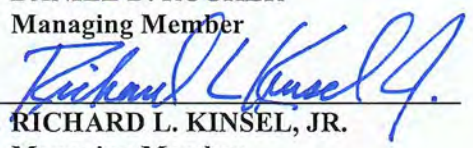
By: 
Name: JASON ALEXANDER
Title: Managing Member

AGREED TO AND ACCEPTED BY:

COASTAL BEND PROPERTY
DEVELOPMENT, LP, a Texas limited partnership

By: CBPD MANAGEMENT, LLC, a Texas
limited liability company
General Partner

By: 
Name: DANIEL D. RUCKER
Title: Managing Member

By: 
Name: RICHARD L. KINSEL, JR.
Title: Managing Member

THE STATE OF TEXAS { }

COUNTY OF HARRIS { }

This instrument was acknowledged before me on the 13th day of February, 2015, by MARYLYN REED, Managing Member of BSR, L.L.C., a Texas limited liability company, on behalf of said company.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

THE STATE OF TEXAS { }

COUNTY OF HARRIS { }

This instrument was acknowledged before me on the 13th day of February, 2015, by JASON ALEXANDER, Managing Member of BSR, L.L.C., a Texas limited liability company, on behalf of said company.





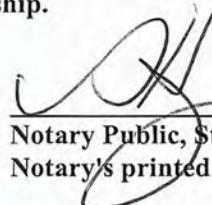
Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 11th day of February, 2015, by DANIEL D. RUCKER, Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

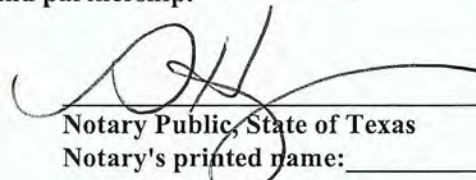


THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 11th day of February, 2015, by RICHARD L. KINSEL, JR., Managing Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said company and partnership.





Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____



EXHIBIT "A"

TRACT 1:

A tract of land containing **16.592** acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot 63 of the **Coffman and Hoidale Subdivision** of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found in the northerly right-of-way line of F.M. 2351 (120' R.O.W.) said iron rod marking the common line between Lots 63 and 64, said point being the most southeasterly corner of Lot 63 and the most southwesterly corner of Lot 64;

Thence S. 43° 39' 30" W., along said northerly line, a distance of 100.01 feet to a 1/2 inch iron rod set for corner;

Thence N. 45° 00' 38" W., a distance of 260.46 feet to a 1/2 inch iron rod set for corner;

Thence S. 43° 54' 59" W., a distance of 195.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 45° 00' 38" E., a distance of 51.82 feet to a 1/2 inch iron rod set for corner;

Thence S. 44° 59' 22" W., a distance of 125.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 45° 00' 38" E., a distance of 5.00 feet to a 5/8 inch iron rod found for corner;

Thence S. 44° 59' 22" W., a distance of 200.00 feet to a 1/2 inch iron rod found for corner;

Thence S. 45° 00' 38" E., a distance of 20.00 feet to a 1/2 inch iron rod set for corner;

Thence S. 44° 59' 22" W., a distance of 40.00 feet to a 1/2 inch iron rod set for the South corner of the herein described tract in the line common to Tracts A and B;

Thence N. 45° 00' 38" W., along said line, a distance of 1105.98 feet to a 1/2 inch iron rod found marking the most westerly corner of the herein described tract, said point being the common northwesterly corner of Tracts C and D;

Thence N. 45° 40' 00" E., a distance of 660.00 feet to a railroad spike found marking the most northerly corner of the herein described tract, said point being the common northeasterly corner of Tracts C and D;

Thence S. 45° 00' 38" E., along the line common to Tracts C and D, a distance of 1275.84 feet to the **Point of Beginning**, and containing 16.592 acres of land, more or less.

SAVE & EXCEPT that certain tract of land, known as Restricted Reserve "A", of **Final Plat of BSR SUBDIVISION NO. 1 - 5.450 ACRES**, a subdivision in Harris County, Texas, according to the map of plat thereof recorded at Film Code No. 646183 of the Map Records of Harris County, Texas.

EXHIBIT "A"
(continued)

TRACT 2:

Restricted Reserve "A", of **Final Plat of BSR SUBDIVISION NO. 1 - 5.450 ACRES**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at FilmCode No. 646183 of the Map Records of Harris County, Texas.

TRACT 3:

A tract of land containing **0.0918** acres, more or less, out of a 19.4825 acre tract, being Tracts B and C, of Lot 63 of the **Coffman and Hoidale Subdivision** of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for the most southerly corner of the herein described tract at a point located N. 44° 59' 22" E., a distance of 40.00 feet from the South corner of Tract 1 as described above;

Thence N. 44° 59' 22" E., a distance of 200.00 feet to a 1/2 inch iron rod set marking the most easterly corner of the herein described tract;

Thence N. 45° 00' 38" W., a distance of 20.00 feet to a 5/8 inch iron rod found marking the most northerly corner of the herein described tract;

Thence S. 44° 59' 22" W., a distance of 200.00 feet to a 1/2 inch iron rod found marking the most westerly corner of the herein described tract;

Thence S. 45° 00' 38" E., a distance of 20.00 feet to the **Point of Beginning**, and containing 0.0918 acre of land, more or less.

Return To: Coastal Bend Property Dev.
4558 Fm 2351
Friendswood TX 77546

20150084708

Pages 8

03/03/2015 09:57:11 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

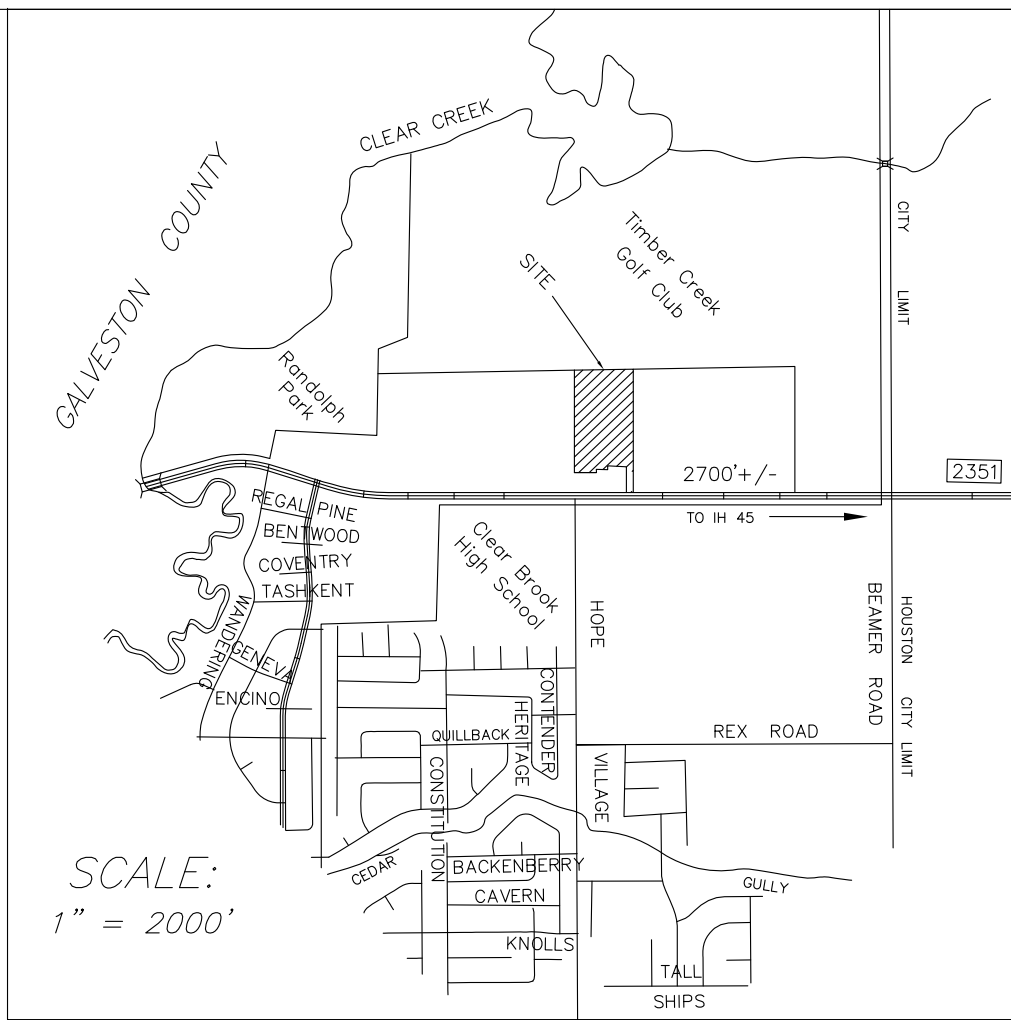
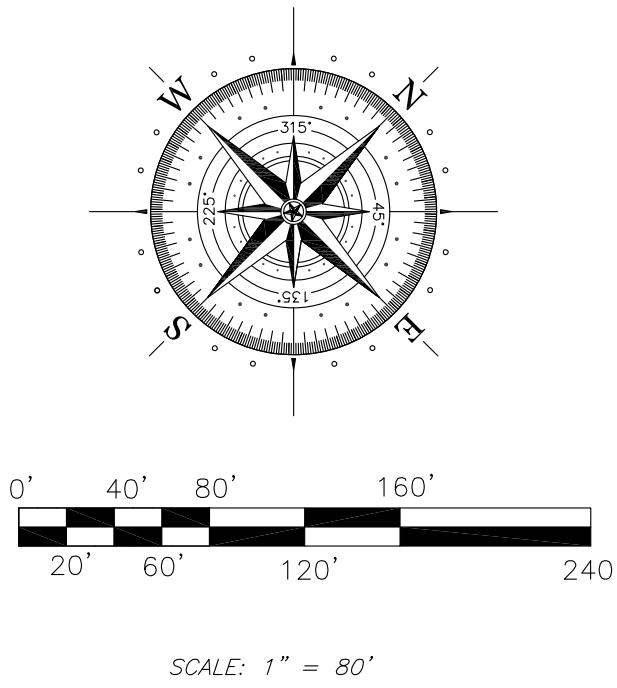
PROJECT BENCHMARK:

➡ CUT SQUARE ON TOP OF CURB
ELEVATION = 29.92'

BENCHMARK UTILIZED:

TSARP RM NO. 010470
STREAM NO. A119-02-00
NAVD 83
2001 ADJUSTMENT
GEOID99
29°33'22.06666° N
95°10'51.63465° W
ELEVATION = 29.28'

Timber Creek Golf Club
FILM CODE NO. 449055, M.R.H.C.



VICINITY MAP

NORTHWOODS
RIVERS LLC
W-784423

TRACT 1: A TRACT OF LAND CONTAINING 16.592 ACRES, MORE OR LESS, OUT OF A CALED 19.4825 ACRE TRACT BEING TRACTS B AND C OF LOT 63 OF THE COFFMAN AND HOIDALE SUBDIVISION OF THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 6, HARRIS COUNTY MAP RECORDS, PART OF WHICH HAS BEEN PLATTED AS BSR SUBDIVISION NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 2351 (120' R.O.W.), SAID IRON ROD MARKING THE COMMON LINE BETWEEN LOTS 63 AND 64, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF LOT 63 AND THE MOST SOUTHWESTERLY CORNER OF LOT 64;

THENCE SOUTH 43°39'30" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE EAST CORNER OF EAGLE SUBDIVISION (RECORDED IN FILM CODE 390134, M.R.H.C.);

THENCE NORTH 45°00'38" WEST, ALONG THE NORTHEAST LINE OF SAID EAGLE SUBDIVISION, AT A DISTANCE OF 235.42 FEET PASS THE NORTH CORNER OF SAID EAGLE SUBDIVISION AND CONTINUE FOR A TOTAL DISTANCE OF 260.46 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 43°54'59" WEST, A DISTANCE OF 195.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 51.82 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTH CORNER OF BRAKEMASTERS - 2351 (RECORDED IN FILM CODE NO. 397137, M.R.H.C.);

THENCE SOUTH 44°59'22" WEST, ALONG THE NORTHWEST LINE OF SAID BRAKEMASTERS - 2351, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF SAID BRAKEMASTERS - 2351;

THENCE SOUTH 45°00'38" EAST, ALONG THE SOUTHWEST LINE OF SAID BRAKEMASTERS - 2351, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT IN THE LINE COMMON TO SAID TRACTS A AND B;

THENCE NORTH 45°00'38" WEST, ALONG SAID LINE, A DISTANCE OF 1105.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE COMMON NORTHWESTERLY CORNER OF TRACTS C AND D;

THENCE NORTH 45°40'00" EAST, A DISTANCE OF 660.00 FEET TO A RAILROAD SPIKE FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE COMMON NORTHEASTERLY CORNER OF TRACTS C AND D;

THENCE SOUTH 45°00'38" EAST, ALONG THE LINE COMMON TO TRACTS C AND D, A DISTANCE OF 1275.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.592 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND KNOWN AS RESTRICTED RESERVE 'A', OF FINAL PLAT OF BSR SUBDIVISION NO. 1 - 5.540 ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2: RESTRICTED RESERVE 'A', OF FINAL PLAT OF BSR SUBDIVISION NO. 1 - 5.450 ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 646183 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 3: A TRACT OF LAND CONTAINING 0.0918 ACRES, MORE OR LESS, OUT OF A 19.4825 ACRE TRACT, BEING TRACTS B AND C, OF LOT 63 OF THE COFFMAN AND HOIDALE SUBDIVISION OF THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 6 OF THE HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AT A POINT LOCATED NORTH 44°59'22" EAST, A DISTANCE OF 40.00 FEET FROM THE SOUTH CORNER OF TRACT 1 AS DESCRIBED ABOVE;

THENCE NORTH 44°59'22" EAST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45°00'38" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44°59'22" WEST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45°00'38" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0918 ACRE OF LAND, MORE OR LESS.

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X" AN AREA OUTSIDE OF THE 100-YEAR FLOOD, ACCORDING TO FIRM NUMBER 485468 1065U1070L DATED JUNE 18, 2007

NOTES:
- BEARING BASIS: PLAT (646183, MRHC)
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ATTRIBUTED IMPROVEMENTS
- INSTALLATIONS/UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- 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

CLIENT	EVH INTERESTS, LLC	ADDRESS	N/A
	JOB # 1406001		
	DATE 06/01/2014 REV. 12/09/2014		
	GF# 14002442		
	Toby P. Couchman, R.P.L.S. 133 N. FRIENDSWOOD DRIVE # 141 FRIENDSWOOD, TEXAS 77546 PHONE: 832-607-1405 EMAIL: tpouchman@gmail.com		
	I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON FOR AN ATTACHED SHEET, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.		
	©2014 TOBY P. COUCHMAN - ALL RIGHTS RESERVED		

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENTS THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORDED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 24, 2020

Grantor: COASTAL BEND LAND INVESTMENTS, LP, a Texas limited partnership

Grantor's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546

Grantee: Coastal Bend Property Development, LP, a Texas limited partnership

Grantee's Mailing Address (including county):

4558 FM 2351 Road
Friendswood, Harris County, Texas 77546-2820

Consideration: For Ten and No/100 Dollars and other valuable consideration

Property (including any improvements):

BEING a 0.119 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, 0.1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. RP-2019-182701, said 0.1119 acre tract being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation from and exceptions to Conveyance and Warranty:

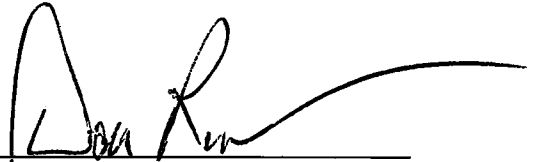
Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except to the reservations from the exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this Special Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY SO TITLE EXPRESSLY SET FORTH HEREIN.

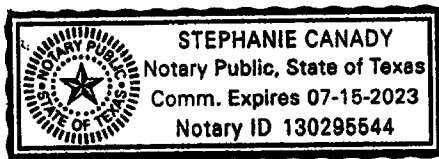


DANIEL D. RUCKER, PRESIDENT
COASTAL BEND LAND INVESTMENTS, LP
A TEXAS LIMITED PARTNERSHIP

The State of Texas §

County of HARRIS §

This instrument was acknowledged before me on the 24th day of June, 2020, by Daniel D. Rucker, President, of COASTAL BEND LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP.



Notary Public, State of Texas
Notary's Printed Name: Stephanie Canady

Notary's commission expires: 7-15-23

EXHIBIT "A"

BEING a 0.119 acres tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division B, of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, 0.1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. 005-71-1739, said 0.119 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northerly corner of EAGLE SUBDIVISION according to the map or plat thereof recorded in Volume 390 Page 134 of the Map Records of Harris County, Texas:

THENCE North 48° 18' 48" West, a distance of 25.00 feet to a capped iron found for the northerly corner of the herein described tract;

THENCE South 40° 36' 49" West, a distance of 195.00 feet to a capped iron found for the westerly corner of the herein described tract;

THENCE South 48° 18' 48" East, a distance of 25.00 feet to a 5/8" iron rod found for the westerly corner of said EAGLE Subdivision;

THENCE North 40° 36' 49" East, along and with the westerly line of said EAGLE Subdivision a distance of 195.00 feet to the **POINT OF BEGINNING**.

RP-2020-289010
Pages 4
07/01/2020 03:58 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

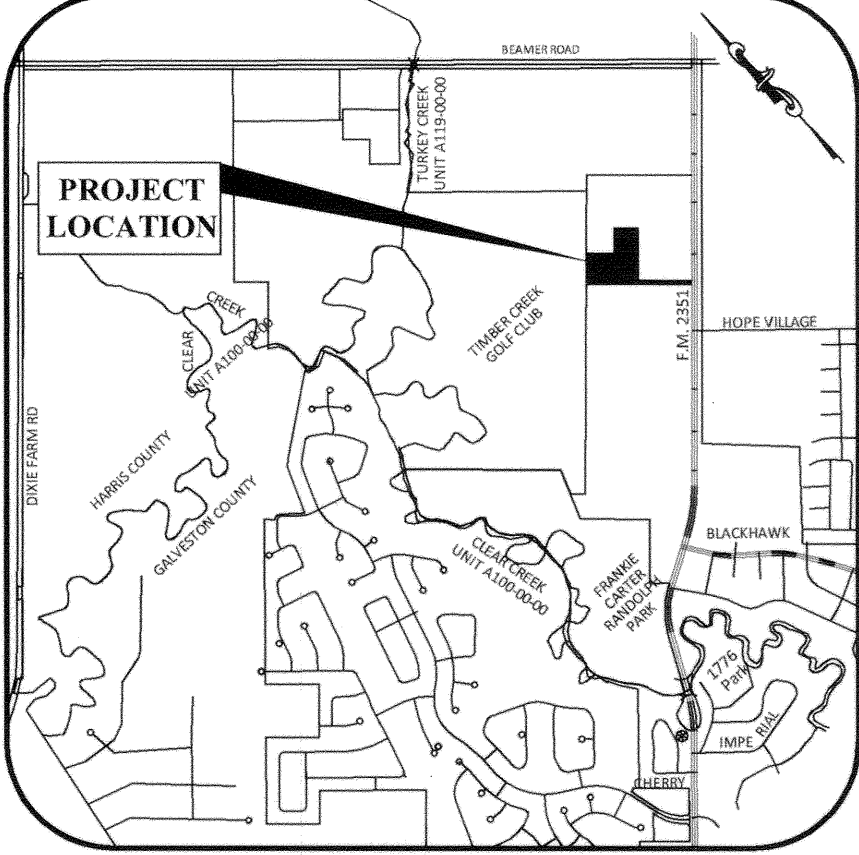
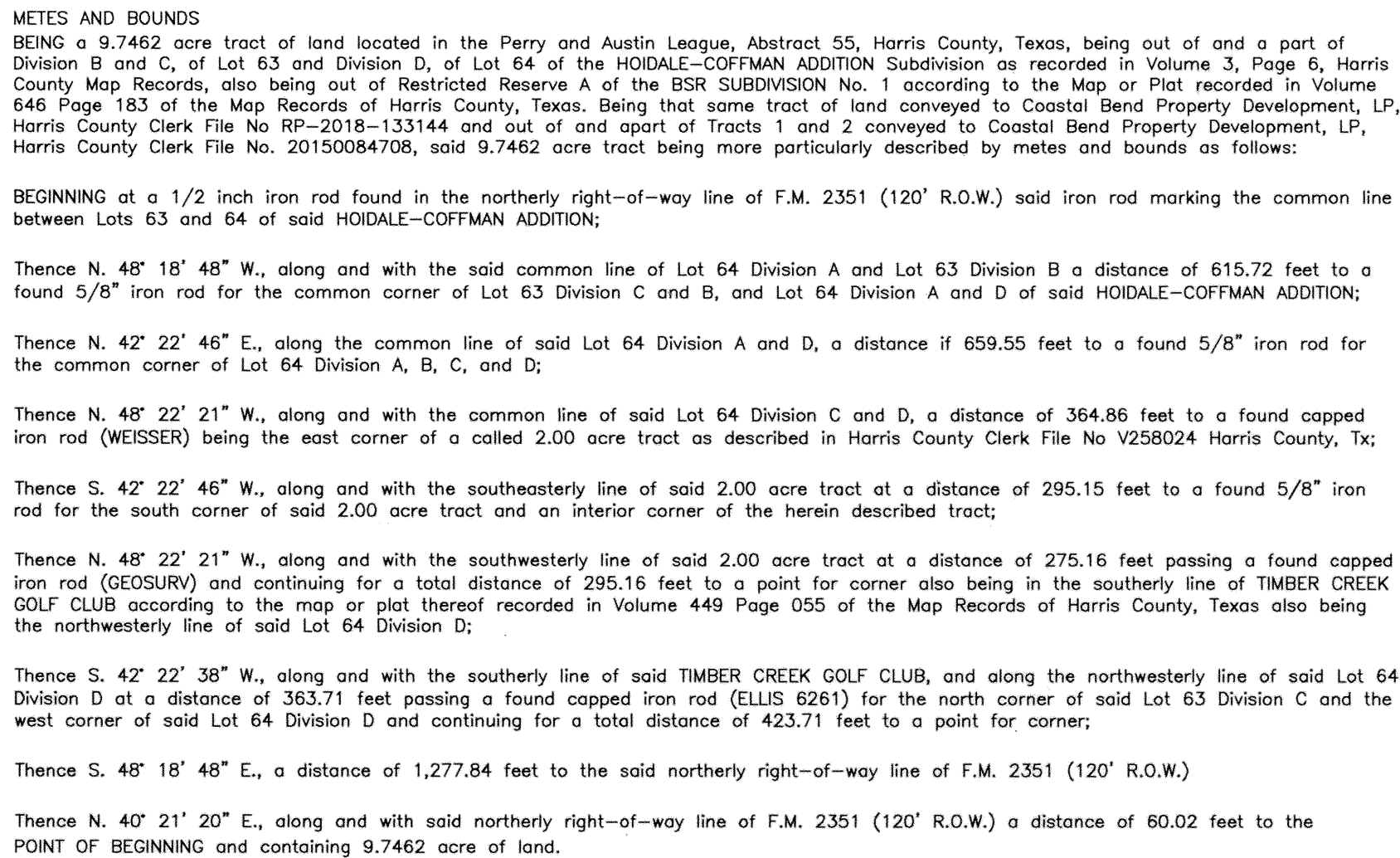
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



COUNTY CLERK
HARRIS COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 617 J & N

BENCHMARK:
PRIMARY:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010425
(BRASS DISC).
ELEV.=25.24' (NAVD88, 2001 ADJ.).
SITE:
TMB "C" Flange bolt over 6" Valve on Fire Hydrant
ELEV.=32.33' located at the northwest corner of tract

NOTES:

1. H.C.F.D. indicates "Harris County Flood Control District".
2. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD83 (2001 Adj). All coordinates hereon are Grid.
3. Property corners shown hereon are 5/8" x 24" rebar with Orange caps stamped Scott D Ellis 6261 unless otherwise noted.
4. 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.
5. 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.
6. 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.
7. The City of Friendswood shall not be responsible for maintenance of private streets, driveways, easements, and emergency access easements, except as outlined in the Access & Utilities Easement Agreement # 180732, 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 property owner 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, recreation 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 CenterPoint Energy.
8. 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.
9. 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.
10. 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 property owner.
11. The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are abstracted from the public records submitted for title insurance issued by the title insurance Company (Effective Date: October 27, 2014) of No. ATHC314001085.
12. The mathematical closure of the plat boundary shown hereon exceeds 1 part in 10,000.
13. There are no existing pipelines, pipeline easements on this property.
14. Site drainage plans for the future development of these reserves must be approved by the floodplain administrator.
15. This tract lies in flood zone; Zone X, as shown on Flood Insurance Rate Map (FIRM) No. 485468 0005 E dated Sept. 22, 1999.
16. Tract is subject to Surface Use Agreement Restrictions filed under File No. RP-2018-133145 H.C.D.R.
17. Reserves A, B, & C are subject to Retained Surface Use Agreement filed under File No. RP-2018-133145 H.C.D.R.
18. Reserves H & I are subjected to drainage, landscaping, open space, security, signage, and utility purposes only.

