



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 25, 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:

REGULAR MEETING

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. Consent Agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen 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, March 11, 2021
4. Action Items
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 or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
 - a. Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave.
*Item Tabled on March 11, 2021

- b. Consideration and possible action regarding a recommendation to City Council regarding an AMENDED request for a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres) as more fully described in the backup materials. (Original Request was to change zoning 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)

*Item Tabled on March 11, 2021

- c. Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.071 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas
- d. Consideration and possible action regarding the Preliminary Plat of Georgetown Boulevard Street Dedication Phase II being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Friendswood, Galveston County, Texas
- e. Consideration and possible action regarding the Preliminary Plat of Georgetown Detention Basin Phase 1 a subdivision of 32.662 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas

5. 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 - commercial and residential project updates, City Council action and ordinance updates

6. 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, MICHELLE PEREZ, INTERIM 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

MICHELLE PEREZ, TRMC
INTERIM CITY SECRETARY

ALL MEETINGS OF THE PLANNING & ZONING COMMISSION ARE OPEN TO THE PUBLIC, EXCEPT WHEN THERE IS A NECESSITY TO MEET IN AN EXECUTIVE SESSION (CLOSED TO THE PUBLIC) UNDER THE PROVISIONS OF SECTION 551, TEXAS GOVERNMENT CODE. THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO CONVENE INTO EXECUTIVE SESSION TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFIES FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 11, 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
MARCH 11, 2021

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 11, 2021, AT 07:07 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER LISA LUNDQUIST, COMMISSIONER MARCUS PERRY, COUNCIL LIAISON GRIFFON WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

None.

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.

Harbin said the proposed Planned Unit Development (PUD) is known as the Panhandle PUD and consists of 159 acres. She said the PUD is conceptual in nature but is to establish development guidelines for the three phase development. She said the individual sites or buildings would require further site plan approval by the Commission. Harbin said elevations were included for Phase 2 of the project but not for the other two phases. She further stated the developer included an amended Permitted Use Table, parking calculations, landscape requirements, and regulation matrix for the proposed development. Harbin said a side-by-side comparison of the proposed regulations versus the city regulations was included in the back-up material.

Dan Rucker/Coastal Bend Property provided history of and plans for the area in regards to TxDOT, Army Corps of Engineers, Harris County Flood Control District, and Denbury projects. He said Phase 2 is the main focal point of the PUD and they are ready to begin construction. Rucker said Phase 1 is an area to consider for a residential component but that the multi-family aspect has been withdrawn from the PUD.

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.

****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 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.

****Vice-Chairman Richard Sasson moved to approve the Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave. Seconded by Commissioner Tom Hinckley.**

Harbin explained this is a project at 106 Whispering Pines Ave that includes a former church next door. She said TBH Holdings purchased the property and replatted it into two lots with one lot containing the old church building and the second lot to be for the proposed strip center.

Sasson asked if the parking provided was for both buildings. Bennett stated the parking calculations cover both buildings. He asked after the sidewalk and dumpster to which Bennett answered the sidewalk is a 6-foot concrete sidewalk and the developer was proposing a screening, double dumpster.

Sasson mentioned the landscape plan identifies all holly trees and said he personally prefers shade trees. He asked staff to appeal to the developer for a variety of trees instead. Sasson said it is sad the owner is taking out a large tree in the parking lot. Bennett stated the owner is providing two mitigation trees onsite to replace the ones being removed.

Mann said he is concerned with the placement of the new building. He said the front rendering looks nice but the rear is the entry into the Downtown District and drivers will be looking at a large, blank wall. He said the building will be blocking development next door and shared parking would not be an option. Mann also said the dumpster location is removing a large tree and the dumpster could be relocated to the open space area between the two buildings instead. Harbin explained the developer is required to screen the electrical equipment on the rear of the building so they are proposing a laser cut metal wall with landscaping. Mann said he is also concerned that the area is really tight. Sasson mentioned part of the appeal of the Downtown District zoning is zero foot setbacks. Sasson said the next building could back up to this property.

Bennett explained the building is situated this way to allow for a drive thru on the end suite. She said the owner also wants to leave the green space open at the back to allow for future development. She said they plan to replace the existing old building at some point. She said staff can remind the developer to attend the next meeting if the Commission would prefer to table the item for now.

****Vice-Chairman Richard Sasson moved to amend his motion and table the Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

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.

****Vice-Chairman Richard Sasson moved to approve the 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. Seconded by Commissioner Tom Hinckley.**

Dan Rucker said to imagine dramatic points of entry and perimeter landscaping creating a very attractive wrapping. He said the private interior would be a mix of users who would all participate in a Property Owner Association. Rucker said he wants to present a comprehensive plan and not be bothering the commission for a variance with each circumstance.

Sasson said he appreciates the previous developments by Rucker. Sasson said the PUD does not have any detail on the proposed development but asks to relax all of the city ordinances for development including setbacks, building height, screening, landscaping, parking, oil well setbacks, uses, etc. He said the PUD is basically asking for free reign and is too broad.

Rucker explained the 100-foot building height was for a possible mid to high rise apartment complex on Phase 1. He said the multi-family use has since been removed from the PUD request and he would be willing to revise the building height, as well. Rucker also said the PUD would allow for future development to be cohesive and that it is premature to have plans for the future development, at this time. Sasson said he cannot support a PUD that is asking purely for relief from the city codes without a plan for the future development.

Hinckley stated the City puts a lot of effort into creating ordinances. He said the commission needs to be consistent across the city. Hinckley said the developer asking for one or two exceptions for specific reasons would be a more reasonable request. Hinckley said the three phase development that is not contiguous, and without plans for two phases is just awkward.

Rucker stated Phase II would consist of Type A office buildings being attractive on the front and allowing for roll-up doors on the rear. Rucker showed a rendering of a similar product. Sasson stated this PUD is conceptual and the renderings being shown are not binding. Sasson said the only binding part of the PUD is to relax and lower development standards.

Clark described the proposed PUD as audacious. He said the properties are not even contiguous. Clark stated Phase 2 is closer to being passable but the PUD is premature.

Matranga stated the area needs development and that Mr. Rucker has developed nice things in the past. Matranga further stated the PUD and the zoning will run with the land regardless of who owns or develops the property and things could change in an instant. Matranga explained the commission is there to look after the best interest of the community and not the "highest and best use" of an individual developer. He said Mr. Rucker is asking for a lot of exceptions, even writing his own Permitted Use Table. Matranga said there is not enough detail. Matranga said the zoning ordinance also has specific criteria for when a Planned Unit Development is appropriate and this proposal does not meet the threshold.

Matranga asked Harbin to explain some of the differences between the city ordinances and the proposed PUD. Harbin said the setbacks have been decreased and the building height has been increased from a maximum of 40-feet tall to 100-feet tall. She said the lots have no minimum depths or widths. Harbin stated the Community Overlay District (COD) normally extends to within 300-feet of a major thoroughfare and the PUD is requesting 150-foot depth instead.

Rucker said an industrial park should not have to screen against commercial buildings or industrial uses. He mentioned underground power lines are cumbersome. Matranga stated the COD requirements extend to much more than screening and removing the requirement defeats the purpose of the COD.

Rucker stated he could revise the PUD but would not be ready by the next commission meeting. Harbin said the commission must make a recommendation to city council at the next meeting, if the item is tabled at this meeting. Harbin stated since Industry Park 2 is the immediate concern for the developer, it would be faster to process a commercial site plan for that portion of the development. She said the commission has the leeway and authority to consider alternative landscaping,

screening, and parking requirements. Sasson asked if the property was zoned properly already. Rucker replied the zoning for Industry Park 2 is not the issue but the required setbacks does not work for this plan.

**Vice-Chairman Sasson motioned to amend his motion to table. Commissioner Hinckley seconded the motion. The motion passed unanimously.

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

Clark said he attend the Galveston County Consolidated Drainage District meeting where they approved the plans for Avalon Section 1.

- 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

Councilperson Hanks announced city council approved to waive permit fees for ice storm repairs. She said Spring Sparkle would be coming up after Easter. Hanks said the city has several classes being offered including building fairy houses. She also mentioned a new fairy house was being dedicated tomorrow in Stevenson Park. Hanks told the commission Coach Harris passed away of the weekend and that he will be missed. She said he is the first teach she met when joining Fisd.

- E. From Staff - DRC Report for February 2021, commercial and residential project updates, City Council action and ordinance updates

Harbin said the February DRC report was sent out and that development meetings are starting to pick back up. She said staff has been much busier this month versus February. Harbin said she and Commissioner Perry presented the draft Future Land Use Map to both CEDC and GCCDD.

8. Adjournment

This meeting was adjourned at 09:05 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 25, 2021

Subject: Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave.

*Item Tabled on March 11, 2021

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.

Following the P&Z meeting on March 11, staff provided comments from the Commissioners and a link to the meeting video to the applicant.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Development of a commercial site will contribute to the tax base for the City.

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. Landscape_Friendswood Shopping Center
5. Dumpster_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.

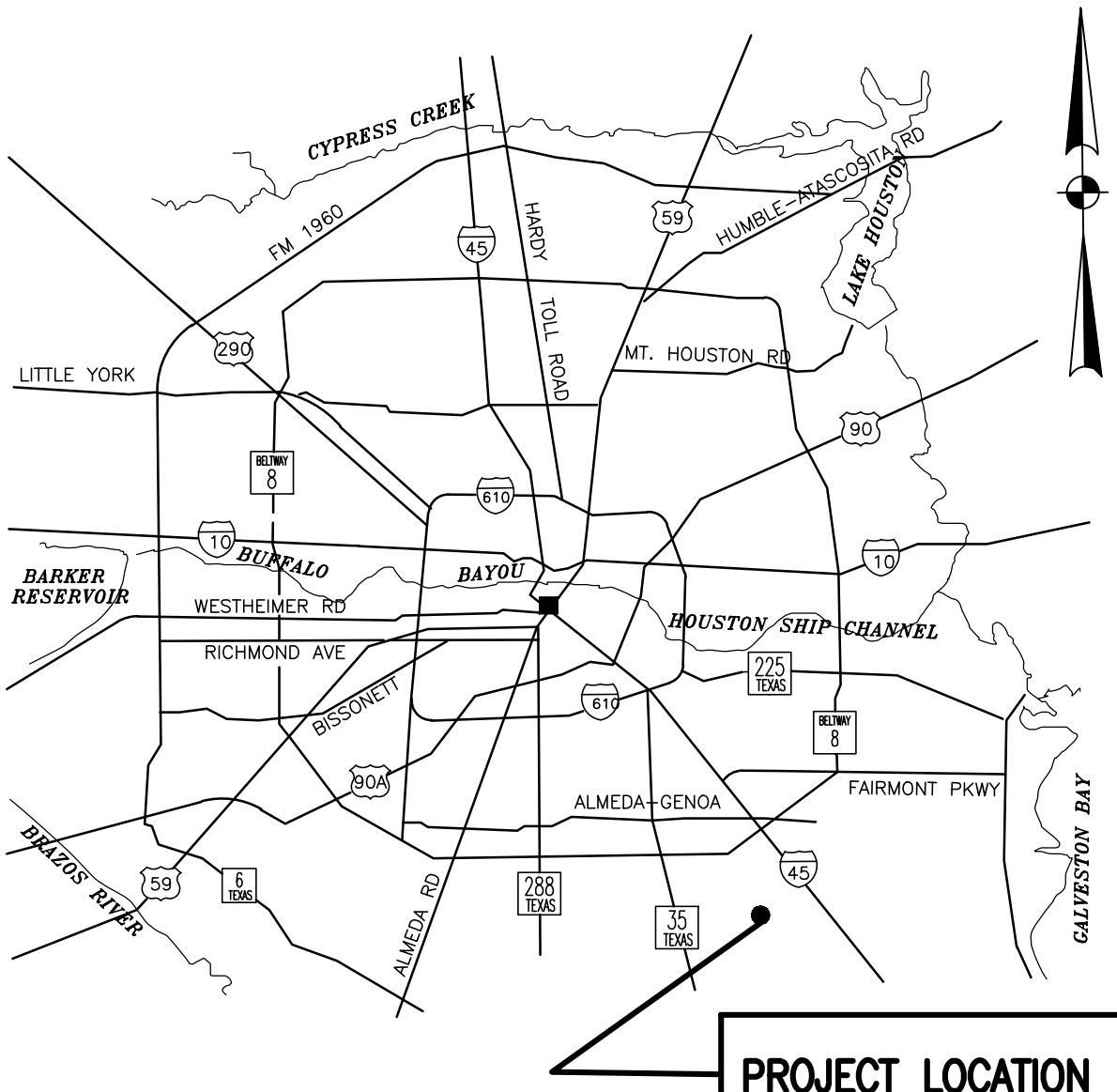
THIS SITE PLAN SHALL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