PARTIAL PLAT OF

INDUSTRY PARK FRIENDSWOOD

**A SUBDIVISION OF 9.7462 ACRES OUT OF LOT 63 DIVISIONS "B" & "C" AND LOT 64 DIVISION "D", OF
HOIDALE-COFFMAN ADDITION VOLUME 3, PAGE 6 HARRIS COUNTY MAP RECORDS
IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS**

1 BLOCK - 7 UNRESTRICTED RESERVES - 2 RESTRICTED RESERVE

ENGINEER

LAND SURVEYOR**OWNER/DEVELOPER**

COASTAL BEND Engineering

ELLIS SURVEYING SERVICES, LLC

COASTAL BEND
PROPERTY DEVELOPMENT, L.P.

DAN RUCKER, PARTNER
4558 FM 2351
FRIENDSWOOD, TEXAS 77541
(281) 648-1268

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

MAY, 2019

SHEET 1 OF 1



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: I

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4448 FM 2351 RD

Platted Land – Plat Name: PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD Lot: RESERVE B Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: CLAY HOCKLEY BUSINESS PARK LLC Phone: 713-671-5300

Owner's Mailing Address: 15400 VANTAGE PARKWAY WEST

City: HOUSTON State: TX Zip: 77032 Fax: _____

Owner's Email Address: JDROBINSON@NORTHWINDSCONST.COM

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/2021

Agent's Signature: _____ Date: _____

Received By: _____	Application Number: _____
Date of Public Hearing: _____	Received Date: _____
Property Owner Notices: _____	Newspaper Notice: _____
	Sign on Property: _____



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: I

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4440 FM 2351 RD

Platted Land – Plat Name: PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD Lot: RESERVE A Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: E SQUARED PROPERTIES, LLC Phone: 281-996-7076

Owner's Mailing Address: 4440 FM 2351 RD, SUITE 102

City: FRIENDSWOOD State: TX Zip: 77546 Fax: 281-996-7079

Owner's Email Address: TOMMY@E2MSLLC.COM

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/27/21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 3, 2019

Grantor: COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, acting herein by and through its duly authorized General Partner, CBPD MANAGEMENT, LLC, a Texas limited liability company, acting herein by and through its duly authorized Sole Member, COASTAL BEND HOLDINGS, LP, a Texas limited liability company, acting herein by and through its duly authorized General Partner, COASTAL BEND INVESTMENTS, LLC, a Texas limited liability company, acting herein by and through its duly authorized President, DANIEL D. RUCKER

Grantor's Mailing Address (including county):

FM 4558 FM 2351 Road
Friendswood, Galveston County, Texas 77546

Grantee: E SQUARED PROPERTIES, L.L.C., a Texas limited liability company

Grantee's Mailing Address (including county):

P. O. Box 324
Friendswood, Galveston County, Texas 77549

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Unrestricted Reserve A, of PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688395, of the Map or Plat Records of Harris County, Texas; together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

ATC 119086397A

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

Reservations from and exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year have been prorated and are assumed by Grantee.

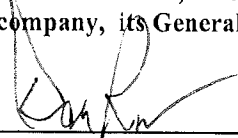
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor has executed and delivered this General Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this General Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OR TITLE EXPRESSLY SET FORTH HEREIN.

COASTAL BEND PROPERTY
DEVELOPMENT, LP, a Texas limited
partnership

By: COASTAL BEND INVESTMENTS, LLC,
a Texas limited liability company, as General
Partner of COASTAL BEND HOLDINGS, LP,
a Texas limited partnership, Sole Member of
CBPD MANAGEMENT, LLC, a Texas limited
liability company, its General Partner

By: 
DANIEL D. RUCKER, President

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on the 3rd day of July, 2019, by DANIEL D. RUCKER, President of COASTAL BEND INVESTMENTS, LLC, a Texas limited liability company, as General Partner of COASTAL BEND HOLDINGS, LP, a Texas limited partnership, Sole Member of CBPD MANAGEMENT, LLC, a Texas limited liability company, as General Partner of COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, on behalf of said entities, in the capacity therein stated.





Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

RP-2019-289222
Pages 4
07/05/2019 12:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Property Development, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1/25/21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED
WITH VENDOR'S LIEN**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT **COASTAL BEND PROPERTY DEVELOPMENT, LP**, a Texas limited partnership (hereinafter called "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Grantor paid by **CLAY HOCKLEY BUSINESS PARK, LLC**, a Texas limited liability company (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, for which no lien, express or implied, is herein retained, and in further consideration of Grantee's execution of that one certain Promissory Note of even date herewith for the sum of **SEVEN HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$775,500.00) DOLLARS**, payable to the order of **PROSPERITY BANK** (the "**Lender**") (the "**Note**"), a portion of which amount represents funds advanced by Lender to the Grantor hereof, at the request of and as a loan to the Grantee herein in payment of part of the purchase price of the property herein conveyed, bearing interest at the rate therein provided, principal and interest being payable as stated therein, said Note containing the usual provisions for acceleration and for reasonable attorney's fees, and being secured by a VENDOR'S LIEN and SUPERIOR TITLE herein and hereby expressly retained in favor of Lender on the property hereinafter described, and also by a Deed of Trust thereon of even date herewith to **DAVID ZALMAN, TRUSTEE**; has GRANTED, SOLD and CONVEYED, and by these presents

ATCH1906037B

-1-

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

RP-2019-273229

does GRANT, SELL and CONVEY unto Grantee, all of the following described real property (the "Property"), to-wit:

Unrestricted Reserve B, of PARTIAL PLAT OF INDUSTRY PARK FRIENDSWOOD, a subdivision or addition in Harris County Texas, according to the Map or Plat thereof recorded under Film Code No. 688395, of the Map or Plat Records of Harris County Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said premises unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject however to the matters herein excepted.

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at this time: (i) any and all restrictive covenants, physical conditions, reservations, encroachments, rights-of-way, building set-back lines, easements and/or exceptions shown of record or evident by an inspection of the Property; (ii) all oil, gas and mineral conveyances and leases of record, if any, relating to the Property shown of record in the hereinabove mentioned county and state, but only to the extent they are still in effect; and (iii) all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, applicable to the Property.

BUT it is expressly agreed and stipulated that the VENDOR'S LIEN as well as Superior Title, in and to the Property, is retained against the Property, premises and improvements, until the Note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and effect and reading thereof, when this Deed shall become absolute. The said VENDOR'S LIEN and Superior Title herein retained are hereby

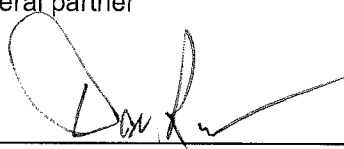
transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee in said Note, without recourse on Grantor herein.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes the payment thereof.

IN WITNESS WHEREOF, this Deed is executed by Grantor on this the 21st day of June, 2019.

COASTAL BEND PROPERTY DEVELOPMENT, LP,
a Texas limited partnership

By: Coastal Bend Investments, LLC, as general partner of Coastal Bend Holdings, LP, sole member of CBPD Management, LLC, its general partner

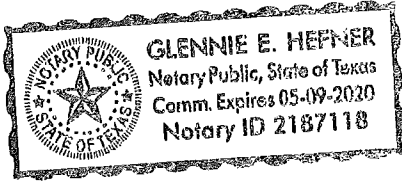
By: 
Daniel D. Rucker, President

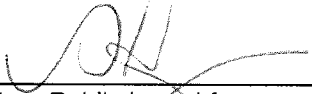
GRANTEE'S ADDRESS:

15400 Vantage Parkway W.
Houston, Texas 77032

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 21st day of June, 2019, by Daniel D. Rucker, President of Coastal Bend Investments, LLC, as general partner of Coastal Bend Holdings, LP, sole member of CBPD Management, LLC as general partner of Coastal Bend Property Development, LP, a Texas limited partnership, on behalf of said entity.





Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:

PROSPERITY BANK
Attn: Victoria Loan Operations
1205 N. Navarro St.
Victoria, Texas 77901

ND: 4851-2463-5544, v. 3

RP-2019-273229
Pages 5
06/26/2019 03:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

PH-3

110.4782 acres

Coastal Bend Property Development – 110.4782 acres

(Harris County tax records 114.1894 minus 3.197 acres HCFCD Judgement)



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Varies

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: See attached Exhibit A for all tracts and property owners

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Coastal Bend Land Investments, LP Phone: 281-648-1268

Owner's Mailing Address: 4558 FM 2351

City: Friendswood State: TX Zip: 77546 Fax: 281-648-0832

Owner's Email Address: drucker@cbpd.net

AGENT'S NAME : _____ Phone: _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____ Fax: _____

Agent's Email Address: _____

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature [Signature] Date: 1-25-21

Agent's Signature: _____ Date: _____

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

GENERAL WARRANTY DEED

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS)

THAT COASTAL BEND HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, of the County of Harris and State of Texas for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto COASTAL BEND LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP of the County of Harris and State of Texas, all of the following described real property in Galveston County, Texas, to-wit:

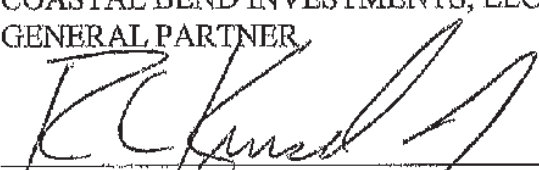
SEE EXHIBIT "A" ATTACHED (CONSISTING OF 16 PAGES) HERETO AND MADE A PART HEREOF.

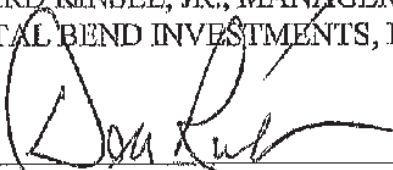
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, her heirs and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto the said grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 21st day of May, 2004.

COASTAL BEND HOLDINGS, LP
A TEXAS LIMITED PARTNERSHIP

COASTAL BEND INVESTMENTS, LLC,
GENERAL PARTNER


RICHARD KINSEL, JR., MANAGER,
COASTAL BEND INVESTMENTS, LLC


DANIEL D. RUCKER, MANAGER
COASTAL BEND INVESTMENTS, LLC

FILED

04 JUL 26 AM 10:59

Recorded by [Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS)
 (
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 26th day of May, 2004, by RICHARD L. KINSEL, JR., MANAGER, COASTAL BEND INVESTMENTS, LLC.



Melinda Nichols
Notary Public, in and for the State of Texas

THE STATE OF TEXAS)
 (
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 26th day of May, 2004, by DANIEL D. RUCKER, MANAGER, COASTAL BEND INVESTMENTS, LLC.



Melinda Nichols
Notary Public, in and for the State of Texas

ADDRESS OF GRANTEE:

8121 Broadway, Suite 150
Houston, Texas 77061

ADDRESS OF GRANTOR:

8121 Broadway, Suite 150
Houston, Texas 77061

AFTER RECORDING RETURN TO:

J. L. Jay
Attorney at Law
8121 Broadway, Suite 100
Houston, Texas 77061-1341

✓
✓

EXHIBIT "A"

1. A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 3, 2003, where Gary L. Freeman, Constable, Precinct 2, Houston, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. W846649, said tract or parcel being described as follows:

16.892 acres being an undivided interest in a 118.13 acre tract of land out of Lot Sixty-Four (64) & Sixty-Five (65) on the Hoidale & Coffman Subdivision of the Perry and Austin Survey Abstract 55 located in Harris County, Texas and being more particularly described in Volume 1228, Page 558 Volume 1265, Page 61 and Volume 1274, Page 161 of the deed records of Harris County, Texas Acct. #0410110000030.

2. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 28, 2000, where D. R. Moreland, Hays County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685293, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 19, 2000, where Diane Reagan Moreland, and Diane Reagan Moreland, Trustee, Collier County, State of Florida, was grantor, being recorded under Harris County Clerk's File No. U685294, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated May 18, 2000, where Gina Monroe Moreland, Contra Costa County, State of California, was grantor, being recorded under Harris County Clerk's File No. U685292, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey

Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated May 9, 2000, where Amy Banks Moreland Robinson and Amy Banks Moreland, Trustee, Iron County, State of Utah, was grantor, being recorded under Harris County Clerk's File No. U685291, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 18, 2000, where Wilbert John Mechura III, Fort Bend County, State of Texas and Anneliese Marie Mechura, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685289, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(f) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated September 14, 2000, where Jane H. McGall, individually, Travis County, State of Texas and the Estate of Thomas Stephen Harwood, Deceased, by Joe E. Coleman and Gary E. Messersmith, Independent Co-Executors, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685290, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(g) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 28, 2000, where William B. Stewart, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. U685295, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(h) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 24, 2001, where Frost National Bank, Co-Trustee and Howard Leroy Ericson, Co-Trustee, Austin, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146764, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(i) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 7, 2001, where Mary Ethel Paine, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146765, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(j) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 9, 2001, where The Chase Manhattan Bank and Donald Mark DeWalch as Co-Trustees of the Norman A. Binz, Trust for Donald Mark DeWalch (1.271%); The Chase Manhattan Bank and Norman Binz DeWalch as Co-Trustees of the Norman A. Binz Trust for Norman Binz DeWalch (1.271%); The Chase Manhattan Bank and Betty Ericson Jones as Co-Trustees of the Norman A. Binz Trust for Betty Ericson Jones (1.271%); The Chase Manhattan Bank and Elisa Ericson Sterling as Co-Trustees of the Norman A. Binz Trust for Elisa Ericson Sterling (1.271%); The Chase Manhattan Bank and Ann Ericson Colwell as Co-Trustees of the Norman A. Binz Trust for Ann Ericson Colwell (1.271%); The Chase Manhattan Bank Trustee of the Norman A. Binz Trust for Judson Tyler Ericson (1.271%), Houston, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V146756, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in

1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

(k) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated December 13, 2000, where the Rodgers-Penn Investments, being a family partnership composed of the following owners in undivided interests, Jeanne R. Fowler, Jeannette L. Penn, Thomas W. Penn, Jr., Richard R. Penn, Robert R. Penn and John C. Penn, being the sole owners, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368814, said tract or parcel being the SURFACE ONLY described as follows:

Being 118.13 acres, more or less, and being Tracts 64E-1, 65A; 65B, 65C & 65D, of the Hoidale & Coffman Subdivision in the Perry & Austin Survey Abstract 55, Harris County, Texas. As shown by plat by W. H. Stockwell in 1909 and which is recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas.

3. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated September 26, 2001, where Carolyn Lewis Gallagher, Austin, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V355779, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division

"E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 5, 2002, where Maxine Lucia Kyle Jordan, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V745502, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated April 5, 2002, where William Allen Kyle Jr, Victoria County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V745501, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated November 18, 2002, where Rice Interests Limited, Harris County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. W239645, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated December 22, 2003, where Woodway Financial Advisors, A Trust Company, as Successor Corporate Trustee the Testamentary and Intervivos Trusts created in the Estate of Clara Louise Gordon, Deceased, was grantor, being recorded under Harris County Clerk's File No. X328029, said tract or parcel being the SURFACE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, Harris County, Texas, plat made by W.H. Stockwell, surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting therefrom along the Northeasterly line twenty (20) feet, and thirty (30) feet along the Southeasterly line of said lot for road purposes where roads are

indicated. Also a part of Division "E" of Lot sixty-four (64), of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell, as aforesaid, Division "E" being indicated on a plat of subdivision of Lots 62, 63, 64, and 65 of said previous subdivision made by W. H. Stockwell in May, 1909, recorded in the office of County Clerk, Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots sixty-four (64) and sixty-five (65), running thence South 45 deg. East along said line between said Lots sixty-four (64) and sixty-five (65) to the corner of said subdivision "E"; THENCE, South 45 deg. West 224-1/10 feet along said line between Division "E" and Division "C" of said Lot sixty-four (64); THENCE North 45 deg. West on a line parallel with a line between Lots sixty-four (64) and sixty-five (65) down to Turkey Creek; THENCE, Northeasterly along said creek with its meanders to the place of BEGINNING; saving twenty (20) feet from said parcel of Division "E" of Lot sixty-four (64), along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO62379.

4. (a) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 24, 2001, where Georgann Rodgers Kiefer, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368817, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along

said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(b) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where Marjorie Rodgers Ware, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368820, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of

Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(c) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 21, 2001, where Kathleen Rodgers Duty, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368823, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(d) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 21, 2001, where Genevieve Rodgers Kercheville, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368822, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(e) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 23, 2001, where Dorothy Rodgers Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368825, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek

on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(f) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 23, 2001, where Adrian Igau McClanahan, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368824, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment

recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(g) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where James Richard Rodgers (also known as James Rodgers, Jr.), Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368821, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(h) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 20, 2001, where Janan Rodgers Moses, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368818, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(i) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated August 17, 2001, where Richard Rodgers Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368819, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office

of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(j) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 12, 2001, where Michael H. Igau, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368816, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64: THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was

acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

(k) A tract or parcel of land deeded to Coastal Bend Property Development, L.L.C. by instrument dated June 6, 2001, where Margaret S. Rodgers, Travis County, State of Texas, was grantor, being recorded under Harris County Clerk's File No. V368815, said tract or parcel being the SURFACE ESTATE ONLY described as follows:

All that certain lot, tract and parcel of land out of the Perry & Austin League, Harris County, Texas, more particularly described as follows:

All of Lot sixty-five (65), of Hoidale and Coffman Subdivision, a subdivision of the upper end of the Perry & Austin League, A-55, Harris County, Texas, a plat made by W. H. Stockwell, Surveyor, and is of record in the Office of County Clerk, of said county, in Volume 3, Page 6, Map Records, excepting there from along the Northeasterly line 20 feet and 30 feet along the Southeasterly line of said lot for road purposes where roads are indicated. Also a part of Division "E" of Lot 64, of Hoidale and Coffman Subdivision, in said survey made by W. H. Stockwell in May, 1909, recorded in the office of the County Clerk of Harris County, in Volume 3, Page 6, said part of said subdivision "E" being described as follows: BEGINNING at Turkey Creek on the line between Lots 64 and 65, running thence South 45 deg. East along said line between said Lots 64 and 65 to the corner of said subdivision "E"; THENCE, South 45 deg. West 224 1/10 feet along said line between Division "E" and Division "C" of said Lot 64; THENCE North 45 deg. West on a line parallel with a line between 64 and 65 down to Turkey Creek; THENCE Northeasterly along said creek with its meanders to the place of BEGINNING; saving 20 feet from said parcel of Division "E" of Lot 64, along the line between Division "E" and Division "C" for road purposes.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED property so much as was acquired by the State of Texas, as set forth and defined in Agreed Judgment recorded in Volume 7541, Page 261, of the Deed Records of Harris County, Texas, and so much as was acquired by Harris County Flood Control District by virtue of Judgment on the Award Nunc Pro Tunc, filed for record under Harris County Clerk's File No. JO72379.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Spacious on the date and at the time stamped herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUL 26 2004



Dorothy B. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Being a 110.4782 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas being out of and a part of Lots 64 and 65 in the HOIDALE-COFFMAN ADDITION recorded in Volume 3 Page 6 of the Harris County Map Records and being known as the 120 acre tract described in the deed to W.P. Nelson Recorded in Volume 248 Page 203 of the Harris County Deeds Records and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southwesterly right of way line of Beamer Road (60 foot Right of Way) and the northwesterly right of way line of F.M. 2351 (120 foot Right of Way) and from which a found Txdot monument bears South 42° 19' 39" West, a distance of 1047.90 feet;

THENCE South 42° 19' 39" West along and with the said northwesterly right of way line of F.M. 2351 at distance of 1047.90 feet passing a found Txdot monument and continuing for a total distance of 1292.71 feet to a found 5/8 inch capped iron rod for corner also being the southeast corner of CLEARWOOD BUSINESS PARK according to the map or plat thereof recorded in Volume 676 Page 200 of the Map Records of Harris County;

THENCE North 48° 22' 57" West along and with the northeast line of said CLEARWOOD BUSINESS PARK at a distance of 600.00 feet to a found 5/8 inch iron rod for the northeast corner of said CLEARWOOD BUSINESS PARK also being the southeast corner of that certain 10 acre tract conveyed to John Q Norman and Myrna A Norman recorded in Harris County Clerk File No P616830 of the Harris County Deed Records and continuing for a total distance of 1259.48 feet to a found 5/8 inch iron rod for corner;

THENCE South 42° 23' 11" West along and with the northwesterly line of said 10 acre tract a distance of 219.06 feet to a point for corner marking an east corner of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Plat Records of Harris County Texas;

THENCE North 48° 34' 24" West along the northeasterly line of the said TIMBER CREEK GOLF CLUB a distance of 2116.82 feet to a 5/8 inch capped iron rod set in the southeasterly line of a 3.197 acre tract by Judgment to Harris County Flood Control District recorded in Harris County Clerk File No. J062379 Harris County Deed Records;

THENCE northeasterly along and with the said southeasterly line of 3.197 acre tract to a point for corner in the southwest right of way line of Beamer Road (60 foot Right of Way) the following calls;

North 58° 33' 24" East - 350.16 feet
North 22° 29' 24" East - 288.07 feet
North 39° 43' 24" East - 442.08 feet
North 51° 13' 25" East - 482.66 feet

THENCE South 48° 16' 30" East along and with the southwesterly right of way line of Beamer Road (60 foot Right of Way) a distance of 33211.69 feet to the **PLACE OF BEGINNING**.