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 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 REQUIRED =

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

REVISIONS

No.	DATE	DESCRIPTION
0	12/24/19	PERMIT
1	5/24/2020	CITY COMMENTS
2	7/23/2020	CITY COMMENTS
3	10/28/2020	CITY COMMENTS
4	12/24/2020	CITY COMMENTS
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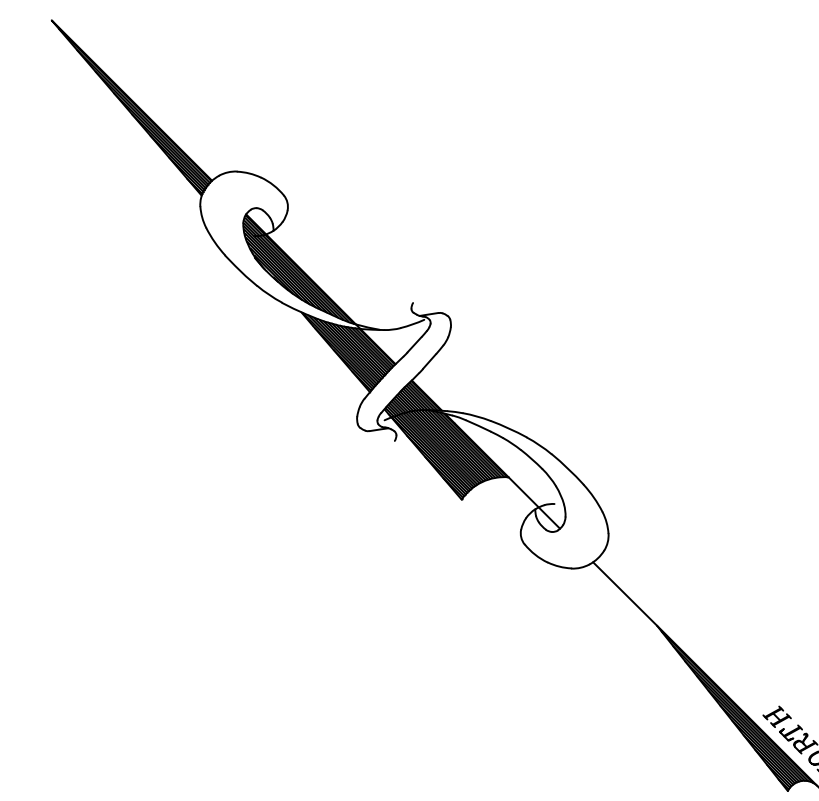
DATE:	05/24/2020
PROJECT. FILE #:	19- 301
DETAILED BY:	LE
DESIGNED BY:	AJ
CHECKED BY:	AJ
APPROVED BY:	C.A.
SCALE:	1/16" = 1'

SHEET TITLE:
SITE PLAN

SHEET NO.:

A1.00

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SITE PLAN NOTES

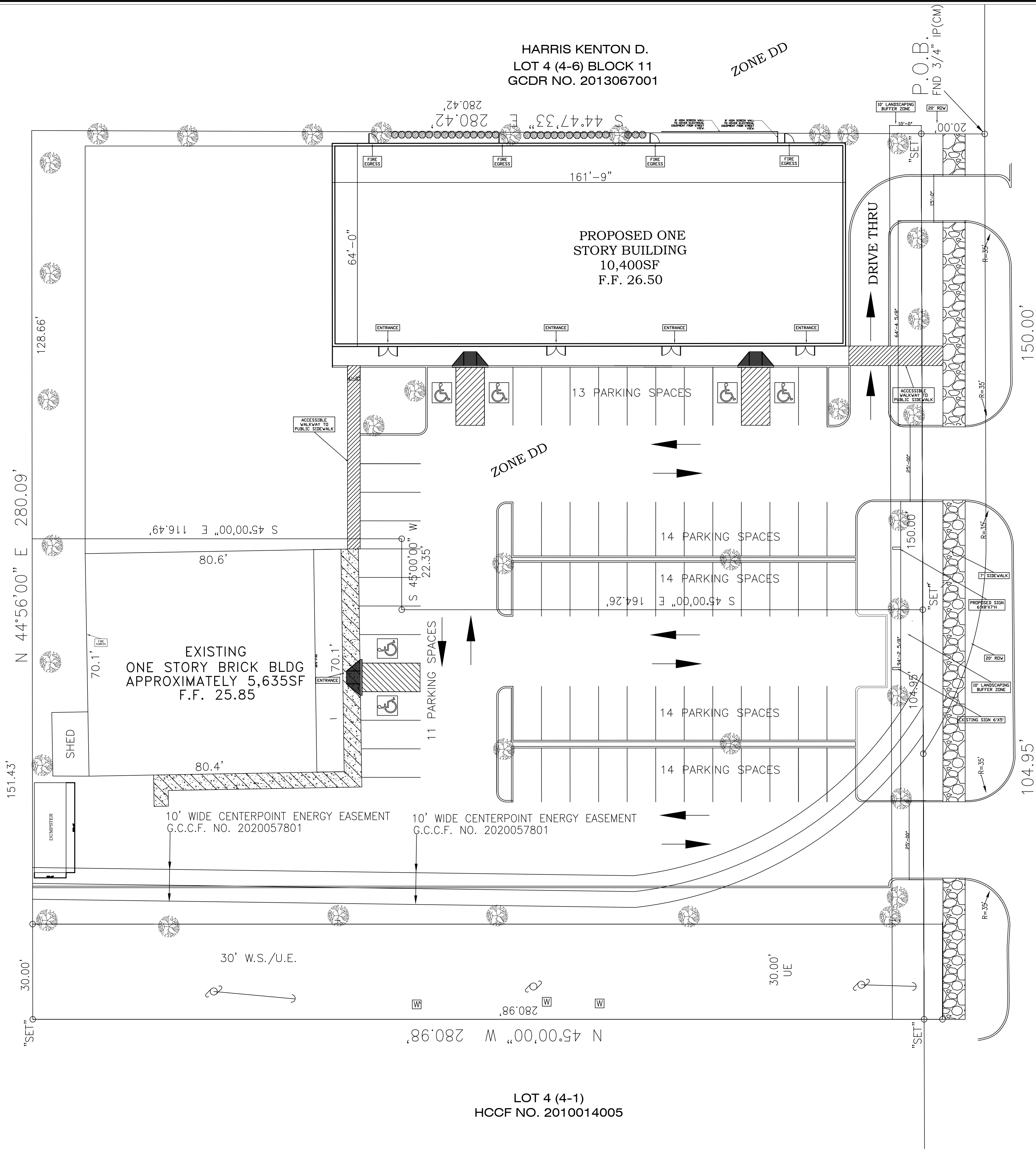
1. COORDINATE ALL WORK UNDER THIS CONTRACT WITH EXISTING UTILITIES AND STREET WORK ON AND OFF THE SITE. MAKE ALL ADJUSTMENTS REQUIRED FOR CONNECTIONS OR ALTERATIONS TO EXISTING UTILITIES UNDER THIS CONTRACT.
2. COORDINATE ALL WORK UNDER THIS CONTRACT WITH WORK DONE BY OTHER CONTRACTORS.
3. ALL WORK TO 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 BE AFFECTED BY THIS WORK. REPORT ANY UNEXPECTED 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

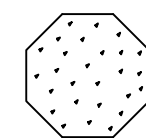
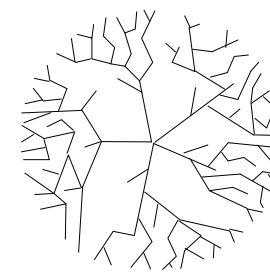
PARKING CALCULATION				
	OCCUPANCY TYPE	SQUARE FOOTAGE	OCCUPANCY LOAD	PARKING REQUIRED
1	EXISTING BUILDING – CLINIC	5,635 SF	PARKING FOR CLINIC BUILDING 4.5 SPACE PER 1000SF CITY OF FRIENDSWOOD	$5,635 / 1000 = 5.6 \times 4.5 = 26$ PARKING SPACES
2	PROPOSED BUILDING – MULTI TENANT RETAIL BUILDING	10,400 SF	PARKING FOR RETAIL BUILDING 4.0 SPACE PER 1000SF CITY OF FRIENDSWOOD	$10,400SF / 1000SF = 10.4 \times 4 = 42$ PARKING SPACES
			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

JOHN GANNON
LOT 4 (4-4)
HCCF NO. 2015006491



WHISPERING PINES AVENUE
(80' PUBLIC RIGHT-OF-WAY)



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

No.	DATE	DESCRIPTION
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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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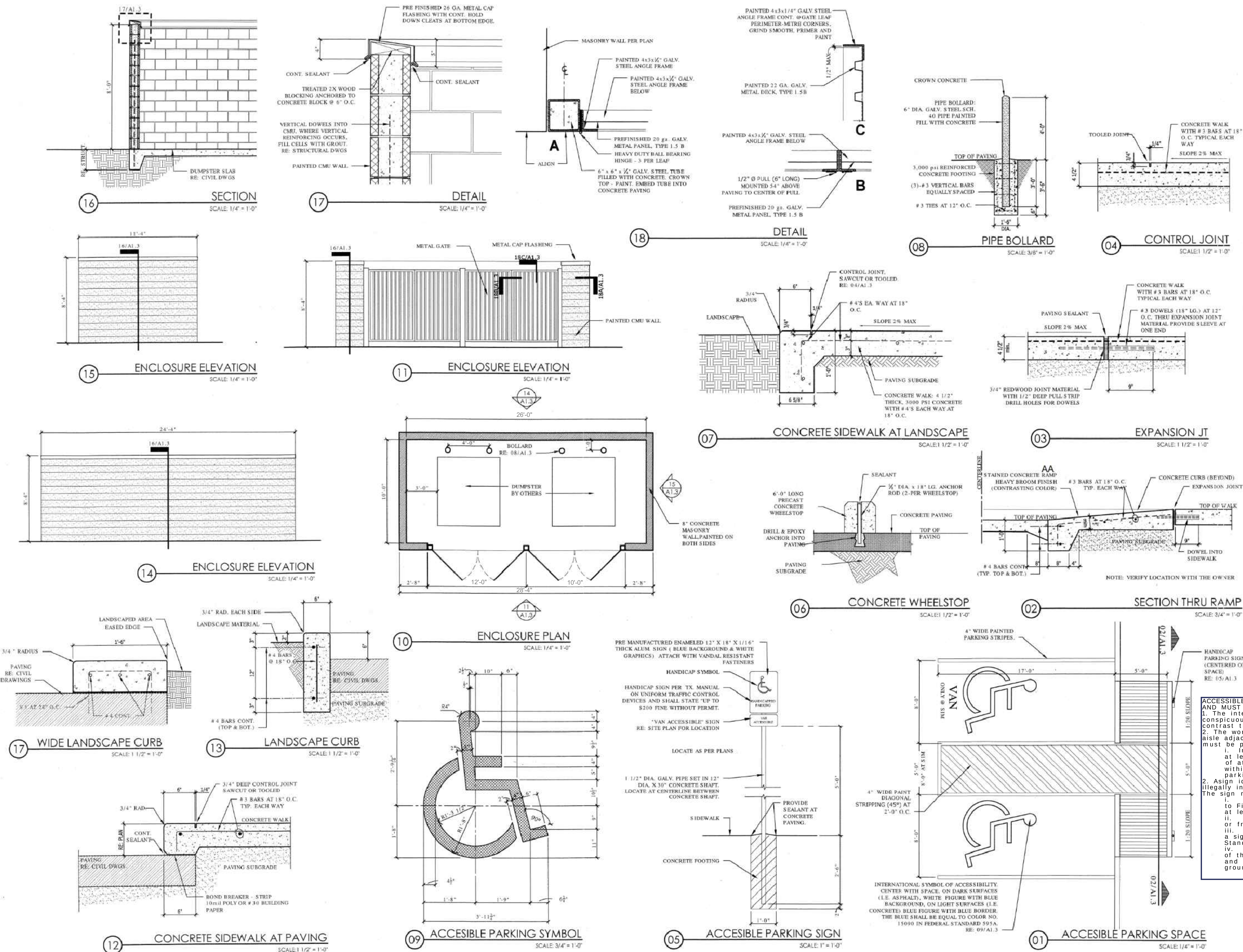
DATE: 05/23/2020
C.E.G. FILE #: 19- 301
DETAILED BY: LE
DESIGNED BY: LE
CHECKED BY: AJ
APPROVED BY: AJ
SCALE: N.T.S.

SHEET TITLE:
DETAILS - SITE PLAN

SHEET NO.:

A5.00

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PROJECT

FRIENDSWOOD SHOPPING CENTER
ONE STORY
106 WHISPERING PINES AVENUE
FRIENDSWOOD, TX 77456

REVISIONS

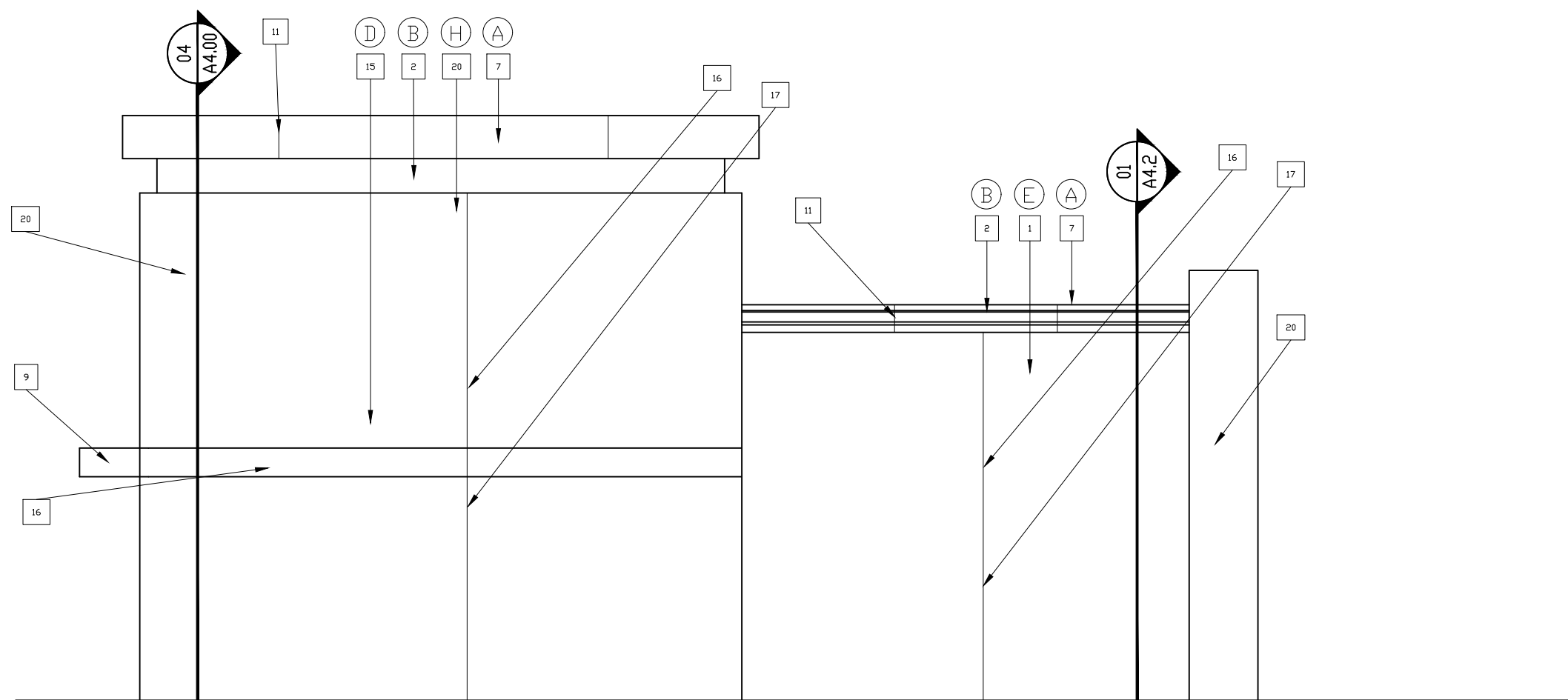
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DATE: 05/24/2020
PROJECT FILE #: 19- 301
DETAILED BY: LE
DESIGNED BY: AJ
CHECKED BY: AJ
APPROVED BY: CA
SCALE: N.T.S.

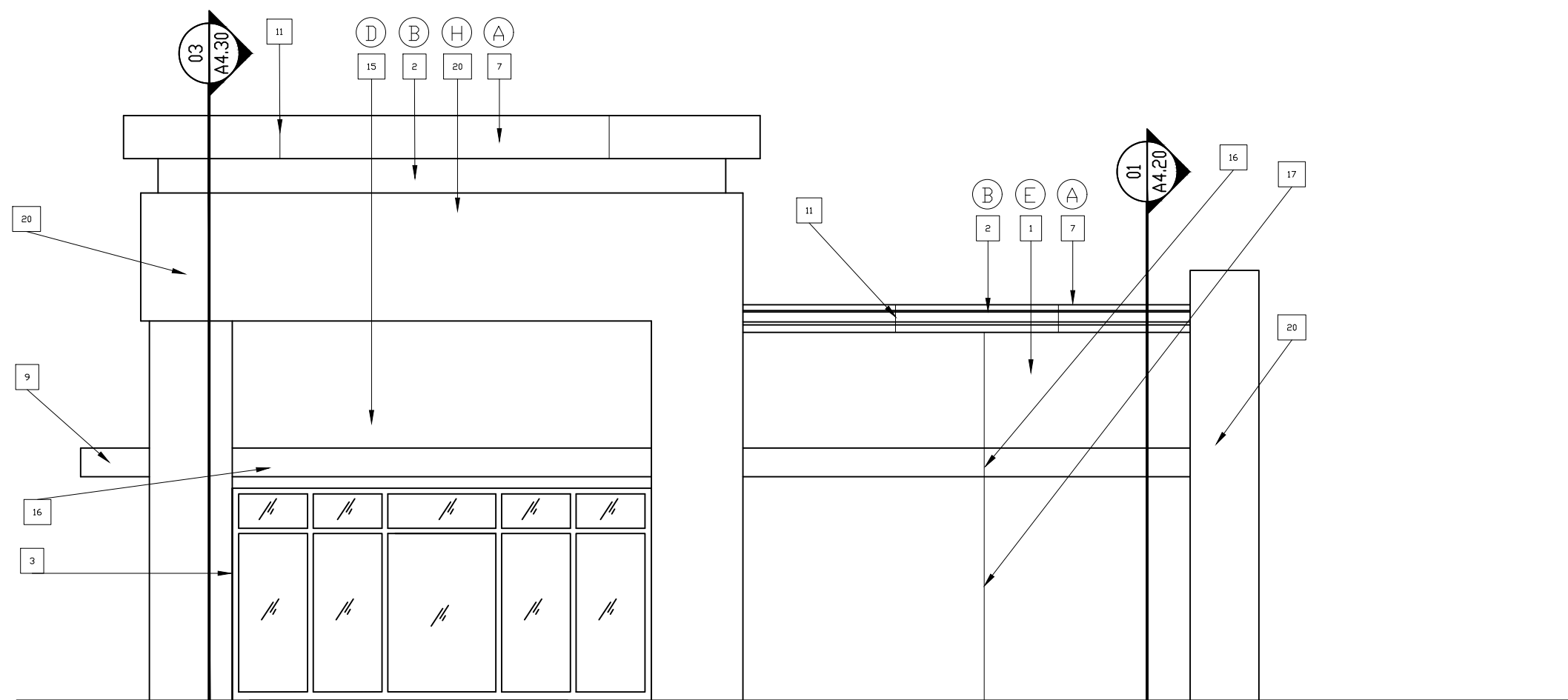
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ELEVATIONS

SHEET NO.:
A3.00

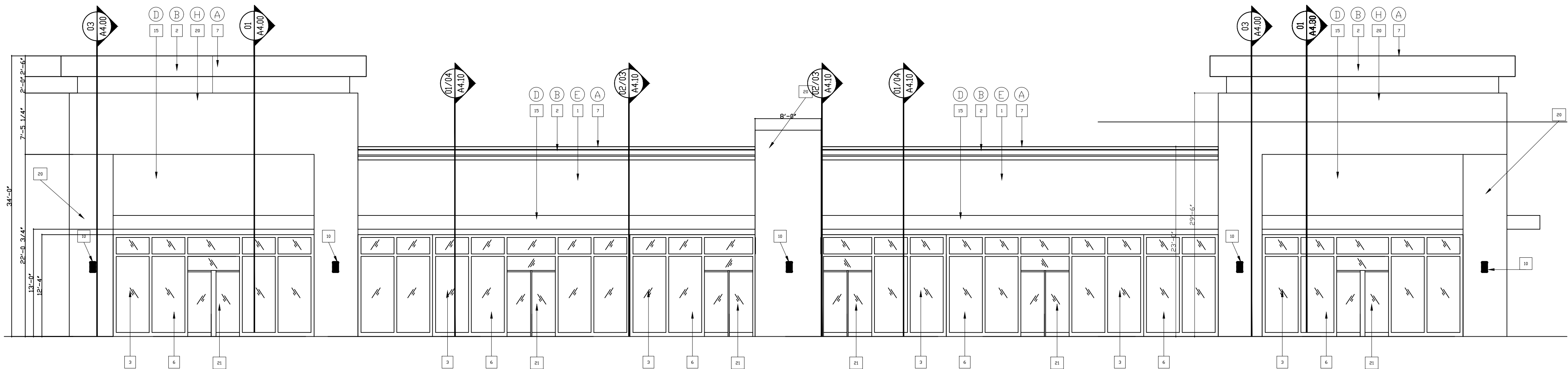
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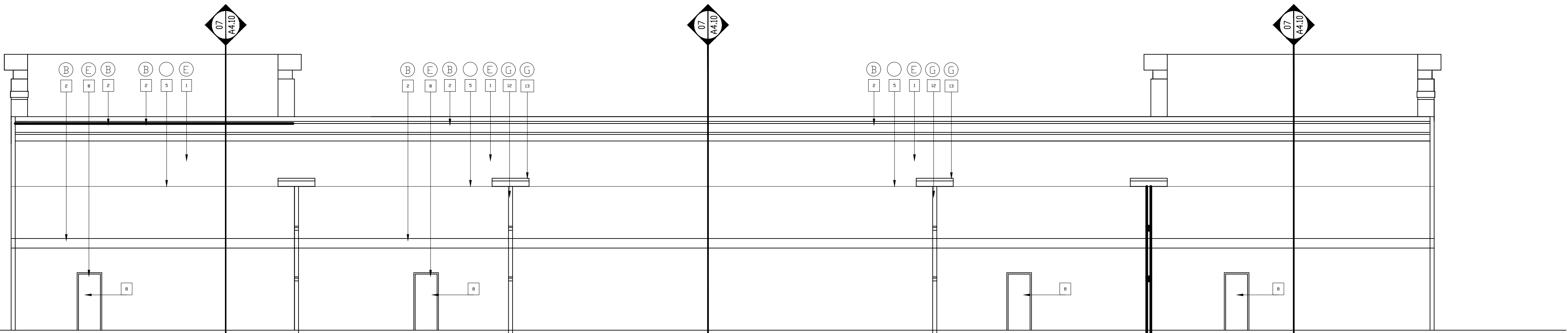
1 SIDE ELEVATION
NTS