Timber Creek Golf Club
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LEGEND

LINES	ABBREVIATIONS
ASPHALT	HCCF - HARRIS COUNTY CLERK'S FILE
FIBRE OPTIC	HCMR - HARRIS COUNTY MAP RECORD
GAS LINE	HCDR - HARRIS COUNTY DEED RECORD
OH ELECTRIC	CCF NO. - CLERK'S FILE NUMBER
OH TELEPHONE	CIR - CAPPED IRON ROD
UNDERGRD ELEC	IP - IRON PIPE
UNDERGRD TEL	IR - IRON ROD
FENCE - IRON	POB - PLACE OF BEGINNING
FENCE - WOOD	POC - PLACE OF COMMENCEMENT
FENCE-B/W	A - ABSTRACT
FENCE-CHAINLINK	BM-BENCHMARK
SANITARY SEWER	TBM-TEMPORARY BENCHMARK
STORM SEWER	ROW - RIGHT OF WAY
WATER LINE	OH-OVERHEAD
PIPELINE	WFLU-Webster Field Unit
GAS LINE	
TOP BANK	
RR TRACK	
SURVEY ABSTRACT	
SYMBOLS	
ELECTRIC BOX	□
GAS VALVE	⊕
GAS METER	⊗
FND IRON ROD	⊙
POWER POLE	⊕
SAN SEW MANHOLE	⊙
STORM MANHOLE	⊙
TEL PEDESTAL	⊙
WATER WELL	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙

- SURVEYOR NOTES:**
- Coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, South Central Zone.
 - Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
 - This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
 - Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
 - Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - Tract is in Webster Field Unit Oil Field and has pipelines and Oil Wells and easements not show on Survey.
 - All property corners set with 5/8 " x 24" rebar with Orange cap stamped Scott D Ellis 6261 unless otherwise noted.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief.

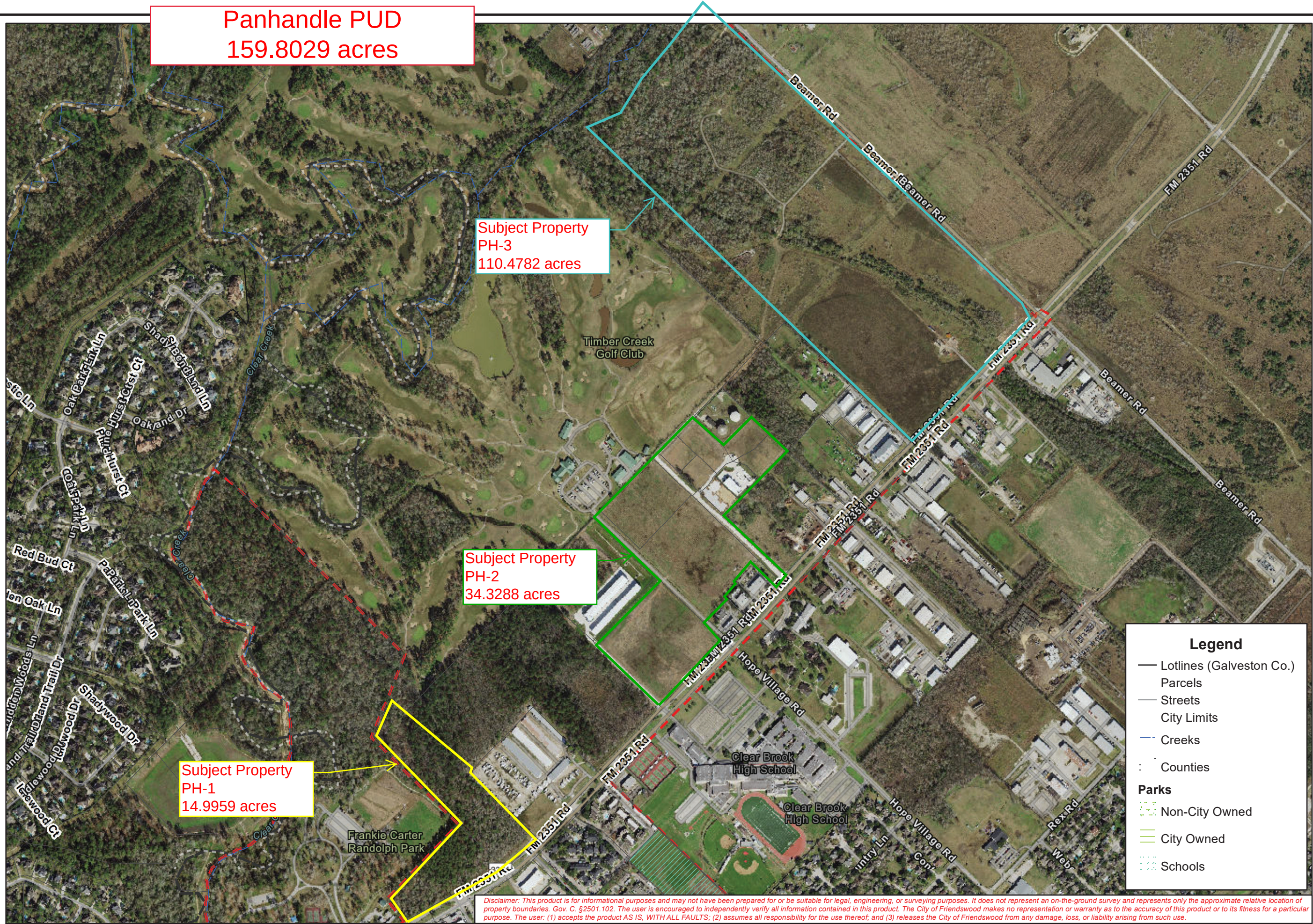
Scott D. Ellis
Scott D. Ellis, R.P.L.S.
Tx. Reg. No. 6261

DATE: 01 November 2018
SCALE: 1 inch = 150 feet
PROJECT NO. 2727
PROPERTY ADDRESS: FM 2351 and Beamer Road
Friendswood, Tx



ELLIS SURVEYING SERVICES, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 www.ellisurvey.com
Texas Firm Reg. No. 100340-00

SURVEY
OF
110.4782 ACRES
IN THE
HOIDALE-COFFMAN ADDITION
OUT LOTS 64 AND 65
VOLUME 3 PAGE 6
HARRIS COUNTY MAP RECORDS



Panhandle PUD
159.8029 acres

Subject Property
PH-3
110.4782 acres

Subject Property
PH-2
34.3288 acres

Subject Property
PH-1
14.9959 acres



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us



1 " = 752 '

Friendswood GIS Mapping

Legend

- Lotlines (Galveston Co.)
- Parcels
- Streets
- City Limits
- Creeks
- Counties
- Parks**
 - Non-City Owned
 - City Owned
- Schools

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

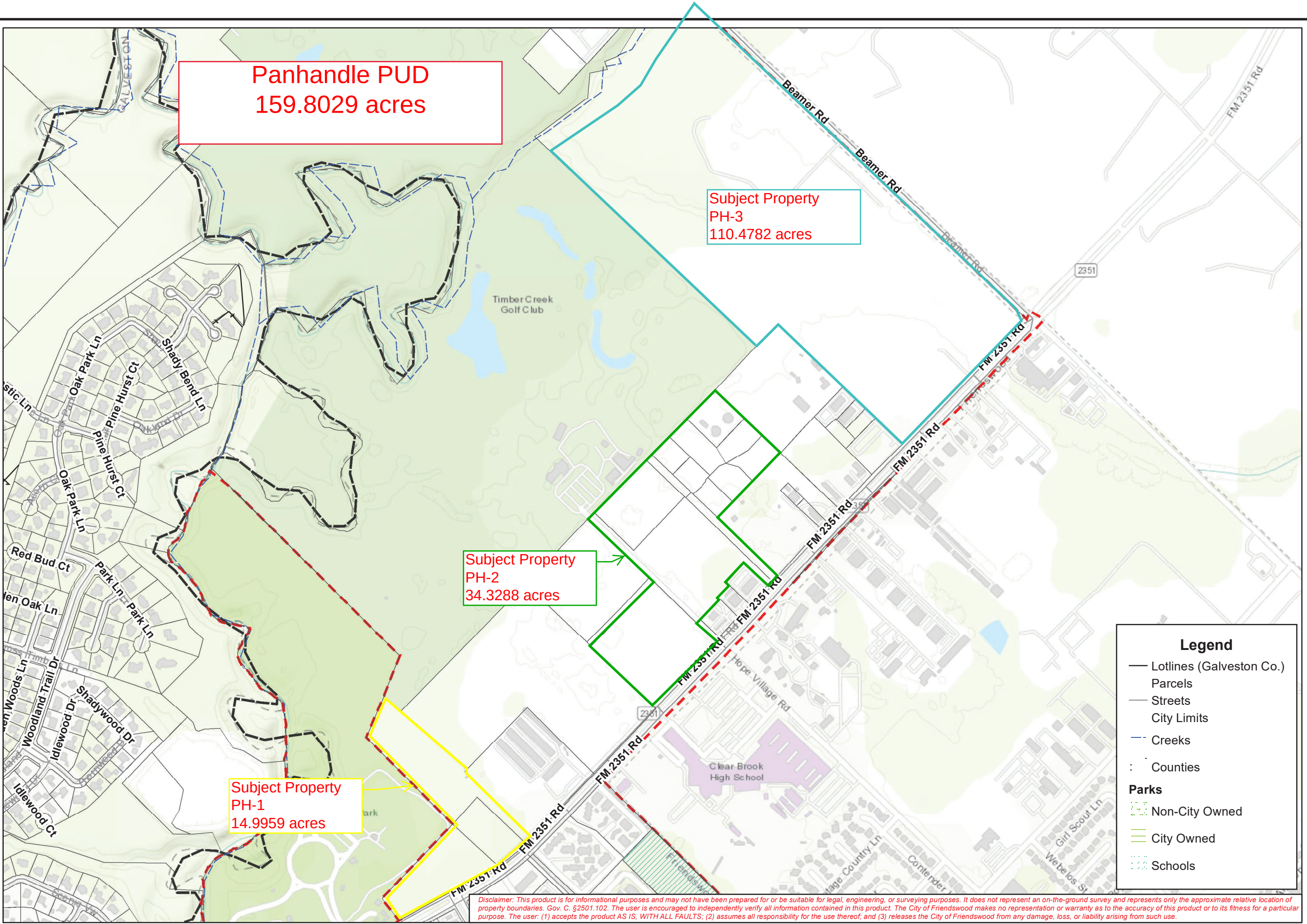


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us



1" = 752'

Friendswood GIS Mapping



Legend

- Lotlines (Galveston Co.)
- Parcels
- Streets
- City Limits
- Creeks
- Counties

Parks

- Non-City Owned
- City Owned

Schools

- Schools

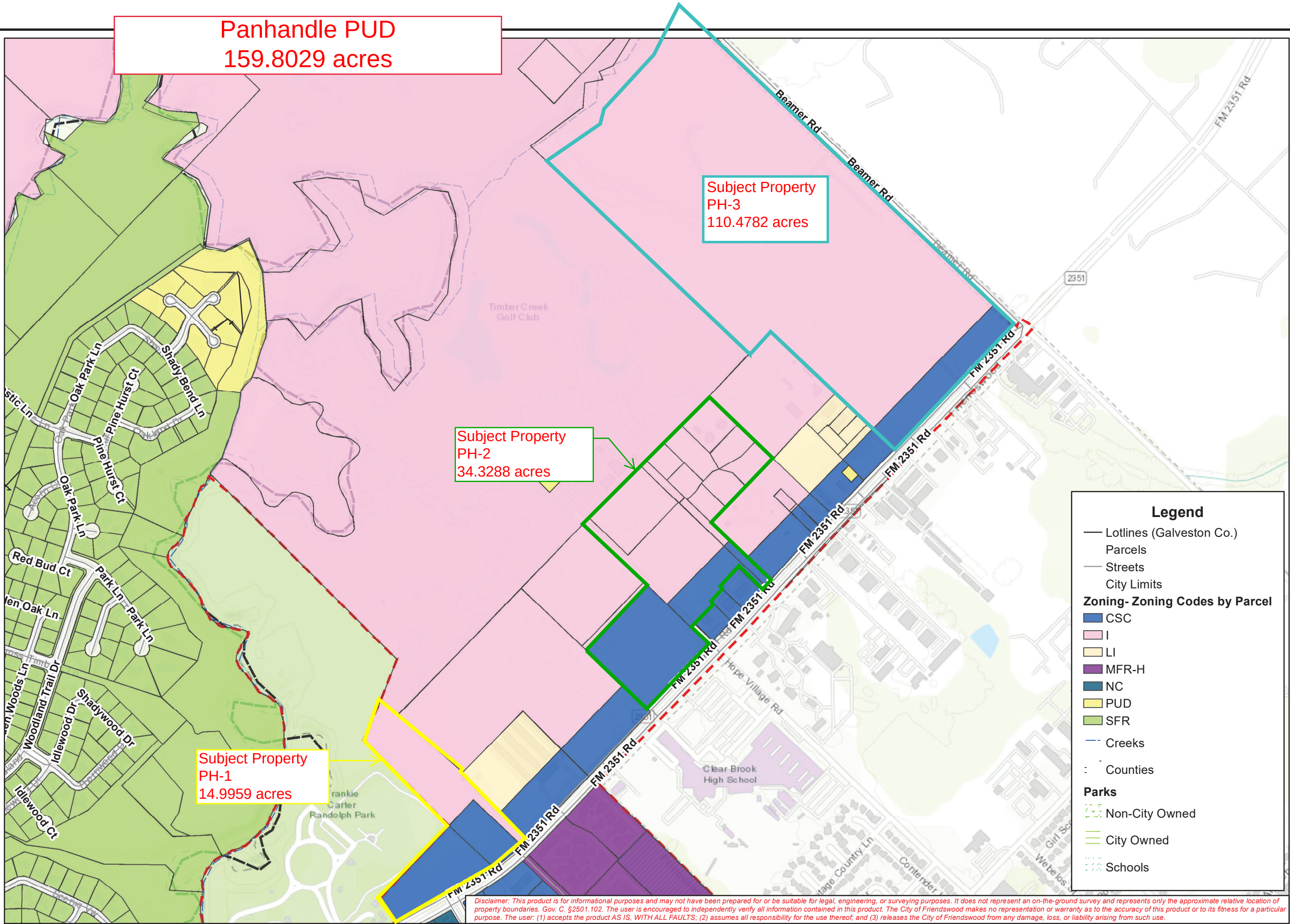
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Panhandle PUD
159.8029 acres

Subject Property
PH-3
110.4782 acres

Subject Property
PH-2
34.3288 acres

Subject Property
PH-1
14.9959 acres

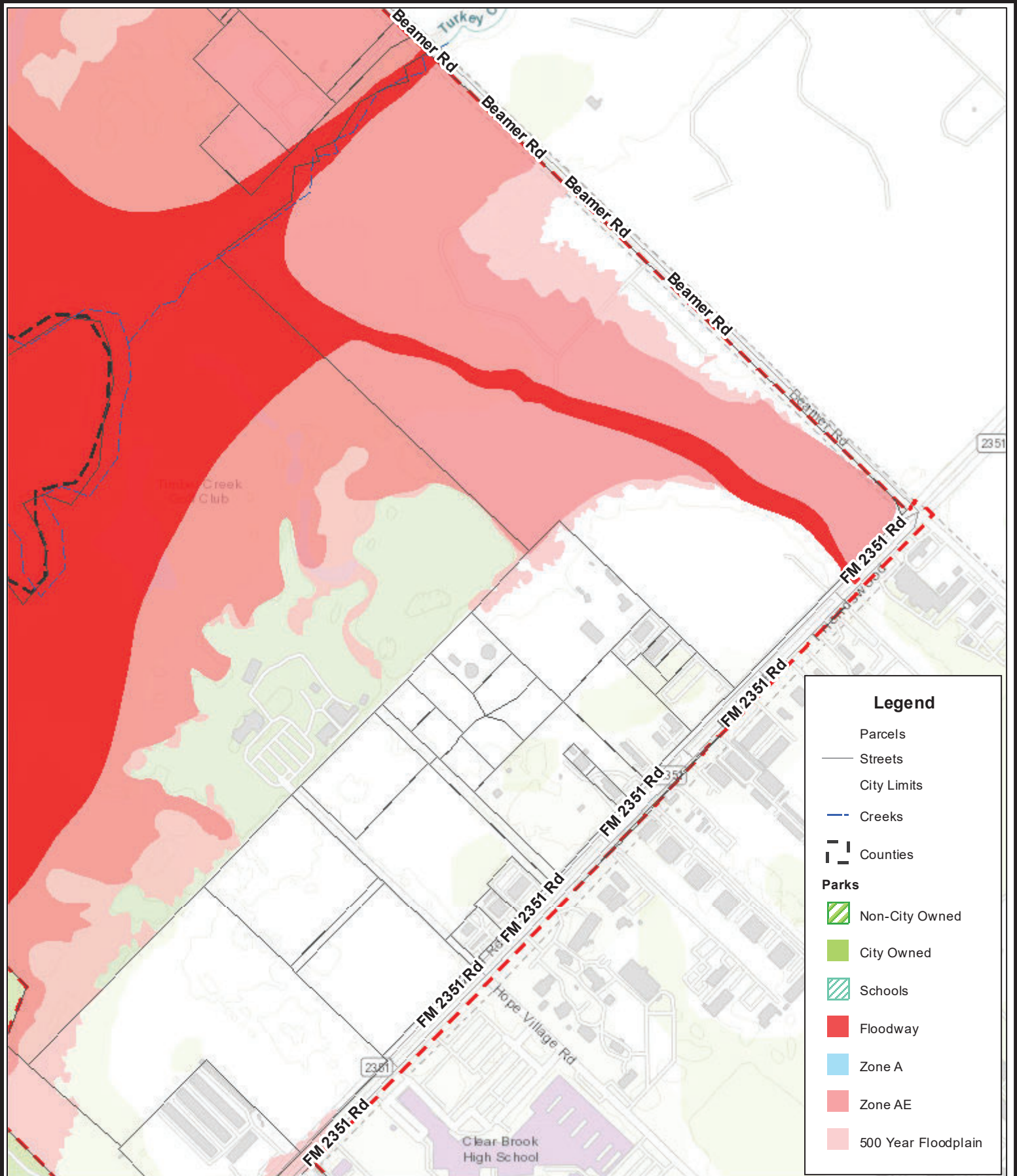


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1" = 752'
 Page 325 of 391

PANHANDLE
PLANNED UNIT DEVELOPMENT
± 159 ACRES

PREPARED FOR:
COASTAL BEND PROPERTY DEVELOPMENT, LP ET AL

PREPARED BY:

COASTAL BEND Engineering

Texas Registered Engineering Firm F-14444
4558 FM 2351, Friendswood, TX 77546
281.648.1268 Fax 281.648.0832



JANUARY 2021

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'A' - Area Map & Conceptual Development Plan

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Plan (Northern Panhandle Regional Detention)**

'C' - Permitted Use Table

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I. Introduction

Purpose

This application has been prepared on behalf of Coastal Bend Property Development and other applicants attached hereto pursuant to the City of Friendswood's Ordinances related to creation of the Panhandle Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive commercial, industrial, and recreational development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Prior to the development of Timber Creek Golf Club (2001), the "Panhandle" region of the City of Friendswood had long been idled except for active oil & gas production and cattle grazing. A major factor in this long dormant condition was that the vast majority of the region was held in undivided interest ownerships whose primary concern was mineral interest income from the original 1937 Humble Oil & Gas leases, owned today by Denbury Resources. Aside from the long time Whitley family's feed store and drywall business, only a few automotive, warehouse, storage and a single retail gas/convenience store existed within the City's limits along FM 2351 with AAA Blastcoat being the only business on Beamer Rd.

The attached Exhibit 'A' identifies the limits of the 4,420 acre Webster Unit (Est. 1972) wherein Exxon and now Denbury have since confined their active oil and gas production. However, the original 1937 lease still exist over and under the entire Panhandle area and, unless modified by a subsequent surface use agreement or ordinance, the surface encumbrances still exist. Today, there remains less than 6 acres fronting FM 2351 in undivided interest ownerships (PH-1) and only two (2) active oil wells (PH-3C) accessed from Beamer Road within the Panhandle.

The Panhandle is unlike other areas in the City due to the fact that a large portion of the adjacent properties remain undeveloped with limited prospects because they are enveloped within the Webster Unit and have limited access to utilities. It is not typically the case that the primary entrance to a city like Friendswood within the combined metroplex, would have so large a “void” at its entry. Coincidentally, the City has no jurisdictional controls over the unregulated Harris County properties along the opposite sides of Beamer Road and FM 2351 where the majority of mixed uses currently exist and where the probable majority of future uses will occur.

For reasons already established, the isolated condition of the Panhandle presents unique circumstances when establishing the highest and best uses for feasible and economic development. The attached Exhibit ‘A’ depicts the current businesses and vacant land along the FM 2351 corridor both in and out of the City’s jurisdictional limits. As depicted, most of the uses along either side of the FM 2351 corridor are comprised mostly of industrial, light industrial, service, office warehouse and storage facilities with limited retail and even more limited shopping. The primary reason for this heavier concentration of service facilities, warehouse and storage is because the area between Hope Village Rd. and Beamer Rd. is virtually devoid of residences and enjoys uninterrupted access to the Gulf Freeway. Additionally, the lack of lodging of any caliber is directly correlated to the absence of nearby restaurants and neighborhood shopping centers; primarily because there are no neighborhoods.