1 SIDE ELEVATION
NTS



1 FRONT ELEVATION
NTS



* BACK ELEVATION
NTS

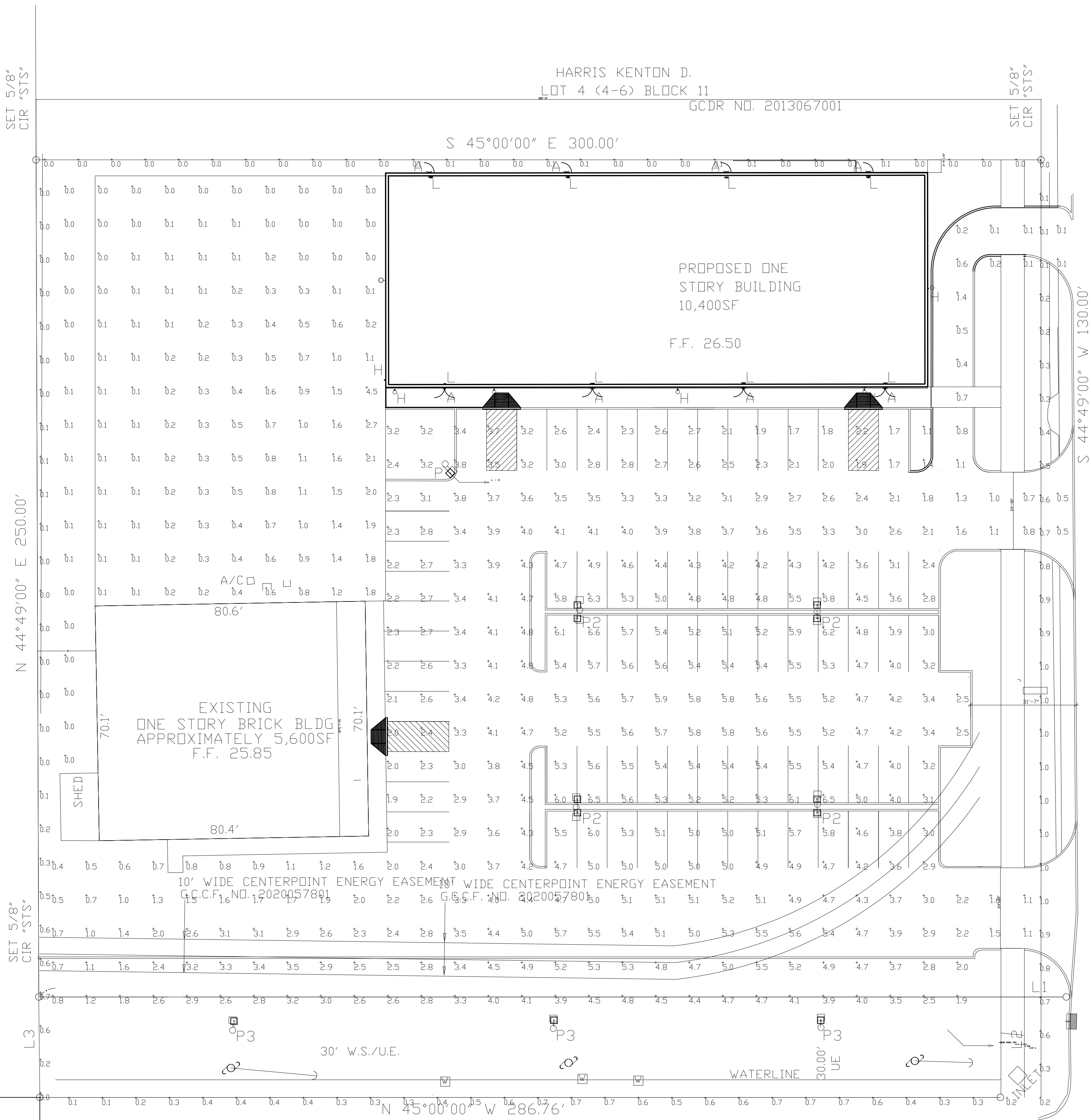
COLOR/MATERIAL SCHEDULE	
CODE	COLOR
(A)	PRE FINISHED METAL CAP FLASHING AT ALL PARAPETS
(B)	E.I.F.S. CORNICE & TRIM GRAY
(C)	ALUMINUM CANOPY – DARK BRONZE
(D)	PRE FINISHED METAL AWNING – DARK BRONZE
(E)	FIELD COLOR – GRAY
(F)	ACCENT COLOR – DARK GRAY
(G)	PRE FINISHED METAL DOWNSPOUT & GUTTER
(H)	DARK 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 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 STOREFRONT DOUBLE DOOR. VERIFY LOCATION WITH OWNER
- 20 STONE WHITE COLOR (MUST CONSULT WITH ARCHITECT OR OWNER)



JOHN GANNON
LOT 4 (4-4)
HCCF NO. 2015006491



⊛ SITE PLAN - PARKING CALCULATION

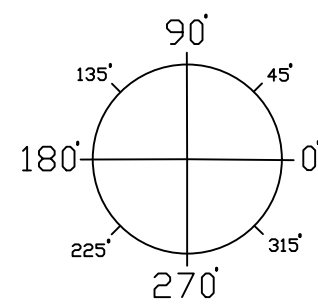
LOT 4 (4-1)
HCCF NO. 2010014005

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



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6		
7		
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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 25, 2021

Subject: Consideration and possible action regarding a recommendation to City Council regarding an AMENDED request for a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres) as more fully described in the backup materials. (Original Request was to change zoning 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)

*Item Tabled on March 11, 2021

Action: Significant

SUMMARY / ORIGINATING CAUSE

Since the last meeting on Thursday, March 11, the applicant reduced the zone change request from the 159 +/- acres to 34 +/- acres. The PUD Document was revised, as well as the Exhibits in the document.

The proposed Planned Unit Development (Panhandle PUD) would be the development guidelines for 34.3288 acres for the tracts identified that are located along FM 2351. 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. Additionally, for the area to be known as the Commons at Timber Creek (9.5455 acres) the applicant is requesting to allow uses that are allowed by the City's Permitted Use Table in Community Shopping Center (CSC) and Light Industrial (LI) and for the areas to be known as Industry Park 1 and Industry Park 2, the applicant is requesting to allow uses that are allowed by the City's Permitted Use Table in Light Industrial (LI) and Industrial (I). (See Permitted Uses section in PUD).

The PUD includes its own regulation matrix, permitted use definitions, and parking regulations in addition to screening, landscaping and setback requirements. Elevations for the buildings are included.

A updated 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. 2020-03-23 Panhandle PUD Final (Clean)

2. 2021-03-23 Panhandle PUD Final (Redlined Version)
3. Panhandle PUD and City Ord Differences REVISED
4. Panhandle PUD Applications Deeds Metes and Bounds and Plats
5. Panhandle PUD Aerial Map
6. Panhandle PUD Location Map
7. Panhandle PUD Zoning Map
8. Rezoning Report Panhandle PUD
9. Updated Panhandle Drainage Report_Sep2019

PANHANDLE
PLANNED UNIT DEVELOPMENT
± 34 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,
REVISED MARCH 2021

TABLE OF CONTENTS

I. Introduction

Purpose

Location and Existing Conditions

Access, Utilities & Drainage

II. Project Description

Land Use

Permitted Uses

III. Development Guidelines

Development Regulations

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Phasing/Development Schedule

IV. Exhibits

'A' - Area Map & Conceptual Development Plan

**'B' - Exhibit Two from the 2019 City of Friendswood Master Drainage
Plan (Northern Panhandle Regional Detention)**

'C' - Parking Group Table Amendments

'D' - 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 and only two (2) active oil wells 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 an existing thoroughfare (FM 2351), 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 PUD. 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'. The Panhandle PUD 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 Community Shopping Center District and Light Industrial District are permitted for the Commons at Timber Creek and those uses in the Industrial District and Light Industrial District shall be permitted for all phases of Industry Park. The permitted use in each zoning designation shall be allowed over any secondary requirement for that use to be subject to an "Office Use Only", "Specific Use Permit", or "Not Permitted" designation. The ranking of uses shall be as follows: 1) "Permitted", 2) "Office Use Only", 3) "Specific Use Permit", and 4) "Not Permitted." In cases where the zoning designations allow both "Office Use Only" and a "Specific Use Permit" and the applicant intends to use the property for more than office use, the applicant may apply for a "Specific Use Permit" for the intended use. The City's permitted use table may change from time to time. Applicants will be subject to the current adopted zoning designations at the time of building permit application or tenant occupancy application.

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 ¹ (Y/N)	Maximum Lot Coverage
				Front	Rear	Side			
Frontage Lot ²	10,000	—	—	30	10	10	40	Y	60%
Non-Frontage Lot ³	10,000	—	—	10	10	10	40	Y	60%

1. 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.
2. A "Frontage Lot" is defined as any lot which has a lot line abutting FM 2351. The front yard shall be the minimum distance setback from FM 2351.
3. A "Non-Frontage Lot" is defined as any lot whereby all of the lot lines of said lot do not abut FM 2351.
4. 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.
5. 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 between industrial and commercial uses.
2. Where the PUD borders Tracts No. 4, 5, 6 & 7 in Exhibit 'A', screening requirements will be met using rear and side buildings walls with limited landscaping, fencing, open pavement and parking.
3. Section 8(I)(2)(c)(3) shall not apply to the PUD outside the COD limits due to the industrial nature of the development.

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 lines within the PUD boundary for security lighting.

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.

The Panhandle PUD contains the remaining balance of developed properties within the Hope Village community. The area 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 the PUD 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.

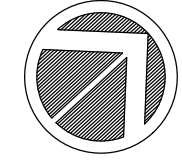


EXHIBIT 'A'

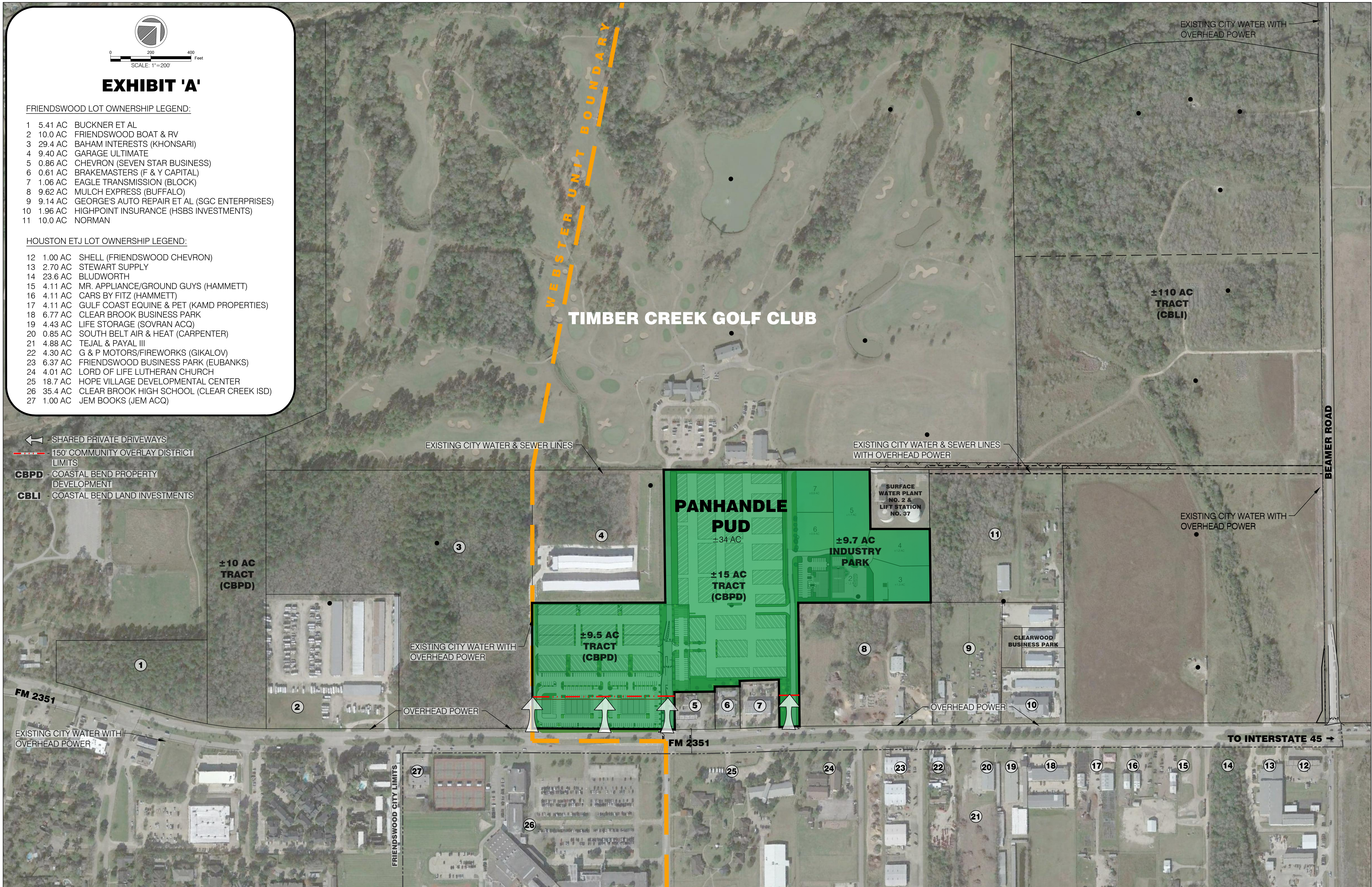
FRIENDSWOOD LOT OWNERSHIP LEGEND:

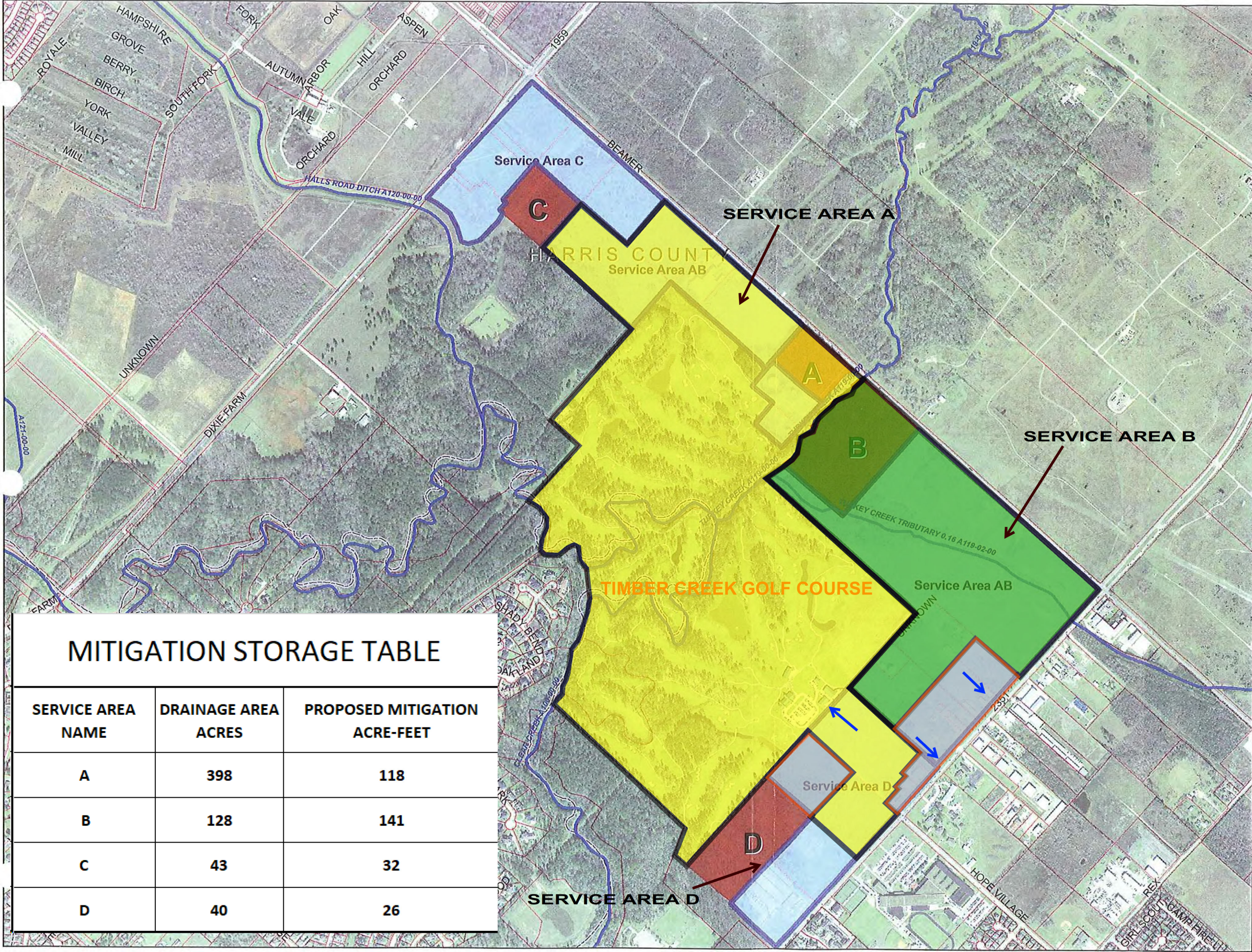
- 1 5.41 AC BUCKNER ET AL
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- 26 35.4 AC CLEAR BROOK HIGH SCHOOL (CLEAR CREEK ISD)
- 27 1.00 AC JEM BOOKS (JEM ACQ)

- ← SHARED PRIVATE DRIVEWAYS
- 150' COMMUNITY OVERLAY DISTRICT LIMITS
- CBPD** COASTAL BEND PROPERTY DEVELOPMENT
- CBLI** COASTAL BEND LAND INVESTMENTS





Legend

- Streams
- Parcels
- County Boundary
- Detention Location
- Proposed Service Areas

- New Area "A"
 - New Area "B"
 - Areas Draining to FM 2351

0 500 1,000 2,000 Feet

EXHIBIT 'B'
 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

TBPE FIRM NO. 13495
 9119 HWY 6, SUITE 230 #233
 MISSOURI CITY, TX 77459

Exhibit 'C'

Parking Group

Table Amendments

Parking Use Category	Parking Spaces*
Buildings with Combined Office & Warehouse/Storage Use located in the PUD	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in the PUD	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.

**Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.*

EXHIBIT 'D'
PANHANDLE PUD
CONCEPTUAL IMAGING

GREEN GABLED ROOFS WITH CUPOLAS

NEW TIMBER CREEK WROUGHT
IRON GATE

INDUSTRY PARK
PHASE 1

INDUSTRY PARK
PHASE 3

INDUSTRY PARK
PHASE 2

THE COMMONS AT
TIMBER CREEK

WROUGHT IRON GATE
150' COD REQUIREMENT

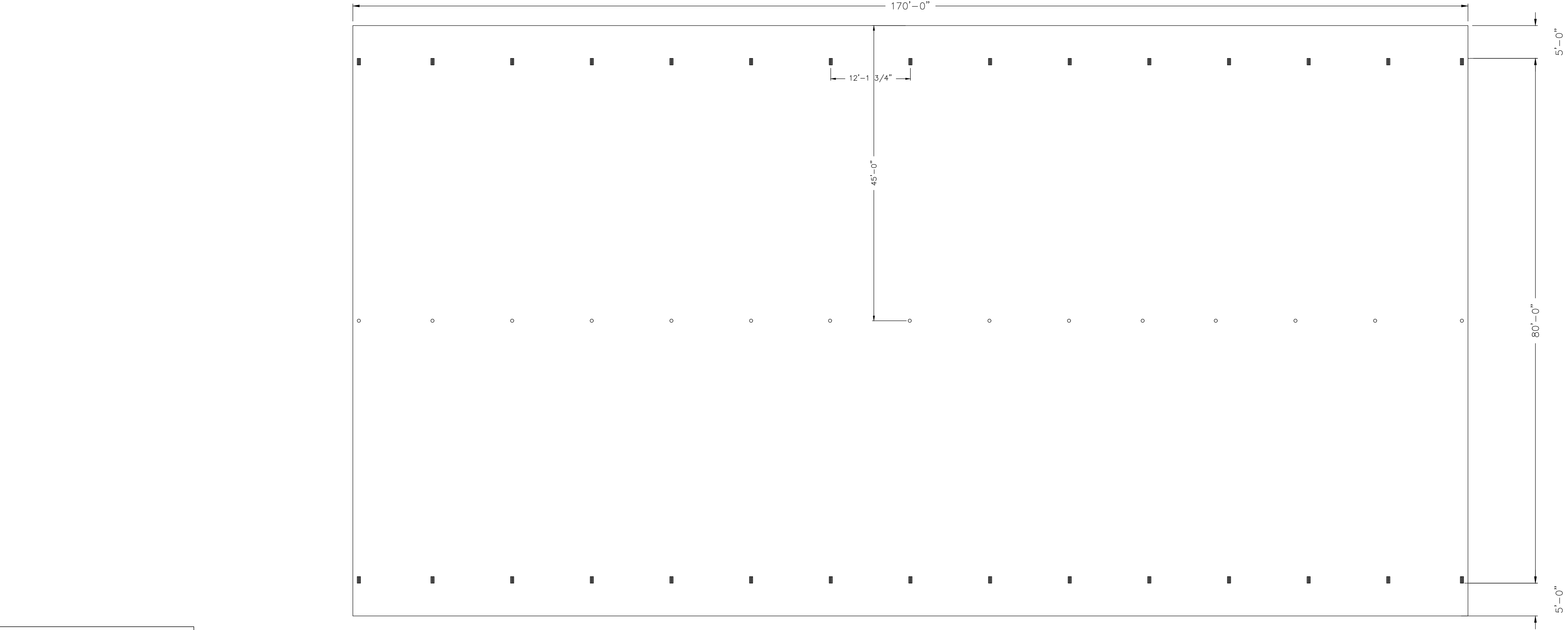
SCREENING FENCE

**PANHANDLE PUD
SECTION PH-2
CONCEPTUAL LAYOUT**

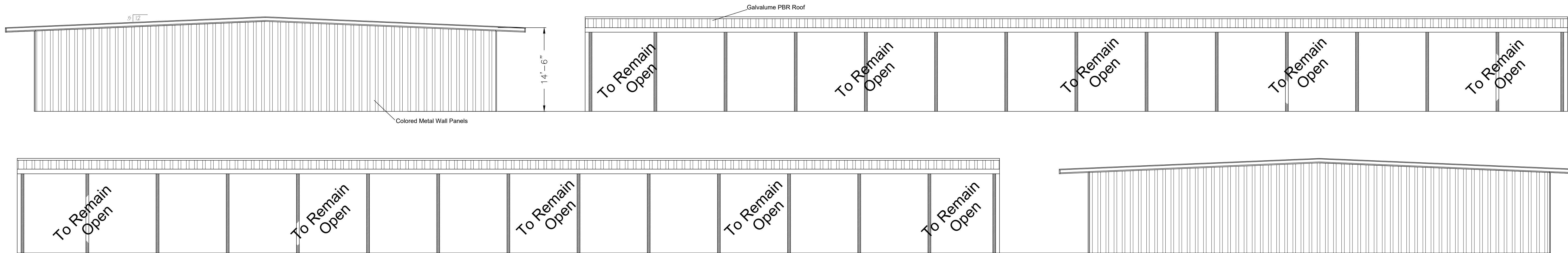
FM 2351







FLOOR PLAN



ELEVATIONS

TYPE "B" BUILDING

SCALE: 3/32"=1'

NO.	DATE	DESCRIPTION	BY
A	06/22/20	Preliminary	JDR

**NORTHWINDS**
CONSTRUCTION^{INC.}

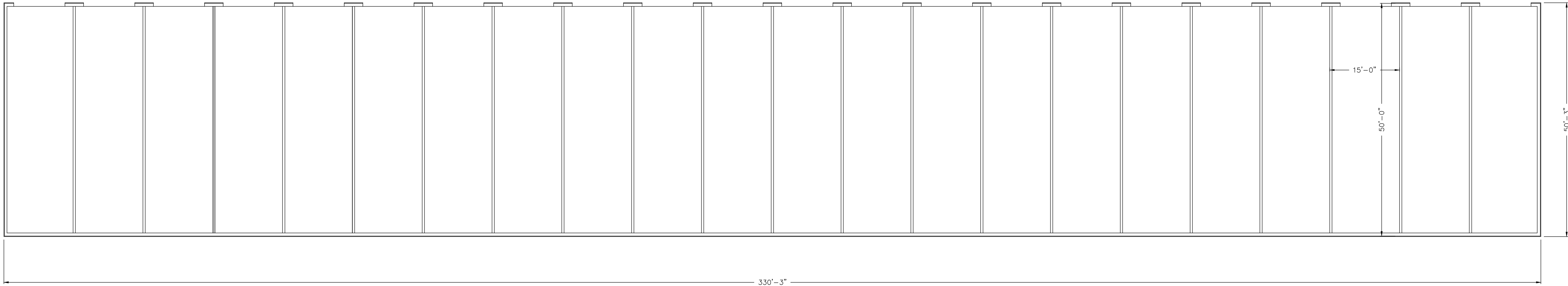
Phone: (713) 671-5300
Fax: (713) 671-5340

15400 Vantage Pkwy West
Houston, Texas 77032

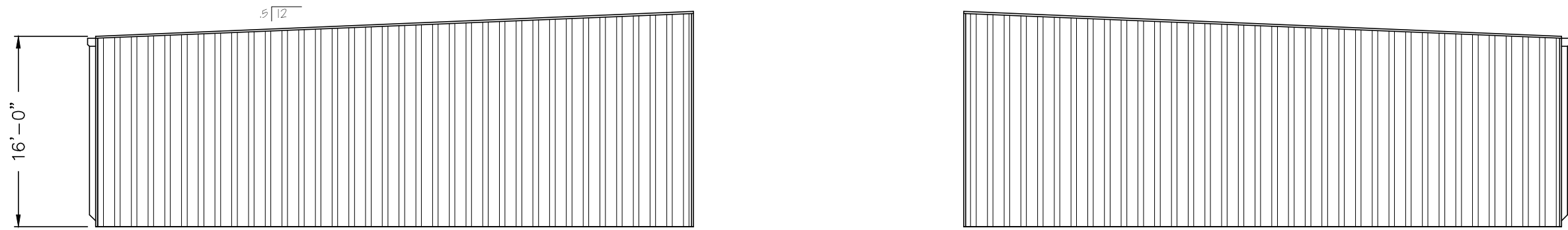
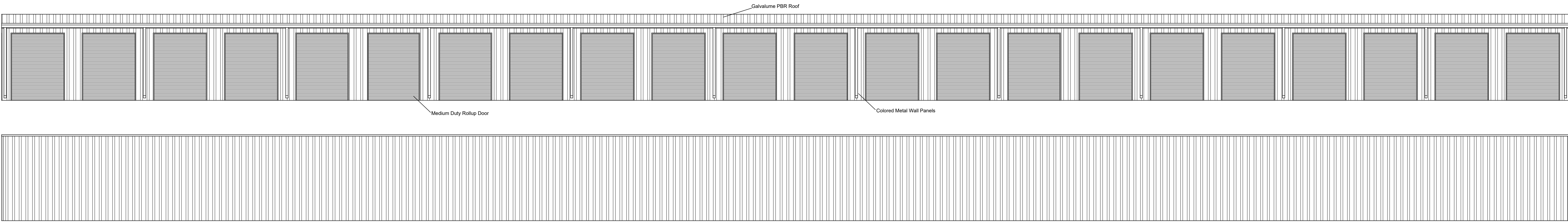
Industry Business Park
Friendswood, TX

PROPOSED 13,600 SF
FACILITY

FLOOR/ELEV. A3



FLOOR PLAN



ELEVATIONS

TYPE "C" BUILDING

SCALE: 1/8"=1'

NO.	DATE	DESCRIPTION	BY
A	06/22/20	Preliminary	JDR



NORTHWINDS
CONSTRUCTION^{INC.}

Phone: (713) 671-5300
Fax: (713) 671-5340

15400 Vantage Pkwy West
Houston, Texas 77032

Industry Business Park
Friendswood, TX

PROPOSED 16,500 SF FACILITY	
FLOOR/ELEV.	A6





PANHANDLE
PLANNED UNIT DEVELOPMENT

³⁴
~~± 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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'B' - Exhibit Two from the 2019 City of Friendswood Master Drainage Plan (Northern Panhandle Regional Detention)

~~'C' - Permitted Use Table~~

'C' ~~'D'~~ - Parking Group Table Amendments

'D' ~~'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 metropolplex, 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^{PUD}. 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~~ ^{The Panhandle PUD} 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 and Light Industrial District~~ are permitted for the Commons at Timber Creek and those uses in the ~~shall be permitted for all phases of Industry Park.~~ 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'.~~ The permitted use in each zoning designation shall be allowed over any secondary requirement for that use to be subject to an "Office Use Only", "Specific Use Permit", or "Not Permitted" designation. The ranking of uses shall be as follows: 1) "Permitted", 2) "Office Use Only", 3) "Specific Use Permit", and 4) "Not Permitted." In cases where the zoning designations allow both "Office Use Only" and a "Specific Use Permit" and the applicant intends to use the property for more than office use, the applicant may apply for a "Specific Use Permit" for the intended use. The City's permitted use table may change from time to time. Applicants will be subject to the current adopted zoning designations at the time of building permit application or tenant occupancy application.

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 1} (Y/N)	Maximum Lot Coverage
				Front Interior ^{1 (F)} Exterior ^{2 (E)}	Rear Interior ^{1 (F)} Exterior ^{2 (E)}	Side Interior ^{1 (F)} Exterior ^{2 (E)}			
Frontage Lot ^{4 2}	10,000	—	—	30	5 (F) 10 (E)	5 (F) 10 (E)	40 100	Y	60%
Non-Frontage Lot	10,000	—	—	5 (F) 10 (E)	5 (F) 10 (E)	5 (F) 10 (E)	40 100	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.~~
- ~~1. 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.~~
- ~~2. 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.~~
- ~~4. 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.~~
- ~~5. 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.~~
- ~~3. A "Non-Frontage Lot" is defined as any lot whereby all of the lot lines of said lot do not abut FM 2351.~~

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.

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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 ^{between industrial and commercial uses.} ~~within each PUD section (PH1, etc.) along interior lot lines.~~
2. Where ^{the PUD} ~~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 ^{landscaping, fencing,} ~~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.~~ ^{the PUD outside of the COD limits due to the industrial nature of the development.}

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 ^{interior property lines within the PUD boundary for security lighting.} ~~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.

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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)~~ ^{The Panhandle PUD} ~~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.~~ ^{The area} ~~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 ^{the PUD} ~~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):~~

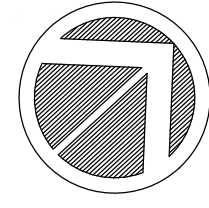
~~PH 3A is approximately 40 acres along FM 2351 where Harris County Pct. 1 is under construction at Beamer Road wherein the majority of the tract is out of the current mapped flood plain and has no active pipelines or wells.~~

~~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:

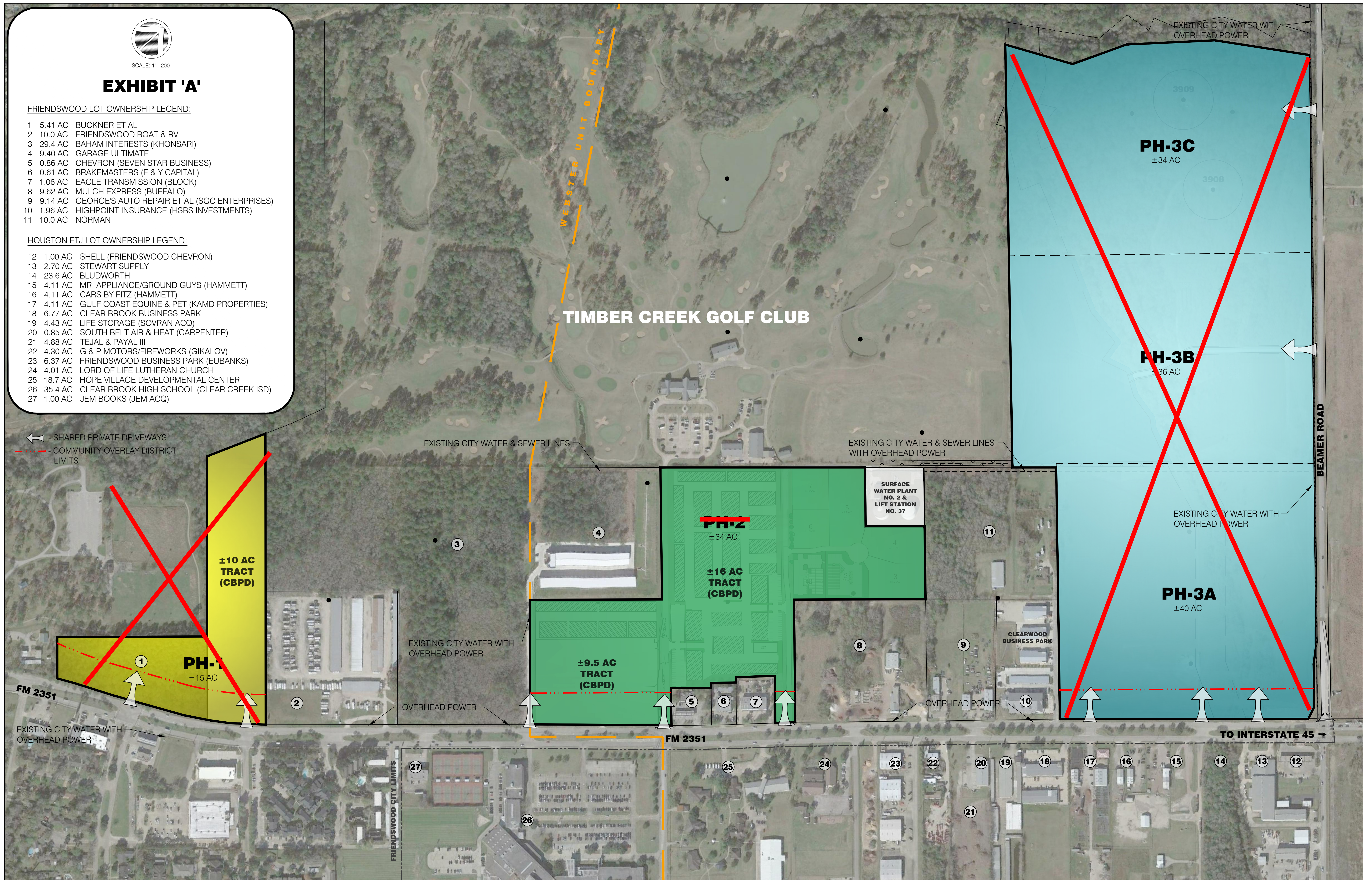
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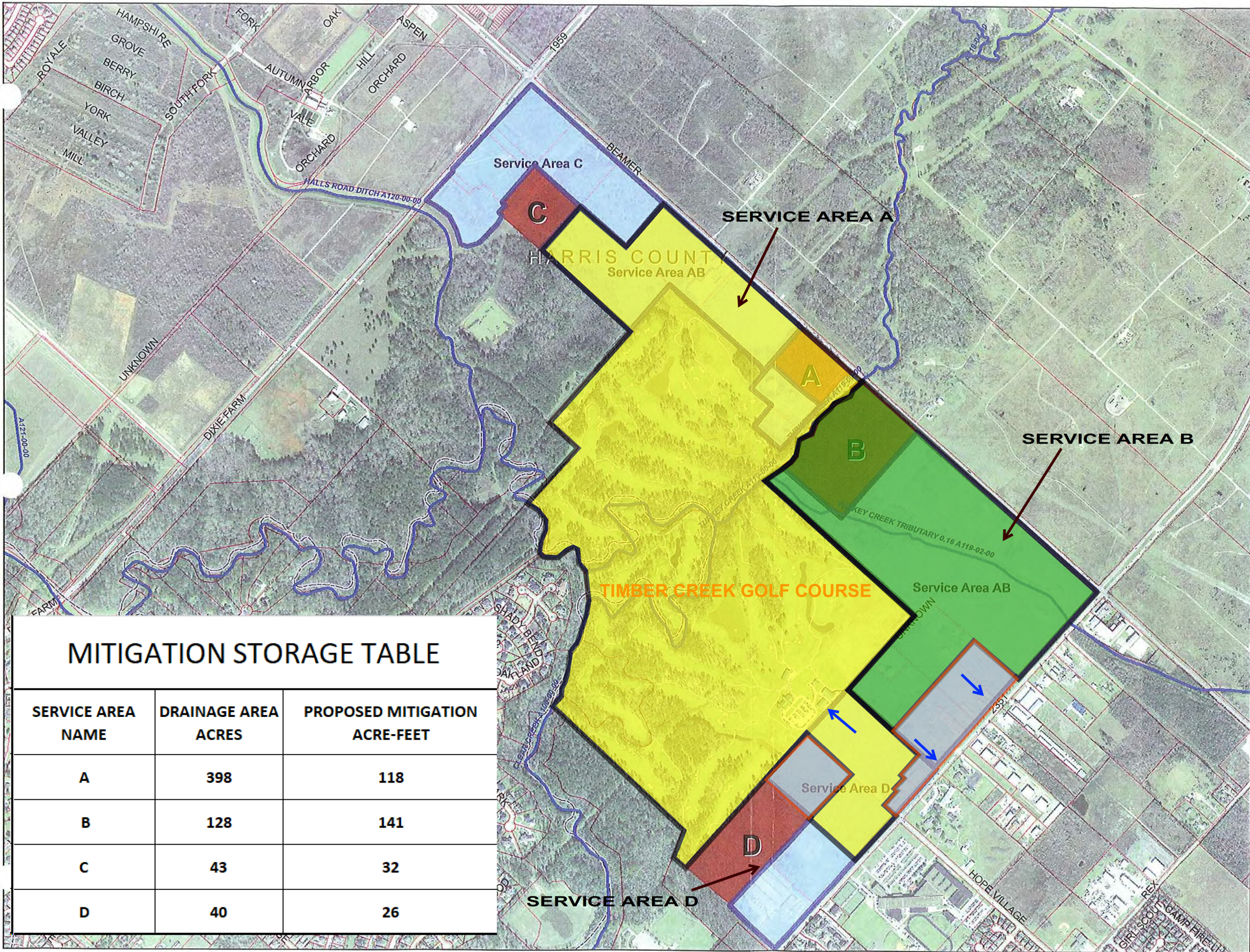
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- 25 18.7 AC HOPE VILLAGE DEVELOPMENTAL CENTER
- 26 35.4 AC CLEAR BROOK HIGH SCHOOL (CLEAR CREEK ISD)
- 27 1.00 AC JEM BOOKS (JEM ACQ)

← 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

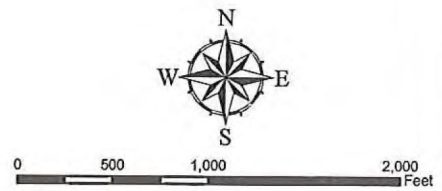


EXHIBIT 'B'
 UPDATED SERVICE AREAS
 NORTHERN PANHANDLE

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

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
449	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	Taxi and limousine service
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	Telecommunications 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>
711	Performing arts
712	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	Dining 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~~ 'C'

Parking Group Table Amendments

Parking Use Category	Parking Spaces*
Accommodations	
<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 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>	2 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 Receptions	
<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 on 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 .25 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. = 2.5 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 1.8 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 Club:</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 1,000 sq. ft. GFA.
Other Services	1 space for each 2,000 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. = 2.5 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; Warehouse & 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	1 space per RV space. Spaces are allowed to be unmarked parking areas out of the travel path.
Administration/Professional Office	1 space for each 1,000 sq. ft. GFA of Multi-Use Buildings.

*Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.

Comparison of City Ordinances to Panhandle PUD

Developer Proposal via PUD	City Requirement
II. Project Description – Permitted Uses Allow CSC and LI uses (including SUP and Office Use Only designations) in future Commons at Timber Creek Allow LI and I uses (including SUP and Office Use Only designations) in Industry Park 1 and Industry Park 2 Applicant does not want to “lock in” current PUT meaning that if the City’s Permitted Use Table changes, effectively the PUD Permitted Use Table changes. In cases where the zoning designations allow both “Office Use Only” and a “Specific Use Permit” and the applicant intends to use the property for more than office use, the applicant may apply for a “Specific Use Permit” for the intended use. Tenants will be subject to the City’s PUT in effect at the time of building permit or tenant occupancy permit.	See Permitted Use Table.
III. Development Guidelines A. Regulation Matrix See proposed matrix – page 6 Setbacks – reduced mostly for interior lot lines 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	Section 7.5 Community Overlay District 5. Landscaping

Comparison of City Ordinances to Panhandle PUD

b. Allow for clustering of trees within buffer	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 Exhibit D – adding parking regulations for Buildings with combined office and warehouse/storage use and Vehicle Storage (covered and/or enclosed)	See Parking Group Table in Design Criteria Manual.
III. Development Guidelines D.1. (p.7), <i>this section shall not apply between commercial and industrial uses</i>	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 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.
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Comparison of City Ordinances to Panhandle PUD

III. Development Guidelines D.2. Where PUD borders Tracts No. 4,5,6 & 7 in Exhibit A, screening requirements will be met using rear and side building walls with limited landscaping, fencing, open pavement and parking.	Section 8 (I)(2)(a) See section above regarding screening requirements.
III. Development Guidelines D. 3, Shall not apply to the PUD outside of the COD limits due to the industrial nature of the development.	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 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 at interior property lines within the PUD boundary for security lighting.	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

Comparison of City Ordinances to Panhandle PUD

	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 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.	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. Per Fire Marshal's Office – the City's setback requirements are for active well, not for plugged or abandoned wells. Setbacks from plugged or abandoned wells would be up to the owner of the well or remaining surface use agreements.

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>70</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	<u>25</u>	<u>25</u>	10 J	<u>25</u>	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	<u>25</u>	<u>25</u>	10	<u>25</u>	10	40	Yes	A	50%
I	20,000	100	100	30 B	<u>25</u> C	40 C	10	<u>25</u> 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

CSC U I

2017 NAICS Code	2017 NAICS Industry Description				
11	<i>Agriculture, Forestry, Fishing and Hunting</i>				
111	Crop production		0		
1114	Greenhouse, nursery and floriculture production			S	S
112	Animal production		0		
113	Forestry and logging			S	P
114	Fishing, hunting and trapping				
115	Support activities for agriculture and forestry				
21	<i>Mining</i>				
221	Utilities			S	P
23	<i>Construction</i>				
236	Construction of buildings		0	P	P
237	Heavy and civil engineering construction		0	P	P
238	Specialty trade contractors		0	P	P
31-33	<i>Manufacturing</i>				
311	Food manufacturing		0	S	S
311811	Retail bakeries		P		
312	Beverage and tobacco product manufacturing		0	S	S
316	Leather and allied product manufacturing		0	S	S
321	Wood product manufacturing		0	S	P
323	Printing and related support activities		S	P	P
323113	Commercial screen printing		P	P	P
325412	Pharmaceutical preparation manufacturing		0	P	P
326	Plastics and rubber products manufacturing		0	S	P
3262	Rubber product manufacturing		0	0	P
327	Nonmetallic mineral product manufacturing		0	0	P
332	Fabricated metal product manufacturing		0	S	P
333	Machinery manufacturing		0	S	P
334	Computer and electronic product manufacturing		0	P	P
335	Electrical equipment, appliance and component manufacturing		0	P	P
33591	Battery manufacturing		0	0	S
336	Transportation equipment manufacturing		0	S	P
337	Furniture and related products manufacturing		0	S	P
339	Miscellaneous manufacturing		0	P	P
3391	Medical equipment and supplies manufacturing		0	P	P
42	<i>Wholesale Trade</i>				
423	Merchant wholesalers, durable goods		0	P	P
424	Merchant wholesalers, nondurable goods		0	P	P
425	Wholesale electronic markets and agents and brokers		0	P	P
44-45	<i>Retail Trade</i>				
4411	Automobile dealers		0	P	P
4412	Other motor vehicle dealers		0	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
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
0 - Office Use Only

EXHIBIT 'C'
PERMITTED USE TABLE

CITY PUT

CCE 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		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
CSC IF 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	

Panhandle PUD

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.

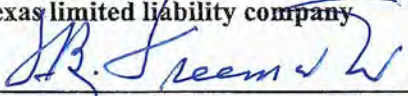
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal 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.