The intent of this PUD is to establish congruent and attractive economic development within the Panhandle while being cognizant of the current and probable future development within and around it.

Access, Utilities & Drainage

Access

Mobility, utilities, drainage and detention facilities will be created using private investments and except for utilities that may be given to the public, the City will not be responsible for any maintenance.

Access is a key component to any development. Due to the Panhandle's direct access to existing thoroughfares (FM 2351 & Beamer Road), no public streets are anticipated within this PUD. Development will encourage shared driveways and reciprocal accesses while promoting efficient circulation for fire and emergency services.

As a result of the previous Blackhawk thoroughfare abandonment, this PUD does not require the creation of a special financing district or use of public funds for any mobility, utilities, drainage or detention facilities.

Utilities

The attached Exhibit 'A' also depicts the location of City trunk line water and sanitary sewer. The trunk line water continues to migrate up Beamer Road coincident with the current Harris County Pct. 1 improvements at FM 2351 and prospects for further extension of the trunk line water are in process.

The distribution and capacity of these facilities are more than adequate to achieve maximum marketable values and uses within the Panhandle. The remainder of utility extensions needed to service future development will be funded through private investments or shared private agreements.

Drainage

Adequate drainage and detention are the biggest hurdles to maximize best use of undeveloped and partially developed properties within the City's jurisdiction. Harris County Flood Control District in concert with the Army Corps of Engineers is in final stages of planning before bidding the Turkey Creek project which upon completion would cause substantial improvement in the 100 & 500 year flood elevations in this region. The improvements will also cause a new, wider, and longer bridge at Beamer Road over Turkey Creek. Coincidentally, this would alleviate a long standing problem for Harris County Pct. 1 and would allow further widening and extension of Beamer Road toward Dixie Farm Road. The subsequent improvement in the flood plain within the Panhandle is certainly a benefit, but the dilemma regarding most efficient methods diverting developed waters to Clear Creek and Turkey Creek remain and

are addressed in the updated 2019 City of Friendswood Master Drainage Plan (Northern Panhandle Regional Detention), of which Exhibit Two (2) from the report is attached herein as Exhibit 'B'. In concert with this drainage plan, Section PH-1 will plan for the use of a common drainage access corridor to Clear Creek. Likewise, Sections PH-2 & PH-3 will plan for a common drainage access corridor through Service Areas A & B.

This PUD, at no cost to the City, will develop corridors wherein the majority of developable Panhandle properties may have the most immediate and direct access to the respective creeks. Drainage facilities may be shared to encourage efficient and cohesive use of land, congruent with the City's adopted plan.

II. Project Description

Land Use

The Appraisal Institute defines "Highest and Best Use" as: *The reasonably probable and legal use of vacant or an improved property that is physically possible, appropriately supported (zoned / PUD), financially feasible, and that results in the highest value.*

Establishing the highest and best use for any property is paramount in achieving maximum value. A developer or a city may have a preferred use that does not conform to marketable best use, but ignoring marketability is like denying gravity. Exercising either will not end well.

Within the Panhandle there are multiple marketable uses as having already been recognized by the market. Between the City's limit at Beamer Road and Hope Village Road, the identity of the area is dominated by service and light industrial uses. This does not suggest that there are not additional higher and better uses especially further along the FM 2351 corridor closer to Blackhawk Blvd. where the character of the area is more community and neighborhood oriented as walkability increases with the proximity to Clear Brook High School and Frankie Carter Randolph Park.

The goal of the PUD is to effectively transition the mixed uses from the industrial centered region as it morphs closer to the community. A key

component of transition will be landscaping. The City has established an attractive landscape theme within the medians on the FM 2351 corridor. Landscaping will be prioritized both at entry points and within the developed communities, encouraging a common theme of aesthetic features such as shaped berms and vegetative screens.

Permitted Uses

All permitted uses listed in the City of Friendswood's permitted use table in the code of ordinances within the Agricultural District, Community Shopping Center District, Industrial District, and Light Industrial District are permitted within this PUD; together with Food & Beverage Manufacturing (NAICS Codes 311 & 312), Health Care & Social Assistance (NAICS Codes 623 & 624), and Accommodation & Food Services (NAICS Codes 721 & 722) shall be permitted by right. A permitted use table for the PUD is attached as Exhibit 'C'.

III. Development Guidelines

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD.

Development Regulations

The following lot regulations shall apply to all development:

- A. District area and height regulations.
 - 1. Regulation Matrix

Lot Description	Lot Area (Minimum Sq. Ft.)	Minimum Lot Width	Minimum Lot Depth	Yards - Minimum Setbacks (Ft.)			Height Maximum (Ft.)	Zero Lot Line ³ (Y/N)	Maximum Lot Coverage
				Front Interior ¹ (I) / Exterior ² (E)	Rear Interior ¹ (I) / Exterior ² (E)	Side Interior ¹ (I) / Exterior ² (E)			
Frontage Lot ⁴	10,000	—	—	30	5 (I) 10 (E)	5 (I) 10 (E)	100	Y	60%
Non-Frontage Lot	10,000	—	—	5 (I) 10 (E)	5 (I) 10 (E)	5 (I) 10 (E)	100	Y	60%

1. The "Interior" designation refers to any lot line not abutting a PUD section boundary nor existing lot developed prior to 2021.
2. The "Exterior" designation refers to any lot line abutting a PUD section boundary or existing lot developed prior to 2021.
3. A "Zero Lot Line" development may be platted as long as the boundary of the development adheres to the minimum yard setbacks in the table.
4. A "Frontage Lot" is defined as any lot which has a lot line abutting FM 2351 or Beamer Road. The front yard shall be the minimum distance setback from both FM 2351 & Beamer Road.
5. All yard setbacks shall be measured from the edge of the street ROW and lot lines. Yard setbacks shall not be measured from access easements.
6. All developed lots within the PUD in existence prior to the creation of the PUD shall be deemed as lawfully existing and shall be allowed to develop under PUD regulations.

B. Amendments to Community Overlay District.

1. Boundaries.

The boundary of the COD within this PUD shall be parallel to the thoroughfare to include nonresidential properties within 150 feet from the right-of-way. The COD requirements shall only apply to the area of the property within 150 feet from the right-of-way.

2. Landscaping.

- a. A buffer strip shall not be required between separate uses within this PUD.
- b. The buffer strip along a right-of-way will be a minimum of 15 feet wide and shall contain not less than one tree (existing or planted) for each 25 linear feet or portion thereof; however, the tree spacing shall be allowed up

to 40 linear feet between trees with clustered landscaping at driveways and median openings similar to the landscaping scheme in the FM 2351 medians.

C. Amendments to Supplementary district regulations.

1. Off-street parking and loading regulations.

While the number of parking spaces required by the Parking Group Table (Appendix C) within the City's Design Criteria Manual is encouraged, the minimum required parking spaces in the PUD are amended as listed in the Parking Group Table Amendments attached as Exhibit 'D' and are further subject to enforcement by the developer's builder guidelines and recorded covenants. Additionally, a property owner may present an alternate number of parking spaces, based on similar development and a parking study, for consideration by the City Engineer during commercial site plan review by the City.

D. Amendments to Landscaping and screening requirements.

1. Section 8(I)(2)(a) shall not apply within each PUD section (PH1, etc.) along interior lot lines.
2. Where PH-2 borders Tracts No. 4, 5, 6 & 7 in Exhibit 'A', screening requirements will be met using rear and side buildings walls with limited open pavement and parking.
3. Section 8(I)(2)(c)(3) shall apply to PUD Section PH-1. These regulations shall not apply to PUD Sections PH-2 & PH-3.

E. Amendments to Performance standards.

Section 8(J)(2)(c)(ii) is amended to allow greater than one footcandle and a maximum of five footcandles at an interior property line.

F. Existing Platted Road Right-of-Ways

The existing platted 40' road right-of-way along the Timber Creek Golf Club boundary to Beamer Road will be converted to a public utility and private access easement.

G. Well Setbacks

1. As it pertains to Article VII(Division 5)(Sec 26-270), only permanent structures within the PUD shall adhere to the following setbacks (does not restrict placement of pavement, parking, driveways, utilities, and landscaping):
 - a. 150' from an active well
 - b. 5' from plugged and abandoned wells in which the surface rights have been released.
 - c. Offsets defined by a surface use agreement between property owner and energy production company whereby the well has been plugged and abandoned or 50' if surface use agreement does not define offset.

Signage

Signage within the PUD will conform to the City of Friendswood Sign Ordinance.

Development Phasing/ Schedule

The proposed Panhandle PUD consists of multiple landowners and interests. It would be hopeful to see this area of the City develop in phases over the next 10 years, especially with the recent activity in the industrial market.

Exhibit A depicts the different sections within the PUD where the character and makeup of the uses within them could be themed or form communities different than the others. Coincidentally, these areas are further recognized as having the majority of available undeveloped frontage as opposed to the majority of frontage already built and occupied.

These sections identified as PH-1 (near Blackhawk Blvd), PH-2 (near Hope Village Rd), and PH-3 (near Beamer Rd) conform well with their respective watersheds and the adopted overall drainage plan.

PH-1 (Blackhawk), for the first time currently has approximately 15 acres available for development extending from Frankie Carter Park, past the Blackhawk intersection.

PH-2 (Hope Village) contains the remaining balance of developed properties within the Hope Village community which utilize the adopted drainage plan and already have the necessary utilities and accesses. This section contains many established businesses whose uses and repurposing or subsequent uses of the remaining undeveloped portions of their properties is finite and contained. The immediate projects within PH-2 are Industry Park II and the Commons at Timber Creek which combined make up approximately 20 acres and will be developed in phases beginning in 2021 at the recently constructed Industry Park driveway and the planned four (4) lane expansion to Timber Creek Golf Club driveway at FM 2351. The developments will utilize the adopted drainage plan and already have the necessary utilities and accesses. Timber Creek's existing gate will be removed and replaced with a new stone column and wrought iron swing gate located at the limits of The Commons at Timber Creek (proposed) to allow landscaping and access.

PH-3 (Beamer) consisting of 110 acres of undeveloped land and is depicted in three distinct areas (PH-3A, PH-3B & PH-3C):

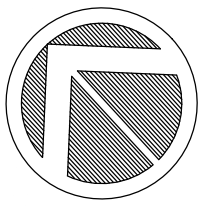
PH-3A is approximately 40 acres along FM 2351 where Harris County Pct. 1 is under construction at Beamer Road wherein the majority of the tract is out of the current mapped flood plain and has no active pipelines or wells.

PH-3B contains approximately 36 acres and is more impacted by the current flood map and somewhat encumbered by an active pipeline.

PH-3C is the nearest to Turkey Creek containing approximately 34 acres. It is heavily impacted by the current flood map and has two (2) active wells and related pipelines. This area is planned to accommodate Turkey Creek

improvements, developed drainage and detention, continued oil production and limited surface development.

Due to ongoing projects, development in the PH-3 region will commence after Turkey Creek project milestones have been reached. As previously mentioned the Turkey Creek Project and coincident bridge and road improvements, together with the additional planned gulley improvements are a combined work in progress. This does not suggest that limited development cannot occur in the interim but the impending large scale improvements in detention, drainage and roads will assist in maximizing best overall uses.



SCALE: 1"=200'

EXHIBIT 'A'

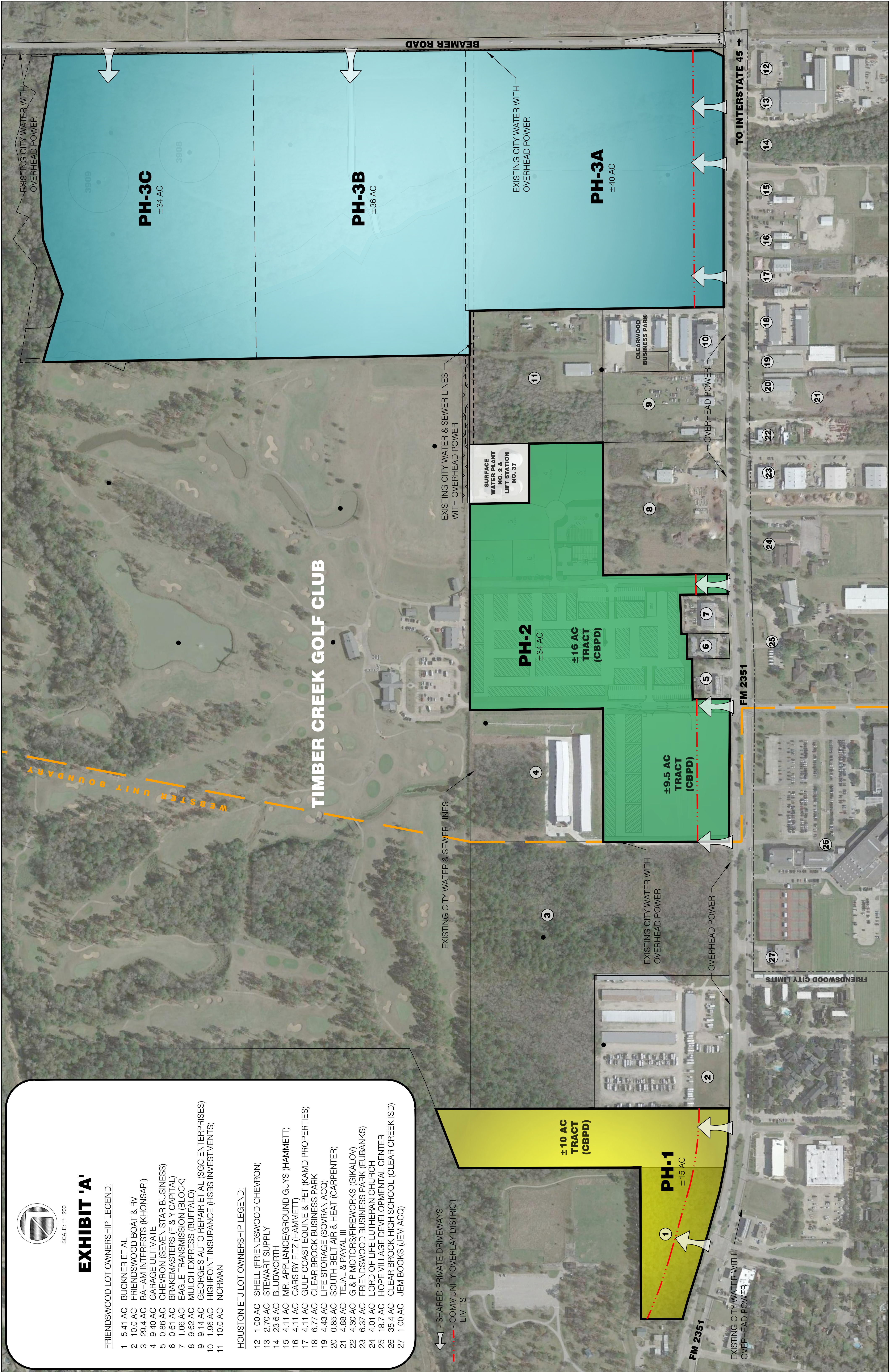
FRIENDSWOOD LOT OWNERSHIP LEGEND:

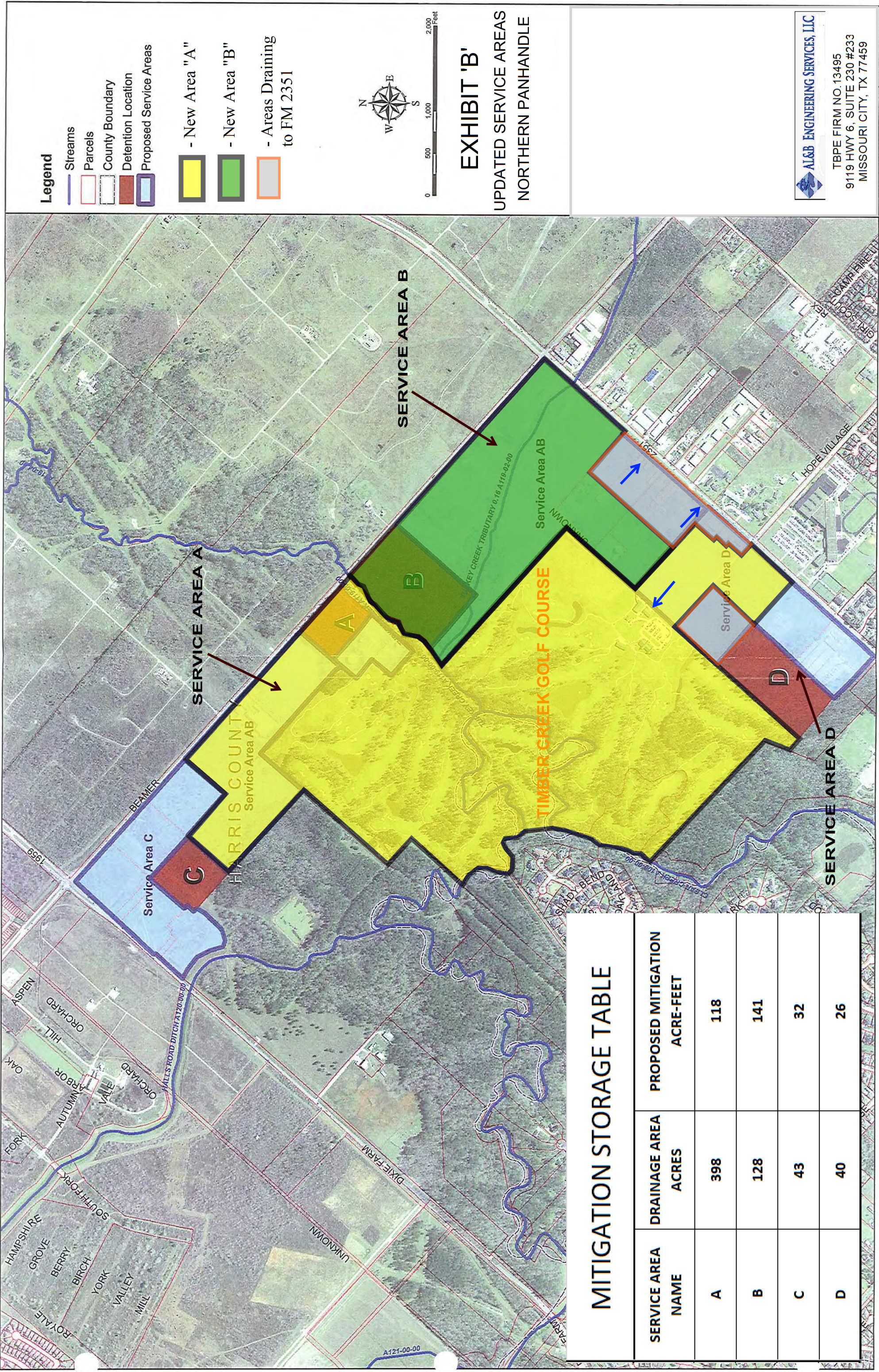
- 5.41 AC BUCKNER ET AL
- 10.0 AC FRIENDSWOOD BOAT & RV
- 29.4 AC BAHAM INTERESTS (KHONSARI)
- 9.40 AC GARAGE ULTIMATE
- 0.86 AC CHEVRON (SEVEN STAR BUSINESS)
- 0.61 AC BRAKEMASTERS (F & Y CAPITAL)
- 1.06 AC EAGLE TRANSMISSION (BLOCK)
- 9.62 AC MULCH EXPRESS (BUFFALO)
- 9.14 AC GEORGE'S AUTO REPAIR ET AL (SGC ENTERPRISES)
- 1.96 AC HIGHPOINT INSURANCE (HSBS INVESTMENTS)
- 10.0 AC NORMAN

HOUSTON ETJ LOT OWNERSHIP LEGEND:

- 1.00 AC SHELL (FRIENDSWOOD CHEVRON)
- 2.70 AC STEWART SUPPLY
- 23.6 AC BLUDWORTH
- 4.11 AC MR. APPLIANCE/GROUND GUYS (HAMMETT)
- 4.11 AC CARS BY FITZ (HAMMETT)
- 4.11 AC GULF COAST EQUINE & PET (KAMD PROPERTIES)
- 6.77 AC CLEAR BROOK BUSINESS PARK
- 4.43 AC LIFE STORAGE (SOVRAN ACQ)
- 0.85 AC SOUTH BELT AIR & HEAT (CARPENTER)
- 4.88 AC TEJAL & PAYAL III
- 4.30 AC G & P MOTORS/FIREWORKS (GIKALOV)
- 6.37 AC FRIENDSWOOD BUSINESS PARK (EUBANKS)
- 4.01 AC LORD OF LIFE LUTHERAN CHURCH
- 18.7 AC HOPE VILLAGE DEVELOPMENTAL CENTER
- 35.4 AC CLEAR BROOK HIGH SCHOOL (CLEAR CREEK ISD)
- 1.00 AC JEM BOOKS (JEM ACQ)

- SHARED PRIVATE DRIVEWAYS
- COMMUNITY OVERLAY DISTRICT LIMITS





Legend

- Streams
- Parcels
- County Boundary
- Detention Location
- Proposed Service Areas
- New Area "A"
- New Area "B"
- Areas Draining to FM 2351



EXHIBIT 'B'

UPDATED SERVICE AREAS
NORTHERN PANHANDLE

AL&B ENGINEERING SERVICES, LLC

TBPE FIRM NO 13495
9119 HWY 6, SUITE 230 #233
MISSOURI CITY, TX 77459

MITIGATION STORAGE TABLE			
SERVICE AREA NAME	DRAINAGE AREA ACRES	PROPOSED MITIGATION ACRE-FEET	
A	398	118	
B	128	141	
C	43	32	
D	40	26	

EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
11	<i>Agriculture, Forestry, Fishing and Hunting</i>
111	Crop production
1114	Greenhouse, nursery and floriculture production
112	Animal production
113	Forestry and logging
114	Fishing, hunting and trapping
115	Support activities for agriculture and forestry
21	<i>Mining</i>
221	Utilities
23	<i>Construction</i>
236	Construction of buildings
237	Heavy and civil engineering construction
238	Specialty trade contractors
31-33	<i>Manufacturing</i>
311	Food manufacturing
311811	Retail bakeries
312	Beverage and tobacco product manufacturing
316	Leather and allied product manufacturing
321	Wood product manufacturing
323	Printing and related support activities
323113	Commercial screen printing
325412	Pharmaceutical preparation manufacturing
326	Plastics and rubber products manufacturing
3262	Rubber product manufacturing
327	Nonmetallic mineral product manufacturing
332	Fabricated metal product manufacturing
333	Machinery manufacturing
334	Computer and electronic product manufacturing
335	Electrical equipment, appliance and component manufacturing
33591	Battery manufacturing
336	Transportation equipment manufacturing
337	Furniture and related products manufacturing
339	Miscellaneous manufacturing
3391	Medical equipment and supplies manufacturing
42	<i>Wholesale Trade</i>
423	Merchant wholesalers, durable goods
424	Merchant wholesalers, nondurable goods
425	Wholesale electronic markets and agents and brokers
44-45	<i>Retail Trade</i>
4411	Automobile dealers
4412	Other motor vehicle dealers
4413	Automotive parts, accessories and tire stores
442	Furniture and home furnishing stores
443	Electronics and appliance stores
444	Building material and garden equipment and supplies dealers
444190	Other building material dealers
445	Food and beverage stores
446	Health and personal care stores
447	Gasoline stations
447190	Other gasoline stations
448	Clothing and clothing accessory stores
451	Sporting goods, hobby, book and music stores
452	General merchandise stores
453	Miscellaneous store retailers
4533	Used merchandise stores
45399	All other miscellaneous store retailers

EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
48-49	<i>Transportation and Warehousing</i>
482	Rail transportation
484	Truck transportation
488	Support activities for transportation
48841	Motor vehicle towing
491	Postal service
492	Couriers and messengers
493	Warehousing and storage
51	<i>Information</i>
511	Publishing industries
515	Broadcasting (except internet)
517	Telecommunications
517911	Telecommunication resellers
518	Data processing, hosting and related services
519	Other information services
52	<i>Finance and Insurance</i>
521	Monetary authorities – Central bank
522	Credit intermediation and related activities
522298	All other nondepository credit intermediation (i.e., pawn shops)
523	Securities, commodity contracts, and other financial investments and related activities
524	Insurance carriers and related activities
525	Funds, trusts, and other financial vehicles
53	<i>Real Estate and Rental and Leasing</i>
531	Real estate
53113	Lessors of miniwarehouses and self-storage units
532	Rental and leasing services
53212	Truck, utility trailer and RV rental
533	Lessors of nonfinancial intangible assets (except copyrighted works)
54	<i>Professional, Scientific and Technical Services</i>
541	Professional, scientific and technical services
54138	Testing laboratories
55	<i>Management of Companies and Enterprises</i>
551	Management of companies and enterprises
56	<i>Administration/Support Waste Management/Remediation Services</i>
561	Administrative and support services
561730	Landscaping services
56179	Other services to buildings and dwellings
562	Waste management and remediation services
61	<i>Educational Services</i>
6116	Other school and instruction
62	<i>Health Care and Social Assistance</i>
621	Ambulatory health care services
622	Hospitals
6231	Nursing care facilities – Skilled nursing facilities
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities
623311	Continuing care retirement communities (with on-site nursing)
623312	Assisted living facilities for the elderly (without on-site nursing)
624	Social assistance
6244	Child day care services (childcare centers)
71	<i>Arts, Entertainment and Recreation</i>
7111	Performing arts
7112	Spectator sports (sports teams and clubs)
7113	Promoters of performing arts, sports and similar events
712	Museums, historical sites and similar institutions
7131	Amusement parks and arcades
7139	Other amusement and recreation industries
713940	Fitness and recreational sports centers

EXHIBIT 'C'
PERMITTED USE TABLE

2017 NAICS Code	2017 NAICS Industry Description
72	<i>Accommodation and Food Services</i>
7211	Traveler accommodation
7212	RV (recreational vehicle) parks and recreational camps
7213	Roominghouses and boardinghouses
7223	Special food services
7224	Drinking places (more than 75% sales of alcoholic beverages)
7225	Restaurants and other eating places
81	<i>Other Services (Except Public Administration)</i>
8111	Automotive repair and maintenance
8112	Automotive body, paint, interior and glass repair
8112	Electronic and precision equipment repair and maintenance
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)
8114	Personal and household goods repair and maintenance
8121	Personal care services
8123	Dry cleaning and laundry services
8129	Other personal services
8133	Social advocacy organizations
8134	Civic and social organizations
92	<i>Public Administration</i>
921	Executive, legislative, and other general government support
922	Justice, public order and safety activities
923	Administration of human resource programs
924	Administration of environment quality programs
925	Administration of housing programs, urban planning, and community development
926	Administration of economic programs
927	Space research and technology
928	National security and international affairs

Exhibit 'D'

Parking Group

Table Amendments

Parking Use Category	Parking Spaces*
Accommodation	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
Adult Establishment	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
Agricultural, Forestry, Fishing, and Hunting Uses	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
Amusement and Recreation Industries	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 300 sq. ft. GFA of indoor facilities plus 1 space per tee or target.
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	5 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 400 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
<i>Athletic Training Facilities:</i>	2 spaces per 1,000 sq. ft. GFA.
Arts, Entertainment, and Recreations	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

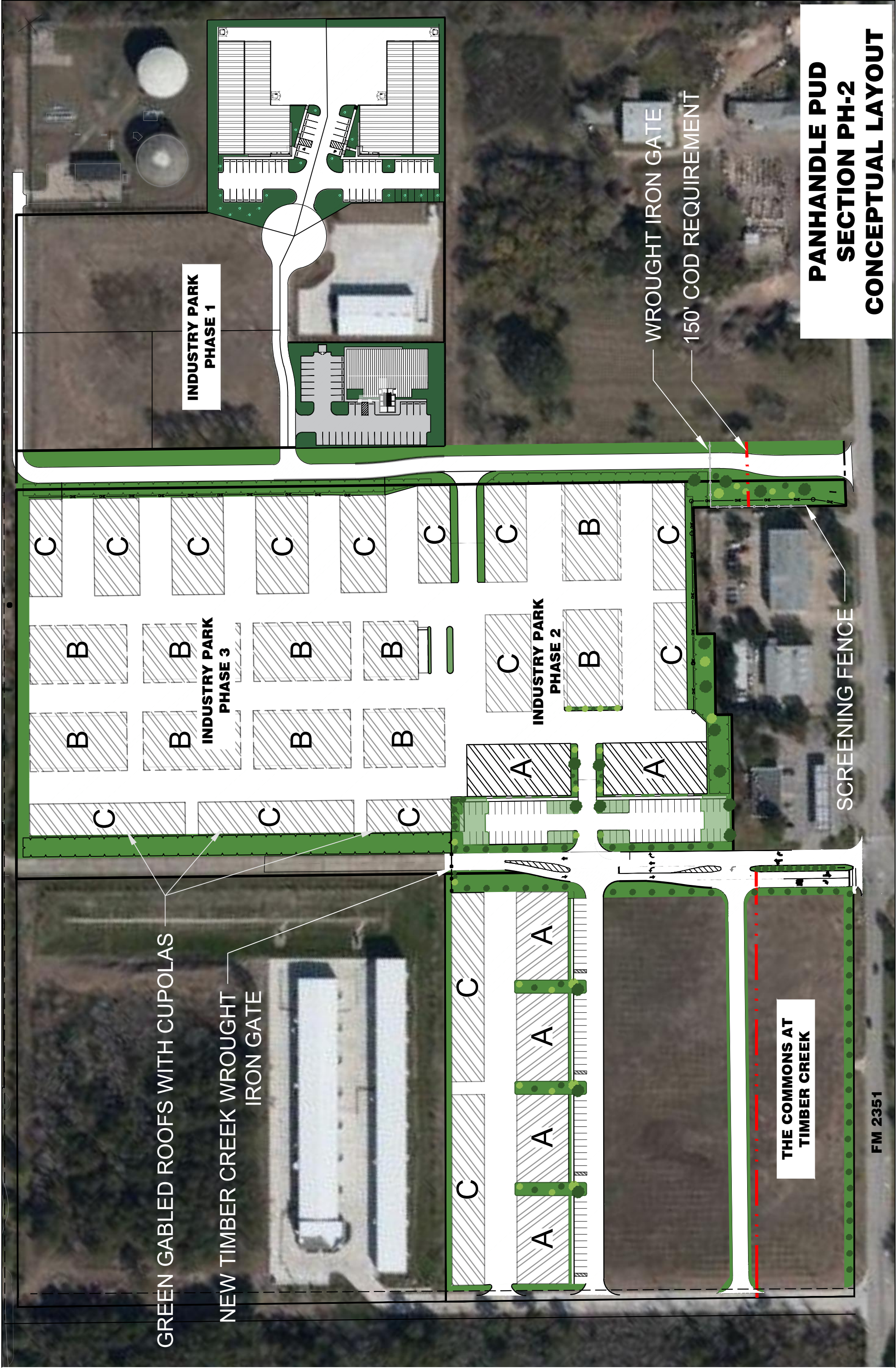
Parking Use Category	Parking Spaces*
Arts, Entertainment, and Recreations (cont.):	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
Automotive Repair	2.5 spaces per service bay (service bays not included as parking).
Broadcast and Telecommunication	1 space for each 300 sq. ft. GFA.
Car Wash	1 per wash bay plus 1 stacking spaces per bay.
Civic, Social, and Fraternal Associations:	1 space for each 300 sq. ft. GFA.
Educational Services (based on maximum design capacity)	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	3.5 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	4 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	7.5 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	12 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	2 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
Gas Station	1 space for each side of a gasoline pump unit.
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

Parking Use Category	Parking Spaces*
Hospitals, Nursing, and Residential Care Facilities	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	.5 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.35 spaces per bed.
Information Services	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	- Single screen - 2 to 5 screens - 5 to 10 screens - Over 10 screens
Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
Mobile Home	2.5 spaces per trailer unit.
Non-Store Retailers	1 space for each 2,000 sq. ft. GFA.
Other Services	1 space for each 250 sq. ft. GFA.
Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
Public Administration	1 space for each 300 sq. ft. GFA.
Real Estate, Rental, and Leasing	1 space for each 500 sq. ft. GFA.
Religious Organizations	.4 spaces per seat.
Residential Uses	
<i>Single Family Dwellings</i>	- less than 3,000 sq. ft. = 2 spaces per dwelling unit; - more than 3,000 sq. ft. = 3 spaces per dwelling unit
<i>Multi-Family Dwellings Rental:</i>	- 1 space per dwelling unit for efficiency units; - 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Multi-Family Dwellings Owned:</i>	- 1.0 spaces per dwelling unit for efficiency units; - 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

Parking Use Category	Parking Spaces*
Retail Trade	3 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 4 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 3 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.
Truck Transportation; Warehousing & Storage	1 space for each 1,000 sq. ft. GFA.
Vehicle Dealers	1 space for each 5,000 sq. ft. of lot area.
Wholesale Trade	1 space per 2,000 sq. ft. gross floor storage per sales area.
Buildings with Combined Office & Warehouse/Storage Use located in PH-2	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in PH-2	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.
RV Park & Multi-Use RV Park Administration/Recreation Building	1 space per RV space. Spaces are allowed to be unmarked parking areas included in or adjacent to the RV space. 1 space for each 1,000 sq. ft. GFA of Multi-Use Building.

**Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.*

EXHIBIT "E"
PANHANDLE PUD
SECTION PH-2
CONCEPTUAL IMAGING



**PANHANDLE PUD
SECTION PH-2
CONCEPTUAL LAYOUT**

GREEN GABLED ROOFS WITH CUPOLAS

NEW TIMBER CREEK WROUGHT
IRON GATE

INDUSTRY PARK
PHASE 1

INDUSTRY PARK
PHASE 3

INDUSTRY PARK
PHASE 2

WROUGHT IRON GATE
150' COD REQUIREMENT

SCREENING FENCE

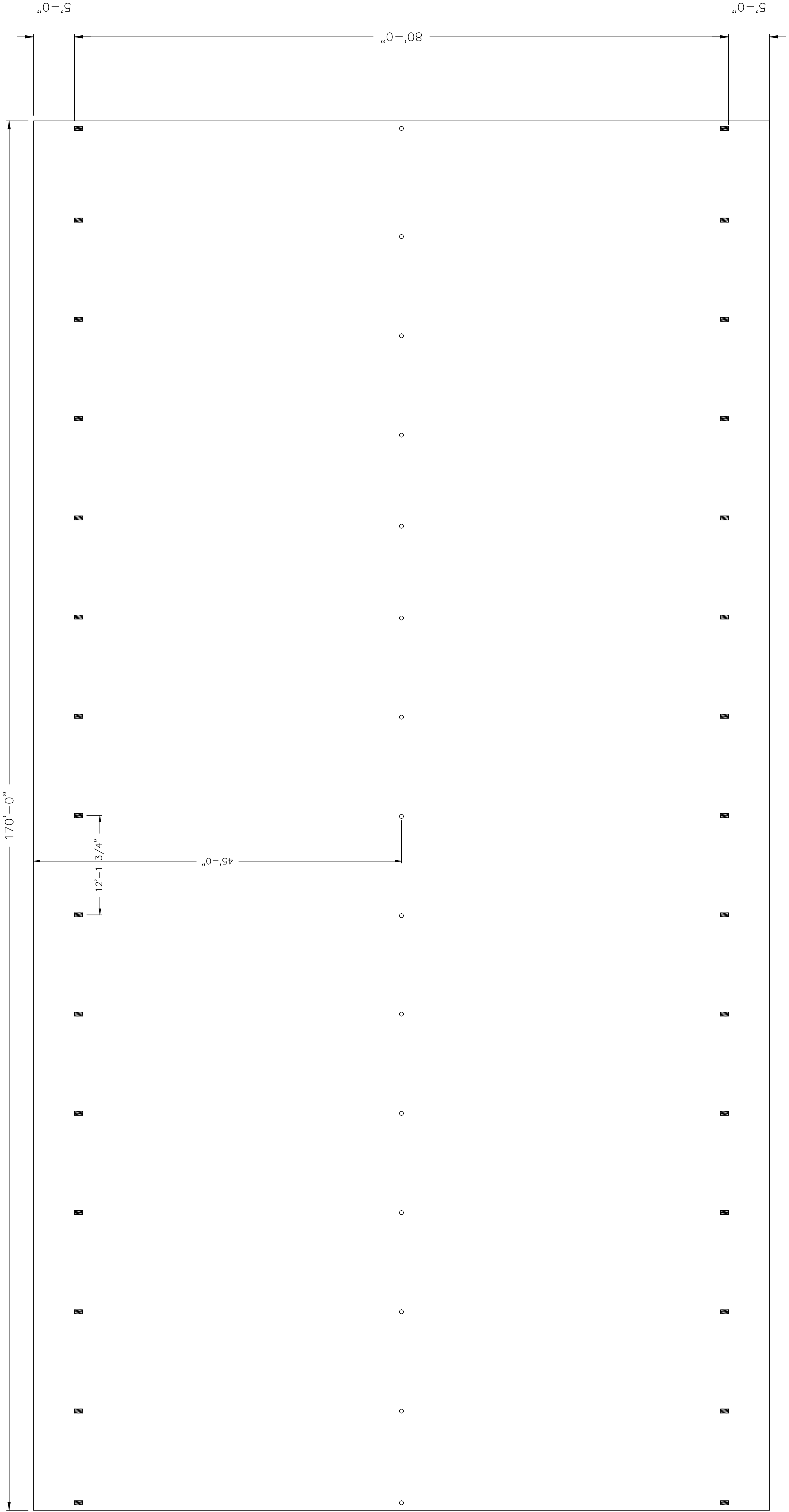
THE COMMONS AT
TIMBER CREEK

FM 2351

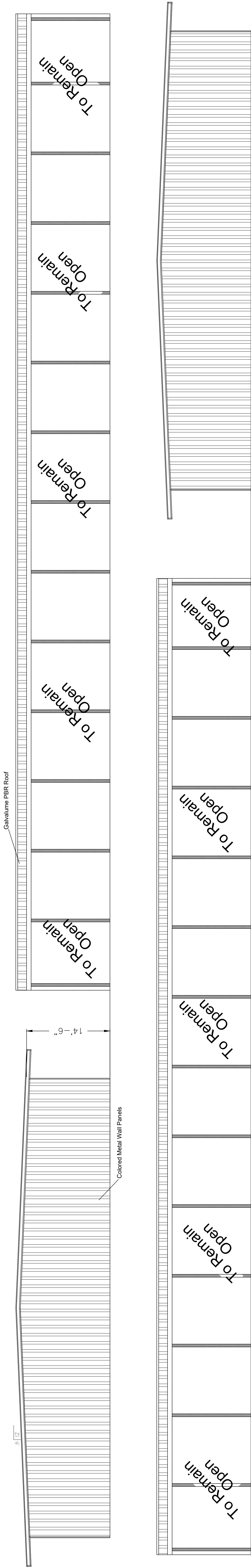






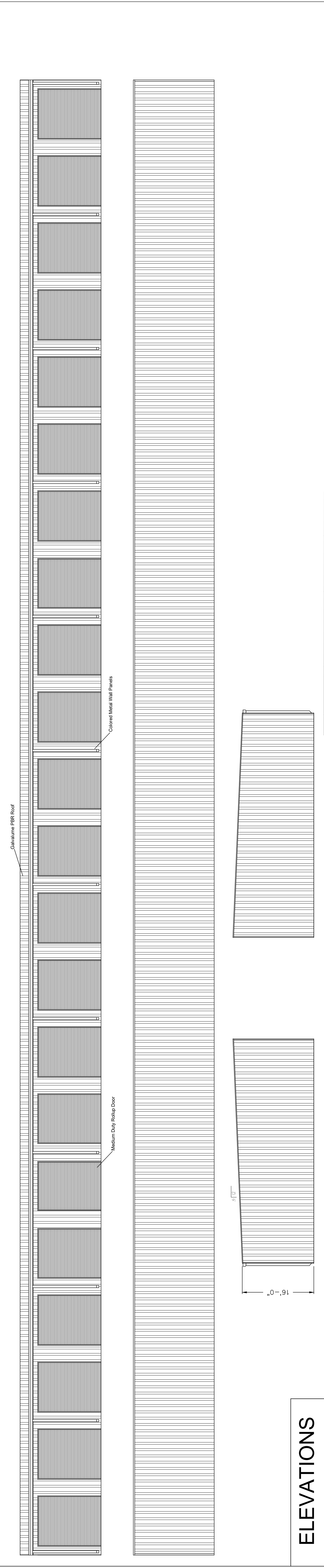
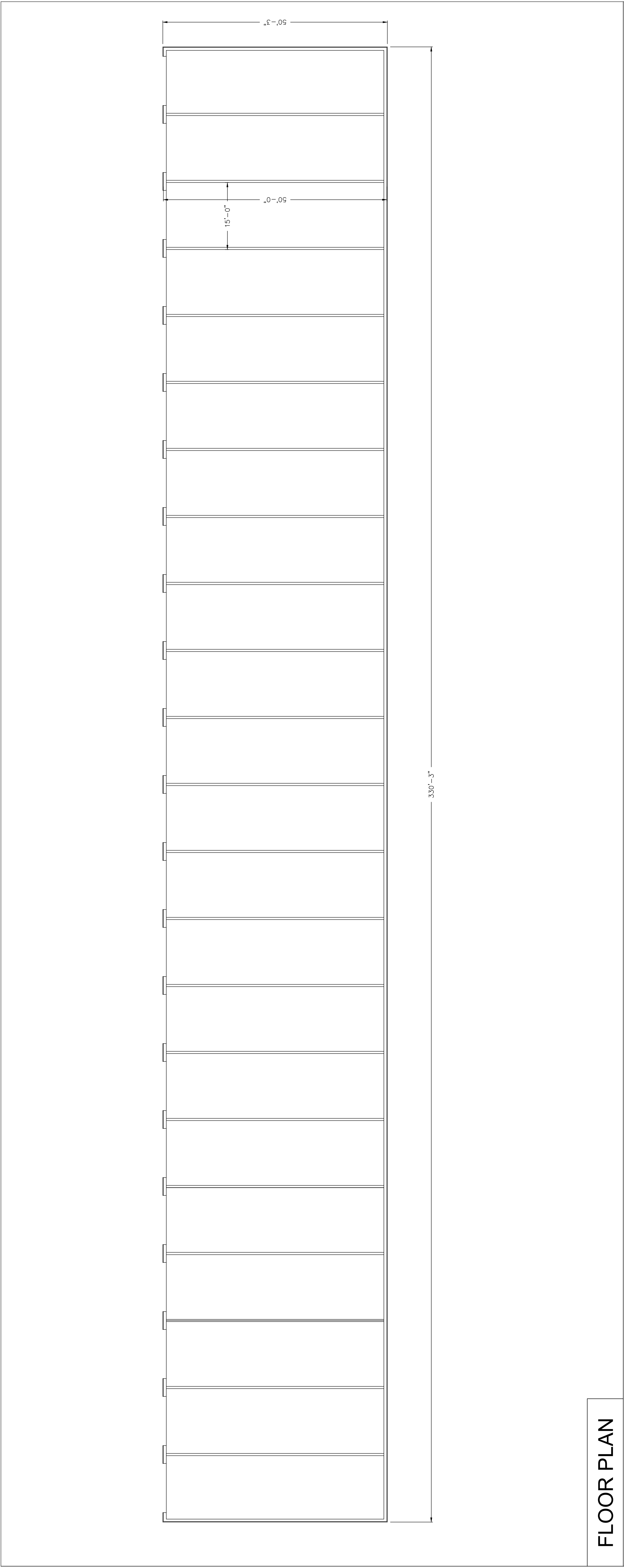


FLOOR PLAN

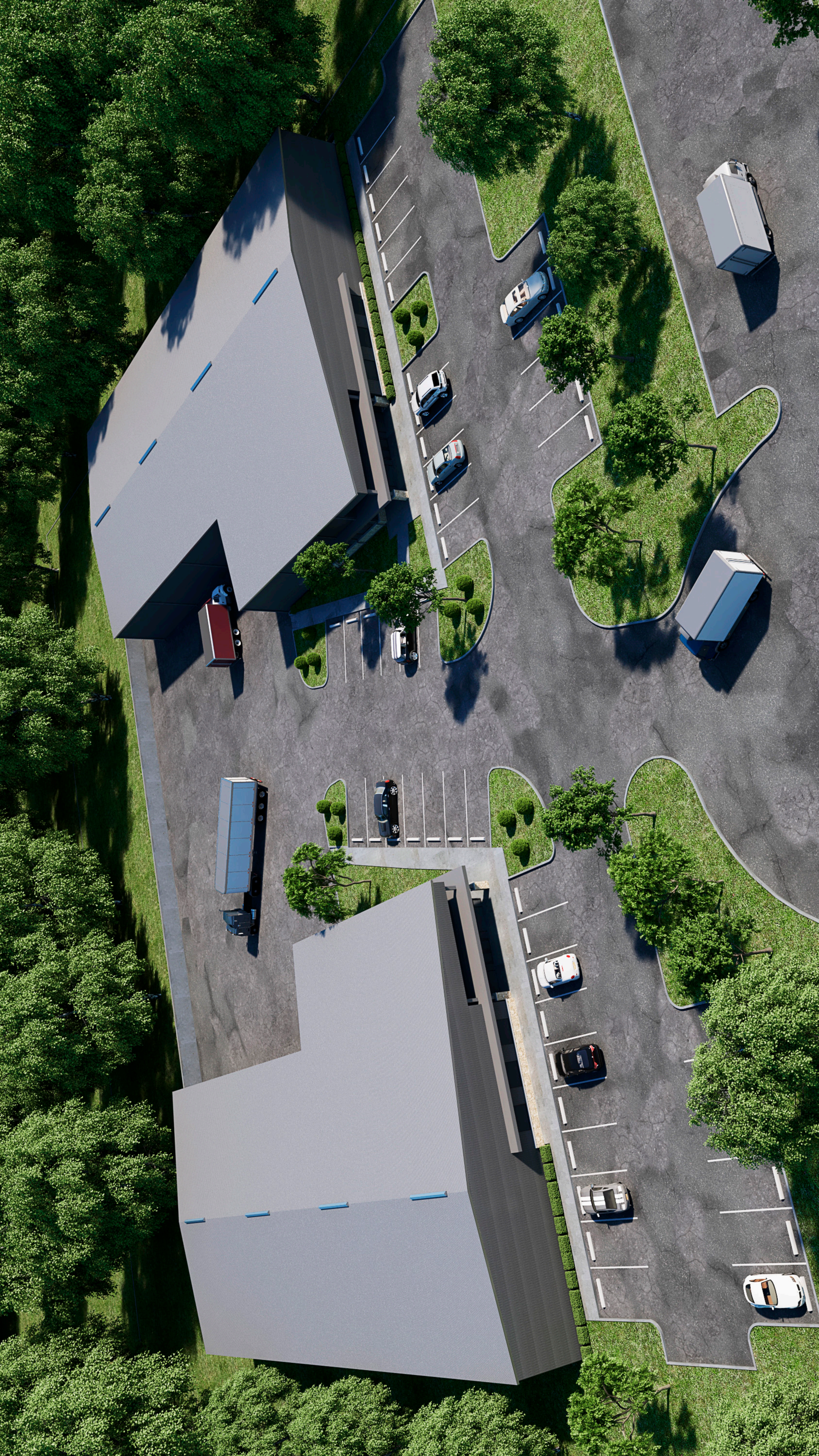


ELEVATIONS

TYPE "B" BUILDING	SCALE: 3/32"=1'	NO.	DATE	DESCRIPTION	BY	NORTHWINDS CONSTRUCTION_{INC.} Phone: (713) 671-5300 Fax: (713) 671-5340 15400 Vantage Pkwy West Houston, Texas 77032	Industry Business Park Friendswood, TX	PROPOSED 13,600 SF FACILITY	
								FLOOR/ELEV.	
								A3	

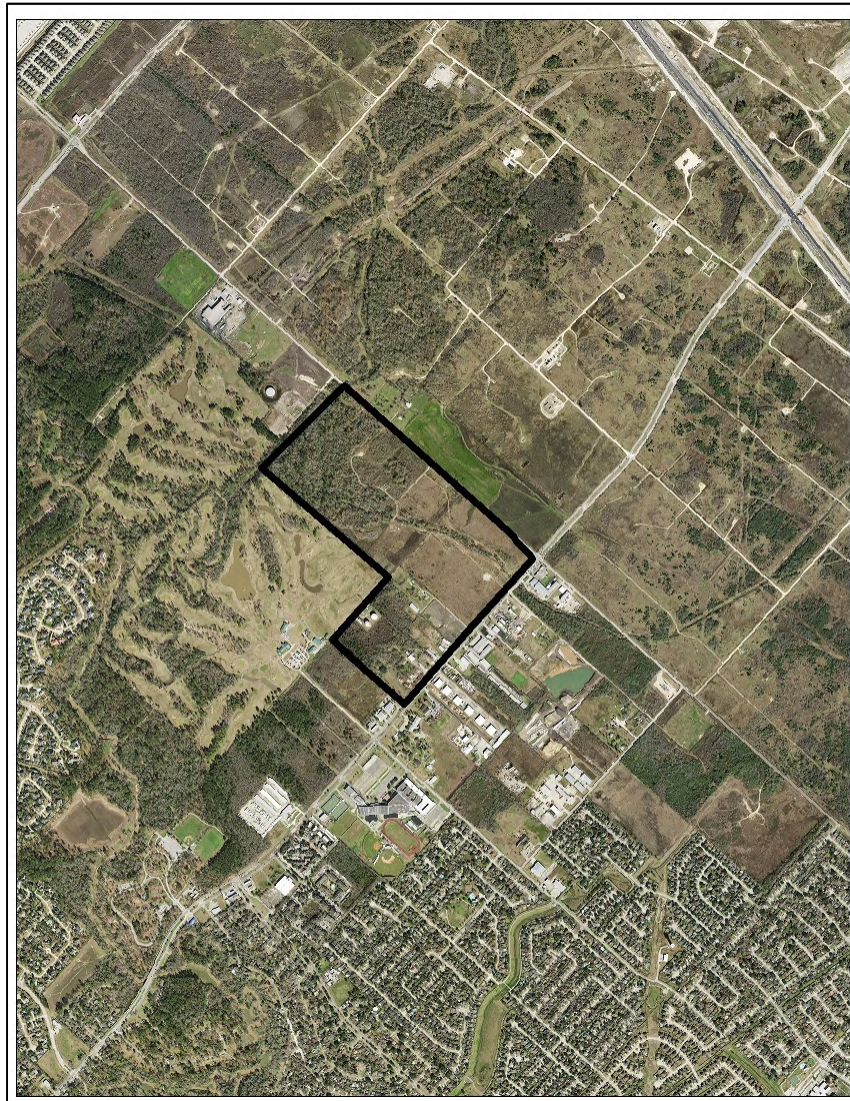


TYPE "C" BUILDING				Industry Business Park Friendswood, TX		PROPOSED 16,500 SF FACILITY	
SCALE: 1/8"=1'						15400 VanHise Pkwy West Houston, Texas 77032 Phone: (713) 671-5300 Fax: (713) 671-5340	
NO.	DATE	DESCRIPTION	BY	06/22/20		JDR	
A		Preliminary					
FLOOR/ELEV.				A6			



CITY OF FRIENDSWOOD MASTER DRAINAGE PLAN

UPDATED NORTHERN PANHANDLE REGIONAL DETENTION



September 2019

CITY OF FRIENDSWOOD MASTER DRAINAGE PLAN

UPDATED NORTHERN PANHANDLE REGIONAL DETENTION



[Handwritten signature]
09/05/19

Prepared by



AL&B ENGINEERING SERVICES, LLC

TBPE F-13495
9119 Hwy 6, Suite 230 #233
Missouri City, TX 77459
Phone: 979-264-3510

1.1 Objective

In 2007, Costello, Inc., prepared the Phase II Master Drainage Plan for the City of Friendswood (the City). The master drainage plan included the studies of two regional detentions for future developments within the City – Northern Panhandle and Southern End. The Northern Panhandle area, approximately 350 acres, is located in the northern part of the City and mostly undeveloped. The plan included several regional detention locations to serve the Northern Panhandle area in its ultimate development condition. The required mitigation storage of Northern Panhandle Regional Detention was approximately 48 acre-feet (for Timber Creek Golf Club in addition to 227 acre-feet with a storage rate of 0.65 acre-feet per acre for 350 acres of the Northern Panhandle area. The total required mitigation storage is 275 acre-feet for Northern Panhandle area in ultimate development condition.

There have been developments in the Northern Panhandle area and its adjacent areas since 2007. Some developments constructed onsite detention ponds to mitigate the construction impacts while other developments have prepared drainage plans to add adjacent areas to the initial Northern Panhandle area.

This drainage report serves as an update to the Northern Panhandle Drainage Plan and provides the new drainage watershed map of Northern Panhandle area established as a result of existing and future development activities. The new drainage watershed map will be used for future developments which will be served by proposed Northern Panhandle Regional Detention Pond locations.

1.2 2007 Phase II Master Drainage Plan

The Northern Panhandle area is located within the Clear Creek Watershed. It is bounded by Dixie Farm Road on the west, Beamer Road on the north, FM 2351 on the east, and Timber Creek Golf Club on the south. About one third of Northern Panhandle area is located within the Floodway and AE Zone per FEMA Panel 48201C107L, dated June 18, 2007.

The Northern Panhandle area is designated for commercial development. To mitigate the impacts of floodplain fills and increased impervious areas, four regional detention ponds are planned. Locations of four Service Areas – A, B, C, and D - with their regional detention ponds and volume calculations are shown on **Exhibit One**.

1.3 Updated Phase II Master Drainage Plan

Based on recent drainage plans, three Service Areas B, C, and D are modified. There is no change for Service Area C.

1.3.1. Service Area A

Per 2007 Master Drainage Plan, the Service Area A including Regional Detention was approximately 56 acres. Per topographic data and development plans, the Timber Creek Golf Club with a drainage area of 316 acres and approximately 26 acres from Service Area D are added to Service Area A. The updated Service Area A is approximately 398 acres (56+316+26).

In 2000, the City and Harris County Flood Control District approved the drainage study for Timber Creek Golf Club prepared by Coastal Bend Property Development, LLC. In 2006, the City approved the as-built survey calculations determining the 27 hole golf course was providing a total of 66.63 acre-feet of storage for required storage of 48 acre-feet resulting an excess of 18 acre-feet for regional detention capacity. In 2015, the City and Harris County Flood Control District approved the drainage study for Beamer Warehouse and Yard project in Service Area A to use 4.32 acre-feet from Timber Creek Golf Club regional detention (18 acre-feet) for the development mitigation storage. In 2018, the Industry Park Friendswood project located in Service Area B was allowed to use 4.39 acre-feet from Timber Creek Golf Club regional detention for the development mitigation storage until the regional detention pond for Service Area B is constructed.

Approximately 17 acre-feet is required to mitigate floodplain fills and 53 acre-feet to mitigate the future commercial development with a storage rate of 0.65 acre-feet per acre for 82 acre development (56 + 26). The total required mitigation storage for Service Area A development is 118 acre-feet (48+53+17).

1.3.2. Service Area B

Per 2007 Master Drainage Plan, the Service Area B including Regional Detention was about 147 acres. Per recent drainage plan, storm water of about 19 acre tract at the southwest corner was or will be designed to release to FM 2351. The updated drainage area of Service Area B is about 128 acres. A large western portion of Service Area B is located on floodplain Zone AE. Approximately 59 acre-feet is required to mitigate floodplain fills and 82 acre-feet to mitigate the commercial developments with a storage rate of 0.65 acre-feet per acre. The estimated required mitigation storage for future developments at Service Area B is about 141 acre-feet.

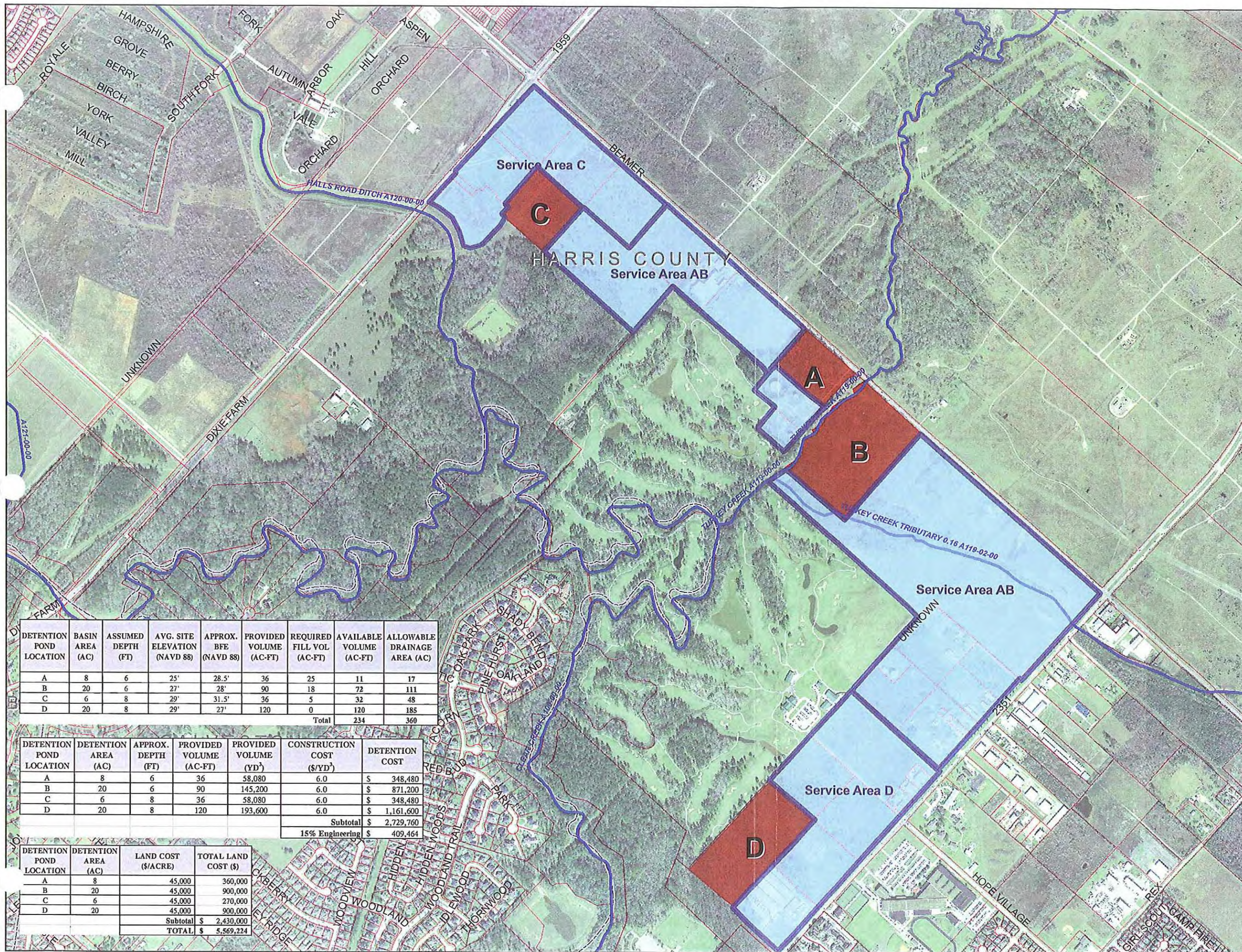
1.3.3. Service Area C

Per 2007 Master Drainage Plan, the Service Area C including Regional Detention was about 43 acres. A portion of Service Area C is located within effective floodplain. Approximately 5 acre-feet is required to mitigate floodplain fills and 28 acre-feet to mitigate the commercial developments with a storage rate of 0.65 acre-feet per acre. The estimated required mitigation storage for future developments at Service Area C is about 32 acre-feet.

1.3.4. Service Area D

Per 2007 Master Drainage Plan, the Service Area D including Regional Detention was about 79 acres. Per recent drainage plan, approximately 26 acres owned by Coastal Bend Property Development, LP, within Service Area D, are planned to outfall to Timber Creek Golf Club. In addition, storm water of about 13 acres within the planned service area was designed to release to FM 2351. The updated drainage area of Service Area D is about 40 acres. The estimated required mitigation storage for future developments at Service Area D is about 26 acre-feet with a storage rate of 0.65 acre-feet per acre.

Exhibit Two shows the updated Service Areas for the Northern Panhandle Area in the City of Friendswood.



Legend

-  Streams
-  Parcels
-  County Boundary
-  Detention Location
-  Proposed Service Areas

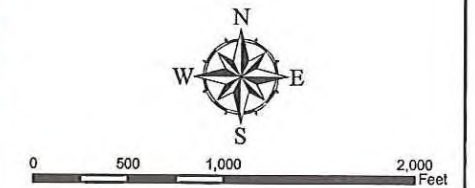


EXHIBIT ONE

UPDATED SERVICE AERAS

NORTHERN PANHANDLE

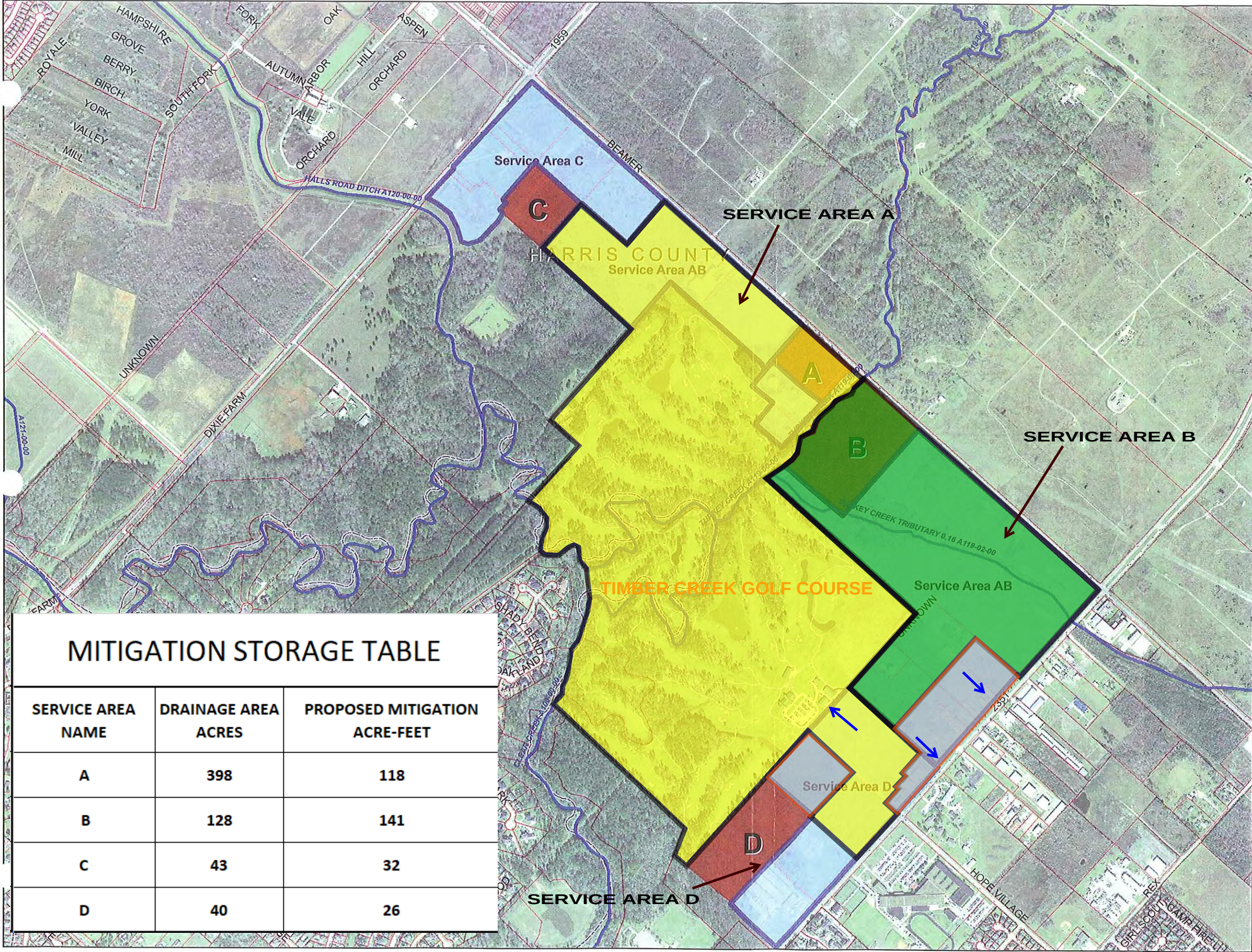
NOTE: FLOODPLAIN DATA REPRESENTS
EFFECTIVE FLOODPLAIN PER
CITY OF FRIENDSWOOD, TEXAS
GIS MAPPING.



CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE REGIONAL DETENTION DETENTION LOCATIONS

01/15/07	2006129-000	EXHIBIT V-4
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Legend

- Streams
- Parcels
- County Boundary
- Detention Location
- Proposed Service Areas

- New Area "A"
- New Area "B"
- Areas Draining to FM 2351

EXHIBIT TWO
UPDATED SERVICE AREAS
NORTHERN PANHANDLE

MITIGATION STORAGE TABLE		
SERVICE AREA NAME	DRAINAGE AREA ACRES	PROPOSED MITIGATION ACRE-FEET
A	398	118
B	128	141
C	43	32
D	40	26

AL&B ENGINEERING SERVICES, LLC

TBPE FIRM NO. 13495
9119 HWY 6, SUITE 230 #233
MISSOURI CITY, TX 77459

V. Northern Panhandle Regional Detention

Study Area

The area referred to as the Northern Panhandle is located in the extreme northern limits of the City. It is bounded by Dixie Farm Road on the west, Beamer Road on the north, F.M. 2351 on the east, and Timber Creek Golf Course on the south. The area to be considered in this master plan is approximately 350 acres. The study area is primarily undeveloped with approximately 24-acres of commercial development along F.M. 2351 and 6 acres of industrial site development along Beamer Road. **Exhibit V-1** depicts the study area and surrounding property and relevant drainage features.

Elevations referenced in this section are based on LiDAR data obtained from the Harris County Flood Control District (HCFCD) and are referenced to the North American Vertical Datum 1988, 2001 Adjustment.

Existing Drainage

The Northern Panhandle study area is located within the Clear Creek Watershed (HCFCD Unit No. A100-00-00). Drainage area delineations were obtained from the Harris County Tropical Storm Allison Recovery Project (TSARP) study, as shown on **Exhibit V-2**. Natural ground elevations within the study area range from 36 to 28 feet. Approximately 82 acres drain to Halls Road Ditch (HCFCD Unit No. A120-00-00), 56 acres to Turkey Creek (HCFCD Unit No. A119-02-00), 119 acres to Turkey Creek Tributary 0.16 (HCFCD Unit No. A119-02-00), with the remaining 92 acres draining directly into Clear Creek. The study area drains by sheet flow into the various channels, with the existing development along F.M. 2351 draining into the roadway by sheet flow and interior storm sewer systems.

Planning and design of an expansion project on Beamer Road is currently underway by Harris County and TXDOT. This expansion project includes drainage and detention improvements which will be considered as base conditions as designed by Lockwood, Andrews, & Newman, Inc. (CSJ #912-71-894, 2005).

Existing Floodplain and Floodway

The recently released revised Flood Insurance Rate Maps and the associated floodplain elevations and floodway delineations were obtained from the HCFCD and are used as the base conditions for this study. The Base Flood Elevations (BFE) range from approximately 26.4 to 30.7 feet, as shown on **Exhibit V-3**. Based on these elevations, approximately 35 acres of the Northern Panhandle lie within the floodway and an additional 90 acres lie within the 1% annual probability recurrence event (100-year) floodplain.

The areas within the 100-year floodplain will require fill to be placed in order to accommodate development. This fill will require mitigating detention to offset the volume of

floodplain storage displaced by the fill. In addition, detention will be required to mitigate the effects of proposed development on the downstream flooding potential along the tributaries and Clear Creek.

The portion of the study area within the floodway, as shown on **Exhibit V-3**, is currently being re-studied by the City, to determine if a re-alignment of the floodway is feasible. Preliminary results of this re-study indicate that a portion of the study area may be recovered from the floodway. Based on these preliminary results, this acreage will be included in the computations for ultimate detention requirements.

Peak Flow Calculations

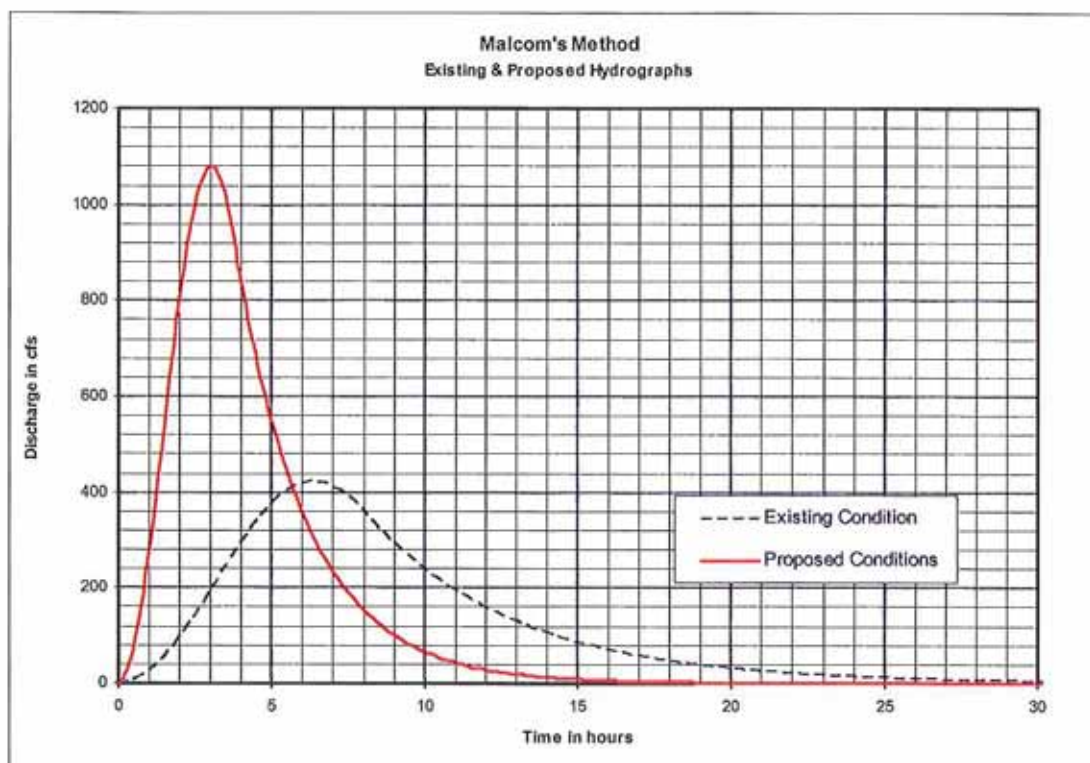
The Malcom's Method for hydrograph development was utilized to determine the detention volume required for ultimate development. This methodology utilizes a dimensionless hydrograph to obtain a design hydrograph which peaks at the design flow rate and which contains a runoff volume consistent with the design rainfall for Harris County. Existing and Ultimate development conditions flow rates were determined using the parameters shown in **Table V-1**.

Table V-1 – Malcom's Hydrograph Parameters

Northern Panhandle Study Area		
Description	Existing	Ultimate Development
Drainage Area (ac.)	350	350
Impervious Cover (%)	0	85
Peak Flow Rate (cfs)	422	1080

Utilizing these parameters, an existing conditions hydrograph and a proposed conditions hydrograph were determined as illustrated in **Figure V-1**. The area under each curve represents the runoff volume. The estimated required detention volume is calculated by subtracting the proposed conditions runoff volume from the existing conditions runoff volume. Utilizing the Malcom's Method an estimated 0.60 acre-feet per acre of volume, approximately 210 acre-feet, would be required for ultimate development of the Northern Panhandle. For the purpose of this analysis, a rounded rate of 0.65 acre-feet per acre of volume will be utilized.

Figure V-1 – Malcom's Hydrographs



Proposed Improvements

Utilizing the current City of Friendswood zoning plan, it is determined that the Northern Panhandle is designated for commercial development. In addition, the amount of floodplain fill required on each tract to raise it above the BFE will be added to this estimated detention. At the time of development, a detailed analysis of each phase of development will be required to determine the appropriate amount of detention for each tract. In addition to the estimated 48 acre-feet of floodplain mitigation fill required, based on the detention rate of 0.65 acre-feet per acre, it is estimated that 227 acre-feet of detention volume will be needed for the entire 350-acre Northern Panhandle Study Area.

Alternatives for providing detention to this area include onsite detention within each tract as it develops or regional detention to be provided in selected areas. Onsite detention is designed to reduce peak runoff rates from new development to existing levels, therefore allowing development of individual tracts without the need for possible downstream improvements along the receiving channels. In addition, onsite ponds allow individual tracts to develop independently of other land acquisition considerations. However, onsite detention typically requires a larger net loss of developable property compared to regional systems. Regional or shared detention facilities are designed to provide mitigating detention for all tracts, with some possible offsite development costs associated with conveying the developed runoff to the regional pond. The net acreage used for regional facilities is typically smaller than onsite systems; however the acquisition of offsite property for constructing regional

facilities could be a significant factor in planning the development of individual tracts. For the purpose of this preliminary study, the analysis of a regional plan is discussed.

As shown on **Exhibit V-4**, four regional detention sites have been chosen for this analysis. These regional detention sites include expanding the two proposed Beamer Road detention basins along Turkey Creek, a pond near Dixie Farm Road which would outfall into Hall Road Ditch and a pond in the southern end of the Northern Panhandle area which would outfall into Clear Creek through a proposed offsite outfall channel. Detention pond areas and volumes are calculated assuming 30-foot perimeter maintenance berms and 3:1 (H:V) side slopes. For the purpose of this preliminary study, detention pond depths are estimated and have not been field verified to determine any potential utility conflicts (e.g. pipelines). **Table V-2** is a summary of the detention pond volume calculations.

Table V-2 - Detention Pond Volume Calculations

DETENTION POND LOCATION	BASIN AREA (AC)	ASSUMED DEPTH (FT)	AVG. SITE ELEVATION (NAVD 88)	APPROX. BFE (NAVD 88)	PROVIDED VOLUME (AC-FT)	REQUIRED FILL VOL (AC-FT)	AVAILABLE VOLUME (AC- FT)	ALLOWABLE DRAINAGE AREA (AC)
A	8	6	25'	28.5'	36	25	11	17
B	20	6	27'	28'	90	18	72	111
C	6	8	29'	31.5'	36	5	32	48
D	20	8	29'	27'	120	0	120	185
Total							234	360

Detention pond Locations A and B (28-acres) are located south of Beamer Road at the Turkey Creek crossing. Approximately 126 acre-feet of volume can be provided at this location, but a large portion of this site lies within the floodplain. Based on the newly released floodplain information, approximately 103 acres draining to Turkey Creek lie within the effective floodplain. Approximately 43 acre-feet of volume will be required for floodplain mitigation, which leaves 83 acre-feet of volume available to be utilized as mitigation of developed condition flows for the 128 acres of service area. Combined usage of Locations A and B will provide detention volume for ultimate development of approximately 128 acres of the Northern Panhandle.

Location C is a portion of a 19-acre parcel located southeast of the Dixie Farm Road and Beamer Road intersection. Based on the newly released floodplain information, approximately 22 acres draining to Halls Road Ditch lie within the effective floodplain. Approximately 5 acre-feet of volume will be required for floodplain mitigation, which leaves 32 acre-feet of volume available to be utilized as mitigation of developed condition flows for 48 acres of service area. Location C will provide for ultimate development of 48 acres of the east portion of the Northern Panhandle.

Location D is a portion of a 29.5-acre parcel located along FM 2351. Base on newly released floodplain information, approximately 0 acres draining to Clear Creek lie within the

floodplain. It is assumed that approximately 9.5 acres of frontage will be allocated for development. Location D will provide for ultimate development of approximately 185 acres of the Northern Panhandle. An easement and outfall structure will be required to convey the detained flows to Clear Creek.

A combined total of approximately 234 acre-feet of volume can be provided for regional detention, which will allow for ultimate development within the Northern Panhandle study area.

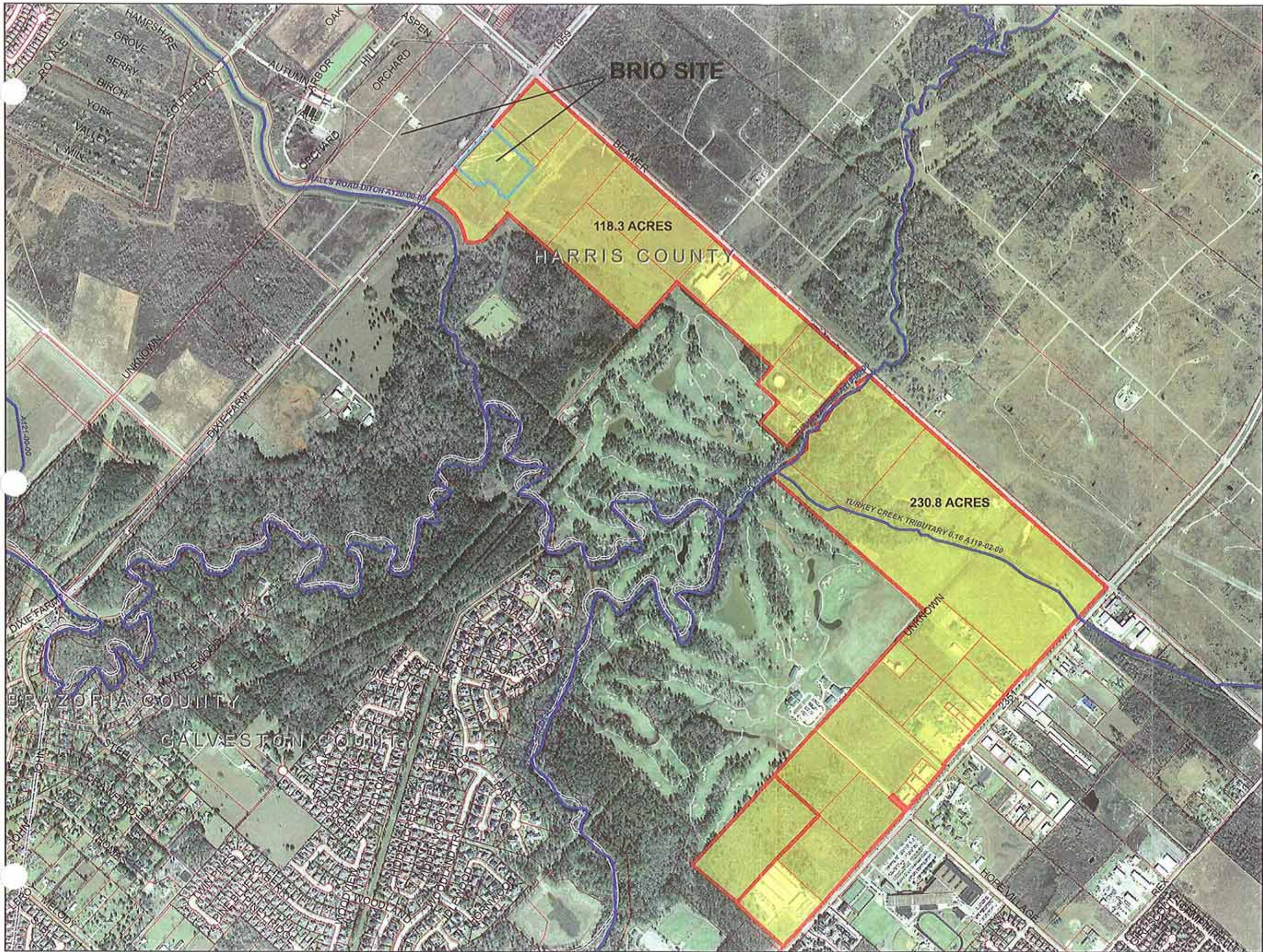
Estimated Construction Costs

The estimated construction costs for the regional detention alternative described above includes construction of the detention facilities and estimated land acquisition costs. Construction costs are based on a unit price of \$6.00 per cubic yard of excavation. This unit price includes hauling, grading, outfall structures and other appurtenant items. **Table V-3** summarizes the approximate cost for each location. It should be noted that the cost included for regional detention is a construction cost estimate suitable for overall planning purposes only.

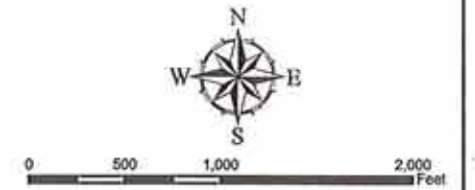
Table V-3 – Detention Pond Construction Cost

DETENTION POND LOCATION	DETENTION AREA (AC)	APPROX. DEPTH (FT)	PROVIDED VOLUME (AC-FT)	PROVIDED VOLUME (YD ³)	CONSTRUCTION COST (\$/YD ³)	DETENTION COST
A	8	6	36	58,080	6.0	\$ 348,480
B	20	6	90	145,200	6.0	\$ 871,200
C	6	8	36	58,080	6.0	\$ 348,480
D	20	8	120	193,600	6.0	\$ 1,161,600
Subtotal						\$ 2,729,760
15% Engineering						\$ 409,464

DETENTION POND LOCATION	DETENTION AREA (AC)	LAND COST (\$/ACRE)	TOTAL LAND COST (\$)
A	8	45,000	360,000
B	20	45,000	900,000
C	6	45,000	270,000
D	20	45,000	900,000
Subtotal			\$ 2,430,000
TOTAL			\$ 5,569,224



- Legend**
- Streams
 - Parcels
 - County Boundary
 - Project Boundary

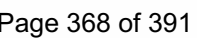


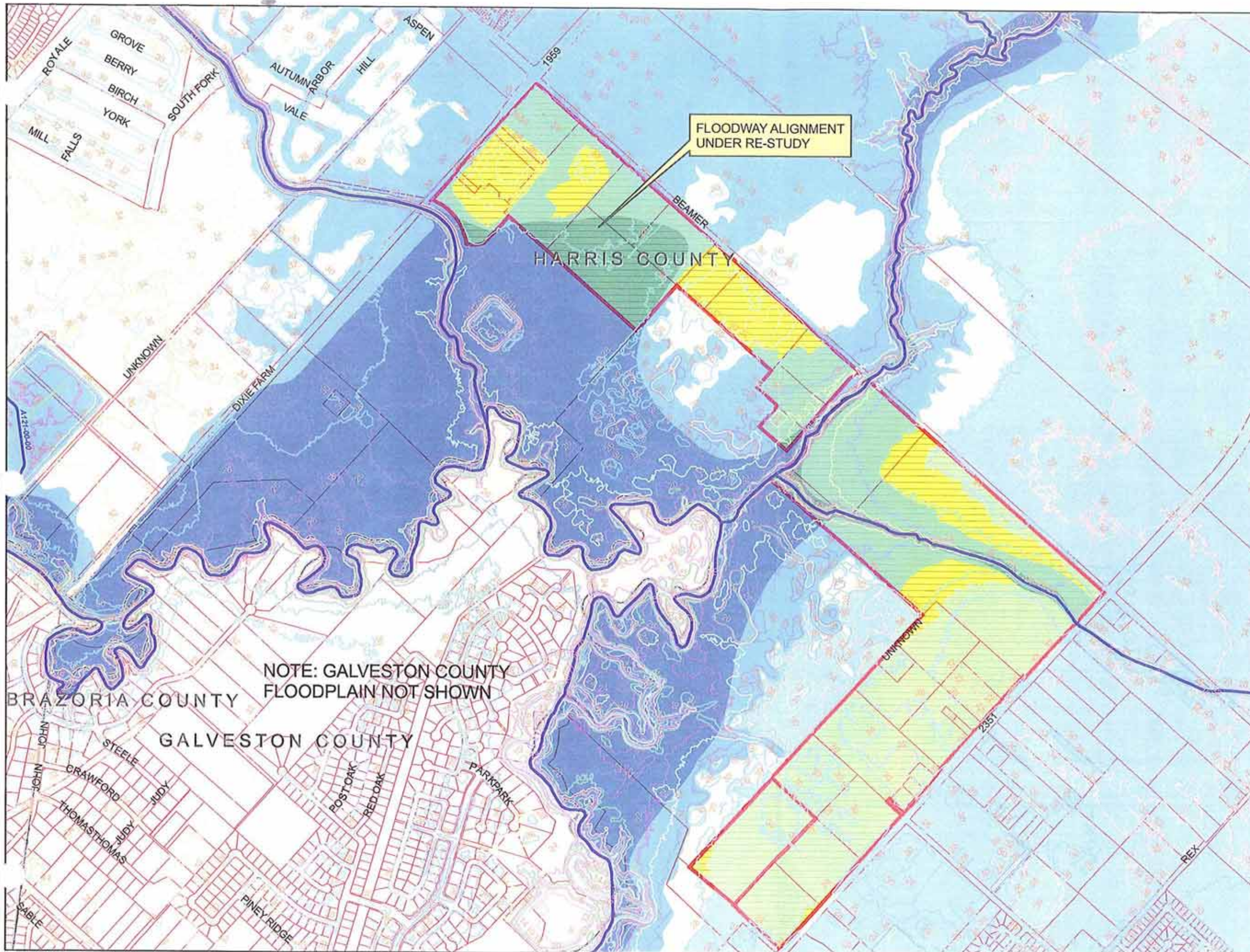
NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.



CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
SITE LAYOUT





Legend

- Streams
- Parcels
- County Boundary
- Floodway
- TSARP 100 Year Floodplain
- TSARP 500 Year Floodplain



0 500 1,000 2,000 Feet

NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.

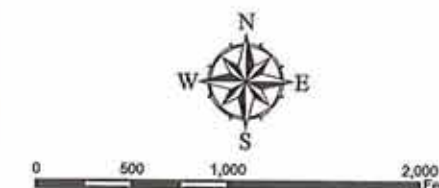
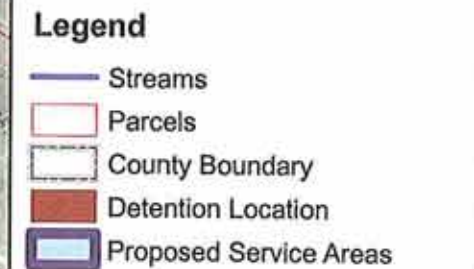


Costello, Inc.
Engineering and Surveying

CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
FLOODPLAIN MAP

01/15/07 2006129-000 EXHIBIT V-3



NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.



Costello, Inc.
Engineering and Surveying

CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

NORTHERN PANHANDLE
REGIONAL DETENTION
DETENTION LOCATIONS

01/15/07	2006129-000	EXHIBIT V-4
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Rezoning Report

February 2021

Project: Panhandle Planned Unit Development (PUD)
Address: 159.8029 Acres along FM 2351 and Beamer Road
Legal: 159.8029 acres at FM 2351/Beamer Rd.

PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres) as described below:

5.414 acre tract of land located in the Perry & Austin League, Abstract No. 55, Harris County, Texas; being a portion of a called 1038.6 acre tract recorded in Volume 1063, Page 300 of the Harris County Deed Records and being a portion of Lot 61 of the Hoidale and Coffman Subdivision as recorded in Volume 215, Page 394 of the Harris County Deed Records, Friendswood, Harris County, Texas

9.5819 acres more or less out of Lot 61 in the Hoidale and Coffman Subdivision recorded in Volume 3 Page 6 of the Harris County Map Records and Volume 215 Page 394 of the Galveston County Map Records in the J.E. Perry and E.M. Austin League, Abstract No. 55 Harris County, Texas and Abstract 20 Galveston County, Texas, Friendswood, Harris County, Texas

PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres) as described below:

9.5455 acre tract of land being out of and a part of Division A, Lot Sixty-Three (63) of Hoidale and Coffman Subdivision, of the Perry and Austin League, Abstract 55, in Friendswood Harris County, Texas, according to the map or plat of same recorded in Volume 3 Page 6 of the Map Records of Harris County and being that same tract of land conveyed to Freeman Holdings, LLC, as described in Deeds recorded under County Clerk's File Nos. W176134, 20070519344, 20070519345, 20080057856, 20080057863 and 20090356404, all of the Real Property Records of Harris County, Friendswood, Harris County, Texas

15.0371 acres

Tract 1 – A tract of land containing 16.592 acres, more or less, out of a called 19.4825 acre tract being Tracts B and C out of Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, Harris County Map Records, part of which has thereof recorded under Film Code No. 646183 of the Map Records of Harris County, Texas, Restricted Reserve A of Final Plat of BSR Subdivision No. 1 –

5.540 acres, a Subdivision in Harris County, according to the map or plat thereof, recorded at Film Code No. 646183 of the Map Records of Harris County, Friendswood, Harris County, Texas

Tract 2 – A tract of land containing .0918 acres, more or less, out of a 19.4825 acre tract, being Tracts B and C of Lot 63 of the Hoidale and Coffman Subdivision of the Perry and Austin League, Abstract 55, Harris County, Texas as recorded in Volume 3, Page 6 of the Harris County Map Records, Friendswood, Harris County, Texas

Tract 3 – A tract of land containing .1119 acres of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and part of Division B of Lot 63 of the Hoidale-Coffman Addition Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, .1119 acre tract being out of and a part of 19.4825 acre tract filed under Harris County Clerk File No. RP-2019-182701, Friendswood, Harris County, Texas

Tracts 1-3 described above (16.7957 acres) save and except .5406 acres known as Reserve H and 1.2180 acres known as Reserve I of Partial Plat of Industry Park Friendswood, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688395, of the Map of Plat Records of Harris County, Texas, make up the 15.0371 acres included in PH-2.

9.7462 acres known as Partial Plat of Industry Park Friendswood, a subdivision of 9.7462 acres out of Lot 63 Divisions “B” and “C” and Lot 64 Division “D”, of Hoidale-Coffman Addition Volume 3, Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55, City of Friendswood, Harris County, Texas

PH-3 – 110.4782 acres as described below:

Being a 110.4782 acres tract of land located in the Perry and Austin league, Abstract 55, Harris County, Texas, being out of and a part of Lots 65 and 65 in the Hoidale-Coffman Addition recorded in volume 3 Page 6 of the Harris County Map Records and being know as the 120 acre trat described in the deed to W.P. Nelson Recorded in Volume 249 Page 203 of the Harris County Deed Records, Friendswood, Harris County, Texas

Request: Change the zoning from change from Industrial (I) and Community Shopping Center (CSC) to Planned Unit Development (PUD)

Proposed Use (Permitted Uses, Location, Size, etc.):

Zoning Ordinance

J. PUD, planned unit development, general purpose and description.

(1) General.

(a) *This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification, and shall be granted only when the planning and zoning commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.*

(b) *In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.*

(c) *The general purposes of all PUD districts are several-fold:*

- 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;*
- 2. To accommodate innovation in development by modifying the city's land use and development regulations;*
- 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;*
- 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;*
- 5. To protect and enhance the aesthetic and visual qualities of development;*
- 6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;*
- 7. To promote economic development in accordance with the city's plans for such.*

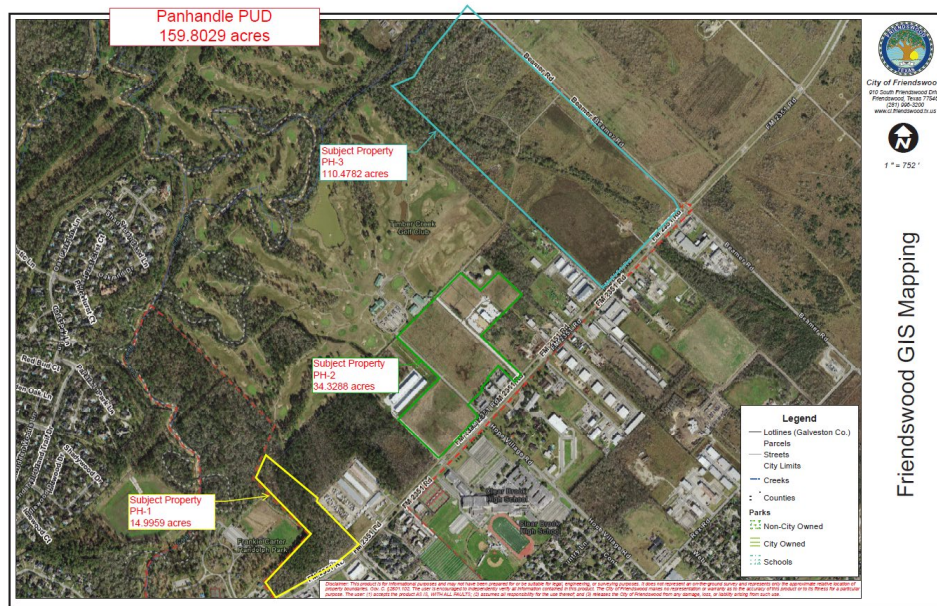
Conceptual Option – requires site plan approvals at the time of development

2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:

- (a) General land use and density plan;*
- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;*
- (c) Statement indicating proposed phasing of development and the projected timing of each;*
- (d) Data describing all processes and activities involved with the proposed use;*
- (e) Regulation matrix designating what zoning district the development will follow;*
- (f) Data describing any variation from the typical development requirements.*

Existing Use/Site Attributes:

The proposed project envelops three major sections of land which all front FM 2351 or Beamer Road.

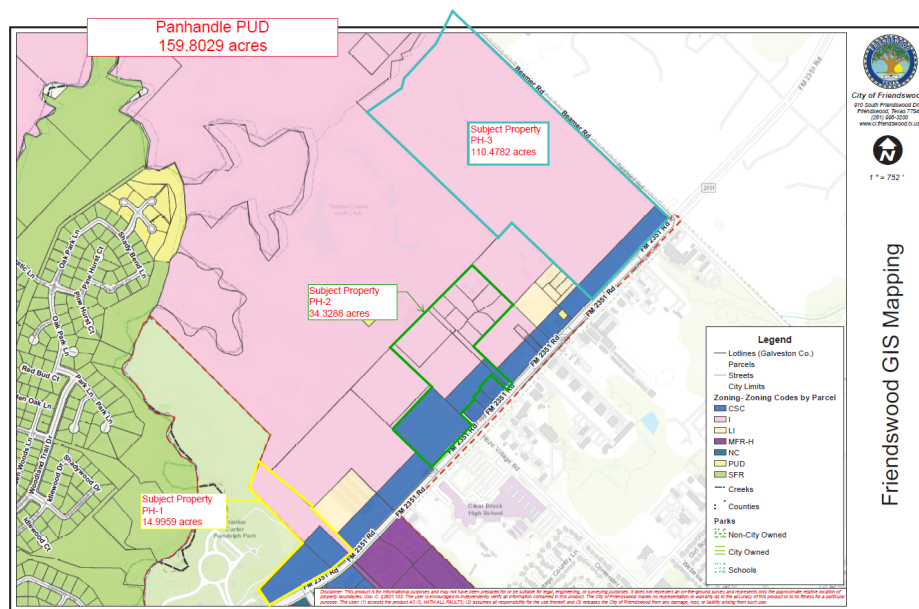


Zoning History:

The current zoning of the properties is Community Shopping Center (CSC) and Industrial (I).

Adjacent Zoning/Land Use:

The property is bordered by tracts that are zoned Community Shopping Center (CSC) and Industrial (I). Access to the development is from FM 2351 and Beamer Road.



Platting Analysis:

The subject property will be required to plat at the time of development. Platting can be accomplished in phases provided that each phase complies with both state law and City of Friendswood Ordinances. Plats will be reviewed by all applicable city departments and approved by the Planning and Zoning Commission.

Planning Analysis:

The current zoning allows for development under the Community Shopping Center (CSC) and Industrial (I) zoning districts. Per the Zoning Ordinance, any tract that falls within 300 feet of FM 2351 is subject to the Community Overlay District (COD) requirements.

Notice of the public hearings was published in the newspaper, three signs were posted on the properties (one on each phase) and 59 property owner notices were mailed to property owners within 200 feet of the subject properties.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property as “Special Interest Non-Residential with Industrial Emphasis.”

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

PH-3 is the section most impacted by flood zones being mostly encumbered by Floodway, Zone AE and 500 Year Floodplains. The developer must provide on-site detention. Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Harris County Flood Control District design criteria.

The developer has done some drainage work and studies over the years. In September 2019, he paid for an “Updated Northern Panhandle Regional Detention” utilizing the City of Friendswood Master Drainage Plan as a basis for the study. The City Council has not formally adopted this plan and it is therefore not required to be adhered to. Additionally, the plan identifies property not owned by the developer as areas for detention (Exhibit One and Exhibit Two), and the property identified as PH-1 in this PUD application is not included in the “Updated Northern Panhandle Regional Detention” study.

Utilities:

The developer will be required to extend water and sewer infrastructure to the development. Electricity and natural gas services would be provided by Centerpoint.

On page 3 of the PUD, the developer states that Exhibit A depicts the location of City trunk line water and sanitary sewer. Staff does not feel that Exhibit A clearly depicts this information. Additionally, the developer states that the distribution and capacity of these facilities are more than adequate to achieve maximum marketable values and uses with the Panhandle. Staff feels that this cannot be justified at this time. The City of Friendswood Utility Master Plan identifies a sanitary lift station needed on the other side of Turkey Creek in order for sanitary sewer services to be extended within PH-3.

Access:

The properties currently have access to FM 2351 and Beamer Road. Development of the tracts will require platting and compliance with the Subdivision Ordinance requirements.

Park/Open Space:

Each residential unit, if allowed in PH-1, will be required to pay \$600 for Parkland Dedication.

Comparison of City Ordinances to Panhandle PUD

Developer Proposal via PUD	City Requirement
II. Project Description – Permitted Uses and Exhibit C - Permitted Use Table	Redlines at the end of this document identify the differences in City requirements vs. PUD.
III. Development Guidelines A. Regulation Matrix See proposed matrix – page 6 Setbacks – vary Height - 100 feet in all phases Lot sizes – 10,000 sqft Minimum Lot width/depth – none Max Lot coverage – 60%	Section 7.Q.2.Commercial Regulation Matrix – establishes setbacks, maximum height, lot sizes and lot coverage, etc. for various zoning districts Provided at the end of this document.
III. Development Guidelines B. 1. Reducing COD boundary to 150 feet	Community Overlay District (COD) Applies to any tract that falls within 300 feet of FM 2351
III. Development Guidelines B. 2. Landscaping a. Buffer strip not required between uses within PUD	Section 8.(I.)(2)(a) See section below.
III. Development Guidelines B. 2. Landscaping b. Allow for clustering of trees within buffer	Section 7.5 Community Overlay District 5. Landscaping g. The commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses.
III. Development Guidelines C. Off-street Parking and loading regulations And Exhibit D – Parking Group Table Amendments	Redlines at the end of this document identify the differences in City requirements vs. PUD.

Comparison of City Ordinances to Panhandle PUD

III. Development Guidelines D.1. (p.7), this section not applicable	Section 8 (I)(2)(a) I. <i>Landscaping and screening requirements.</i> 2. <i>Perimeter landscaping and screening.</i> a. Adjacent property, buffer maintenance and installation. (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property. (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement. (3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide
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Comparison of City Ordinances to Panhandle PUD

	adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners. Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required. a-1. Adjacent property, buffering streets. All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.
III. Development Guidelines D.2. Where PH-2 borders Tracts No. 4,5,6 & 7 in Exhibit A, screening requirements will be met using rear and side building walls with limited open pavement and parking.	Section 8 (I)(2)(a) See section above regarding screening requirements.
III. Development Guidelines D. 3, this section shall apply to PH-1, but not PH-2 and PH-3.	Section 8. I.2.c.3 (3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be

Comparison of City Ordinances to Panhandle PUD

	planted and maintained for each 250 square feet or portion thereof of landscaped open space area. Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
III. Development Guidelines E. – provides for 1-5 foot candles along interior lot lines.	Section 8.J.2.c. Lighting and Glare (ii) <i>Permitted.</i> All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels: 1. One footcandle where the adjacent development is zoned for nonresidential uses. 2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
III. Development Guidelines G. Well Setbacks Only permanent structures shall adhere to the following setbacks, which does not restrict the placement of pavement, parking, driveways, utilities or landscaping: a. 150 feet from an active well	Ch. 26-270 Well and pipeline setbacks. (f) No residential, commercial or industrial structure should 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.

Comparison of City Ordinances to Panhandle PUD

b. 5 feet from plugged and abandoned wells in which the surface rights have been released c. Offsets defined by a surface use agreement between property owner and energy production company whereby the well has been plugged and abandoned or 50 feet if surface use agreement does not define offset.	
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REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3														
Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet					Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage		
				Front	Rear (a)	Side	Exterior							
							Interior							
							When Abutting Property In a Residential District or Garden Home District	When Abutting Property In a Non-Residential District					When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard
CSC	15,000	100	150	<u>30</u>	15	<u>25</u>	10	<u>25</u>	10	40	Yes		30%	
NC	12,000	100	120	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, H	30% H	
LNC	10,000	100	100	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, I	30% I	
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	<u>20</u> (maximum 4 stories)	Yes	E, F, G	60%	
OPD	10,000	100	100	30	15	<u>25</u>	10	<u>25</u>	10	40	Yes	H	30%	

BP	10,000	100	100	30	25	10 J	25	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	10	25 C	10 C	40	Yes	B, C	60%

A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.

B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.

C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.

E. Lots within Downtown District (DD) in existence prior to the creation of the DD, shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.

F. When DD rear yard abuts a residential district (Residential District or Garden Home District), rear yard setback shall be a minimum of 15 feet.

G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of 0 feet.

H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90% of the total lot area, per sections 7.G.5. and 7.H.8.

I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80% of the total lot area, per section 7.G-1.6.

J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per section 7.O.1.

EXHIBIT 'C'
PERMITTED USE TABLE

CITY POT

A C S O U I

2017 NAICS Code	2017 NAICS Industry Description				
11	<i>Agriculture, Forestry, Fishing and Hunting</i>				
111	Crop production	P	O		
1114	Greenhouse, nursery and floriculture production	P		S	S
112	Animal production	P	O		
113	Forestry and logging	P		S	P
114	Fishing, hunting and trapping	P			
115	Support activities for agriculture and forestry	P			
21	<i>Mining</i>				
221	Utilities			S	P
23	<i>Construction</i>				
236	Construction of buildings		O	P	P
237	Heavy and civil engineering construction		O	P	P
238	Specialty trade contractors		O	P	P
31-33	<i>Manufacturing</i>				
311	Food manufacturing		O	S	S
311811	Retail bakeries	P			
312	Beverage and tobacco product manufacturing		O	S	S
316	Leather and allied product manufacturing		O	S	S
321	Wood product manufacturing		O	S	P
323	Printing and related support activities		S	P	P
323113	Commercial screen printing	P	P	P	
325412	Pharmaceutical preparation manufacturing		O	P	P
326	Plastics and rubber products manufacturing		O	S	P
3262	Rubber product manufacturing		O	O	P
327	Nonmetallic mineral product manufacturing		O	O	P
332	Fabricated metal product manufacturing		O	S	P
333	Machinery manufacturing		O	S	P
334	Computer and electronic product manufacturing		O	P	P
335	Electrical equipment, appliance and component manufacturing		O	P	P
33591	Battery manufacturing		O	O	S
336	Transportation equipment manufacturing		O	S	P
337	Furniture and related products manufacturing		O	S	P
339	Miscellaneous manufacturing		O	P	P
3391	Medical equipment and supplies manufacturing		O	P	P
42	<i>Wholesale Trade</i>				
423	Merchant wholesalers, durable goods		O	P	P
424	Merchant wholesalers, nondurable goods		O	P	P
425	Wholesale electronic markets and agents and brokers		O	P	P
44-45	<i>Retail Trade</i>				
4411	Automobile dealers		O	P	P
4412	Other motor vehicle dealers		O	P	P
4413	Automotive parts, accessories and tire stores	P	P	P	
442	Furniture and home furnishing stores	P	S	S	
443	Electronics and appliance stores	P	S	S	
444	Building material and garden equipment and supplies dealers	P	P	P	
444190	Other building material dealers	S	S	S	
445	Food and beverage stores	P	S		
446	Health and personal care stores	P	P		
447	Gasoline stations	P	P	P	P
447190	Other gasoline stations		S	S	
448	Clothing and clothing accessory stores	P			
451	Sporting goods, hobby, book and music stores	P			
452	General merchandise stores	P	P	P	
453	Miscellaneous store retailers	P	P	P	
4533	Used merchandise stores	P	P	P	
45399	All other miscellaneous store retailers	P	P	P	

*Blank - Not allowed
P - Permitted
S - Specific Use Permit
O - Office Use Only*

EXHIBIT 'C'
PERMITTED USE TABLE

CITY PUT
A C C I I

2017 NAICS Code	2017 NAICS Industry Description				
48-49	<i>Transportation and Warehousing</i>				
482	Rail transportation			S	P
484	Truck transportation			P	P
488	Support activities for transportation		S	S	P
48841	Motor vehicle towing			S	P
491	Postal service		P	P	P
492	Couriers and messengers		P	P	P
493	Warehousing and storage			P	P
51	<i>Information</i>				
511	Publishing industries			P	P
515	Broadcasting (except internet)		S	P	P
517	Telecommunications		S	P	P
517911	Telecommunication resellers		P	P	P
518	Data processing, hosting and related services		S	S	P
519	Other information services		S	S	P
52	<i>Finance and Insurance</i>				
521	Monetary authorities—Central bank		P	P	
522	Credit intermediation and related activities		P	P	
522298	All other nondepository credit intermediation (i.e., pawn shops)		S	S	P
523	Securities, commodity contracts, and other financial investments and related activities		P	P	
524	Insurance carriers and related activities		P	P	
525	Funds, trusts, and other financial vehicles		P	P	
53	<i>Real Estate and Rental and Leasing</i>				
531	Real estate		P	P	P
53113	Lessors of miniwarehouses and self-storage units		O	O	P
532	Rental and leasing services		P	P	P
53212	Truck, utility trailer and RV rental		O	O	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)		P	P	P
54	<i>Professional, Scientific and Technical Services</i>				
541	Professional, scientific and technical services		P	P	
54138	Testing laboratories		S	S	P
55	<i>Management of Companies and Enterprises</i>				
551	Management of companies and enterprises		P	P	
56	<i>Administration/Support Waste Management/Remediation Services</i>				
561	Administrative and support services		P	P	
561730	Landscaping services		S	S	P
56179	Other services to buildings and dwellings		S	S	P
562	Waste management and remediation services			S	P
61	<i>Educational Services</i>				
6116	Other school and instruction		P	P	P
62	<i>Health Care and Social Assistance</i>				
621	Ambulatory health care services		P		
622	Hospitals		P	P	
6231	Nursing care facilities—Skilled nursing facilities		S		
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities				
623311	Continuing care retirement communities (with on-site nursing)		S		
623312	Assisted living facilities for the elderly (without on-site nursing)		S		
624	Social assistance		S		
6244	Child day care services (childcare centers)		P		
71	<i>Arts, Entertainment and Recreation</i>				
7111	Performing arts		P		
7112	Spectator sports (sports teams and clubs)		S		
7113	Promoters of performing arts, sports and similar events		P		
712	Museums, historical sites and similar institutions	S	P	S	S
7131	Amusement parks and arcades			S	P
7139	Other amusement and recreation industries			S	P
713940	Fitness and recreational sports centers		P	P	P

EXHIBIT 'C'
PERMITTED USE TABLE

CITY PUT
A C C I F I

2017 NAICS Code	2017 NAICS Industry Description				
72	<i>Accommodation and Food Services</i>				
7211	Traveler accommodation		S	S	S
7212	RV (recreational vehicle) parks and recreational camps			S	S
7213	Roominghouses and boardinghouses		S	S	S
7223	Special food services		P	P	
7224	Drinking places (more than 75% sales of alcoholic beverages)		S	S	
7225	Restaurants and other eating places		P	P	
81	<i>Other Services (Except Public Administration)</i>				
8111	Automotive repair and maintenance		P	S	P
81112	Automotive body, paint, interior and glass repair		S	S	P
8112	Electronic and precision equipment repair and maintenance		S	S	P
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)		S	S	P
8114	Personal and household goods repair and maintenance		S	S	P
8121	Personal care services		P		P
8123	Dry cleaning and laundry services		P		P
8129	Other personal services		P		P
8133	Social advocacy organizations		O	O	P
8134	Civic and social organizations		O	O	P
814	Private households				
92	<i>Public Administration</i>				
921	Executive, legislative, and other general government support		P	P	
922	Justice, public order and safety activities		P	P	
923	Administration of human resource programs		P	P	
924	Administration of environment quality programs		P	P	
925	Administration of housing programs, urban planning, and community development		P	P	
926	Administration of economic programs		P	P	
927	Space research and technology		P	P	
928	National security and international affairs		P	P	

Exhibit 'D'

Parking Group

Table Amendments

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Parking Use Category	Parking Spaces*
Accommodation	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
Adult Establishment	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
Agricultural, Forestry, Fishing, and Hunting Uses	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
Amusement and Recreation Industries	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 300 sq. ft. GFA of indoor facilities plus 1 space per tee or target
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	5 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 400 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 250 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
<i>Athletic Training Facilities:</i>	2 spaces per 1,000 sq. ft. GFA.
Arts, Entertainment, and Recreations	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

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200

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None

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Parking Use Category	Parking Spaces*
Arts, Entertainment, and Recreations (cont.):	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
Automotive Repair	2.5 spaces per service bay (service bays not included as parking).
Broadcast and Telecommunication	1 space for each 300 sq. ft. GFA.
Car Wash	1 per wash bay plus 1 stacking spaces per bay.
Civic, Social, and Fraternal Associations:	1 space for each 300 sq. ft. GFA.
Educational Services (based on maximum design capacity)	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	3.5 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	4 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	7.5 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	12 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	2 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
Gas Station	1 space for each side of a gasoline pump unit.
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

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Parking Use Category	Parking Spaces*
Hospitals, Nursing, and Residential Care Facilities	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	.5 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.35 spaces per bed.
Information Services	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	- Single screen - 2 to 5 screens - 5 to 10 screens - Over 10 screens
Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
Mobile Home	2.5 spaces per trailer unit.
Non-Store Retailers	1 space for each 2,000 sq. ft. GFA.
Other Services	1 space for each 250 sq. ft. GFA.
Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.5 spaces per 1,000 sq. ft. GFA.
Public Administration	1 space for each 300 sq. ft. GFA.
Real Estate, Rental, and Leasing	1 space for each 500 sq. ft. GFA.
Religious Organizations	.4 spaces per seat.
Residential Uses	
<i>Single Family Dwellings</i>	- less than 3,000 sq. ft. = 2 spaces per dwelling unit; - more than 3,000 sq. ft. = 3 spaces per dwelling unit
<i>Multi-Family Dwellings Rental:</i>	- 1 space per dwelling unit for efficiency units; - 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Multi-Family Dwellings Owned:</i>	- 1.0 spaces per dwelling unit for efficiency units; - 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

1
53.3
3.4
2.8

300

Parking Use Category	Parking Spaces*
Retail Trade	3 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 4 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 3 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.
Truck Transportation; Warehousing & Storage	1 space for each 1,000 sq. ft. GFA.
Vehicle Dealers	1 space for each 5,000 sq. ft. of lot area.
Wholesale Trade	1 space per 2,000 sq. ft. gross floor storage per sales area.
Buildings with Combined Office & Warehouse/Storage Use located in PH-2	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in PH-2	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.
RV Park & Multi-Use RV Park Administration/Recreation Building	1 space per RV space. Spaces are allowed to be unmarked parking areas included in or adjacent to the RV space. 1 space for each 1,000 sq. ft. GFA of Multi-Use Building.

*Staff may approve an alternate plan during commercial site plan review.

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4
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5.5

1 space/
1,000 sq ft
non-office
floor area,
plus 1 space/
300 sq ft
office area

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: March 2, 2021
 Re: DRC Report

The following DRC Meetings were held in February 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1500 S. Friendswood Drive 6,000 – 8,000sqft retail center (follow up from previous DRC in November 2020)	CSC	No	Eligible for Certificate of Platting Exemption; site plan approval required; subject to COD requirements; water and sewer services are available; 5ft sidewalk required along FM 518; obtain permission from HOA to outfall to existing neighborhood detention pond; outfall to FM 518/TxDOT is preferred, but slope of property may prohibit; TxDOT permits required for any work within ROW; fire sprinler encouraged and may be required for certain types of occupancies; building foundation required to be 18 inches above crown of FM 518	