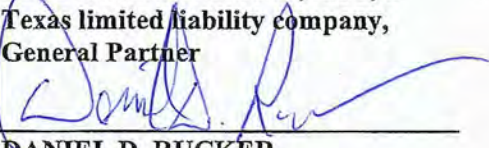
FREEMAN HOLDINGS OF TEXAS, L.L.C.,
a Texas limited liability company

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

By: 
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;

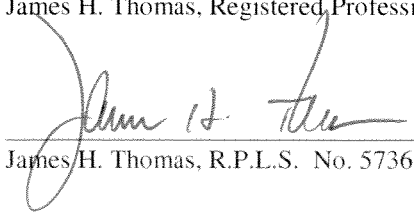
Thence, South 45°36'09" West, 660.00 feet with the Northwest line of said F.M. Highway No. 2351 to a 5/8 inch steel rod with cap set for the most Southerly corner of the herein described tract, said point also being the most Easterly corner of that certain 29.3726 acre tract of land conveyed to Baham 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;

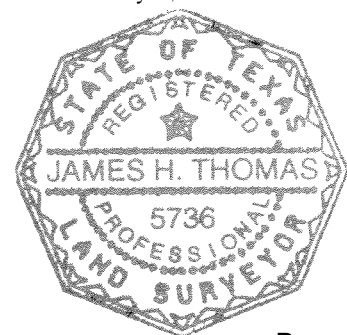
Thence, North 45°36'09" East 660.00 feet with the Southeast line of the said 10 acre tract and with the common line between Divisions A and D of said Lot 63 to a 5/8 inch steel rod with cap set for the most Northerly corner of the herein described tract, said point being the common corner of Divisions 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.

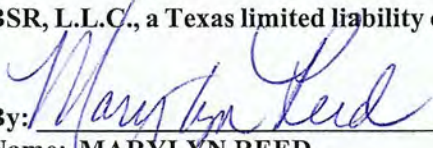
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal 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.

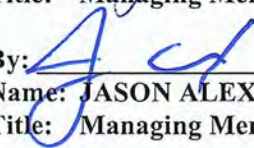
The vendor's lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

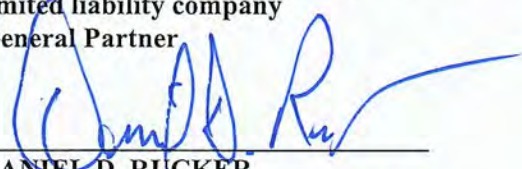
By: 
Name: MARYLYN REED
Title: Managing Member

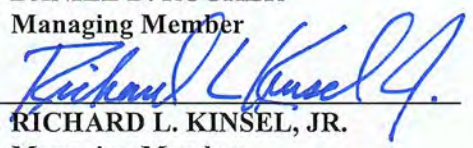
By: 
Name: JASON ALEXANDER
Title: Managing Member

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.



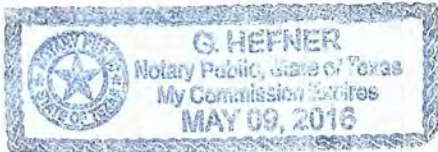


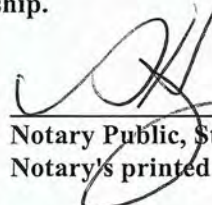
Notary Public, State of Texas
Notary's printed name: _____
Notary's commission expires: _____

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: _____

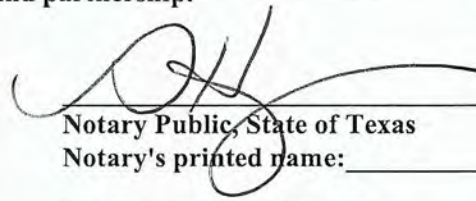


THE STATE OF TEXAS {}

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.

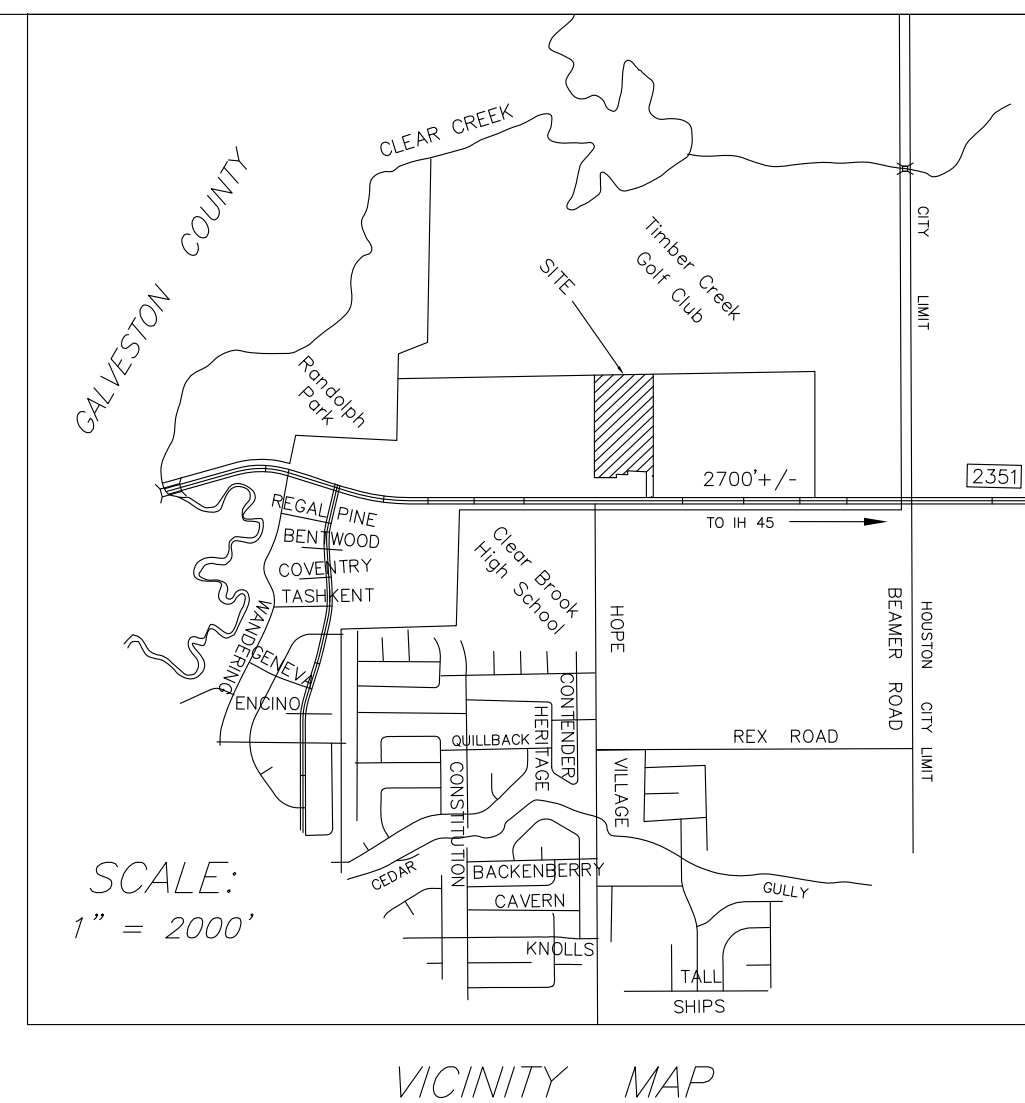
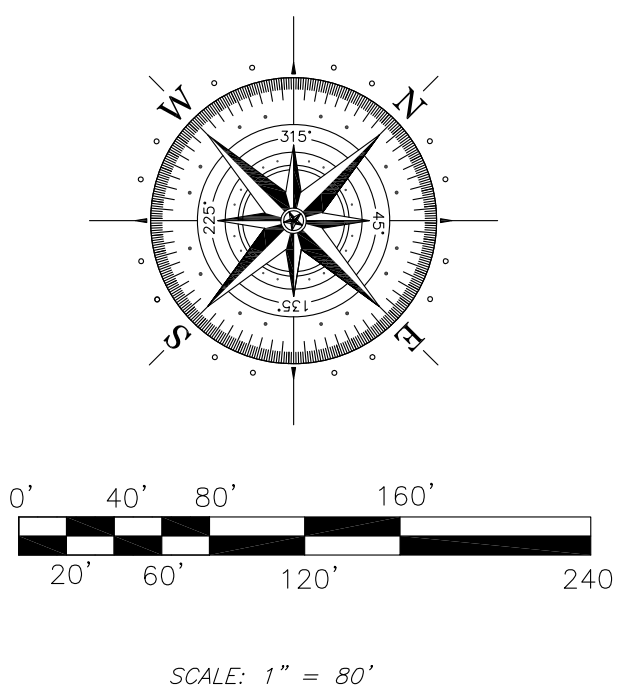


Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

 = CUT SQUARE ON TOP OF CURB
 ELEVATION = 29.92'

T5ARP RM NO. 010470
STREAM NO. A119-02-00
NAVD 88
2001 ADJUSTMENT
GEOID99
29°33'22.08666" N
95°10'51.63465" W
ELEVATION = 29.28'



WILLIAM S.
GRIFFITH, ET AL
N-279594

FUTURE
120' R.O.W.
(BLACKHAWK BOULEVARD)

40' R.O.W.
EASEMENT
T-828447

PROJECT
BENCHMARK

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

40' PLATTED ROAD
3/6, M.R.H.C.

NORTHWOODS
RIVERS LLC
W-784423

PAULINE WHITLEY
L-766625

TRACT 1: A TRACT OF LAND CONTAINING 16.992 ACRES, MORE OR LESS, OUT OF A CALED 19.4825 ACRE TRACT BEING TRACTS B AND C OF LOT 63 OF THE COFFMAN AND HOADALE 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 B5R 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 ½ 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 ½ 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 - 235 I, A DISTANCE OF 125.0 FEET TO A ½ INCH IRON ROD SET FOR THE WEST CORNER OF SAID BRAKEMASTERS - 235 I;

THENCE SOUTH 45°00'38" EAST, ALONG THE SOUTHWEST LINE OF SAID BRAKEMASTERS - 235 I, 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;

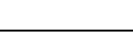
THENCE NORTH 45°00'38" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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 1065U/1070L DATED JUNE 18, 2007

NOTES: - BEARING BEARS PLAT (644183, MOHO) - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY - UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEY - THE SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR FUTURE OWNERS - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT	CLIENT EVH INTERESTS, LLC 	ADDRESS N/A	JOB # 1406601 DATE 06/01/2014 REV. 12/09/2014 GF# 14002442
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GRADING OF THE PROPERTY LEGALLY RECOVERED HEREON OR ON ATTACHED SHEETS, AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN, AND MADE BY ME OR UNDER MY SUPERVISION, AND NOT TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS	Toby P. Couchman, R.P.L.S. 133 N. FRIENDSWOOD DRIVE # 141 FRIENDSWOOD, TEXAS 77546 PHONE: 832.607-1405 EMAIL: tpcouchman@gmail.com	ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGN AND STATION OR FOR THE RECORD OF THE SURVEYOR'S ORIGINAL WORK AND RECORDS	© 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:

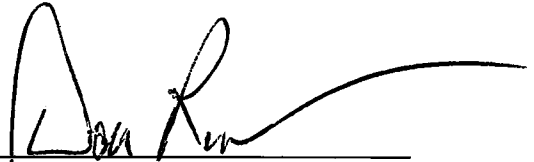
Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

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.

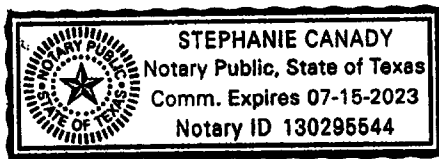


DANIEL D. RUCKER, PRESIDENT
COASTAL BEND LAND INVESTMENTS, LP
A TEXAS LIMITED PARTNERSHIP

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

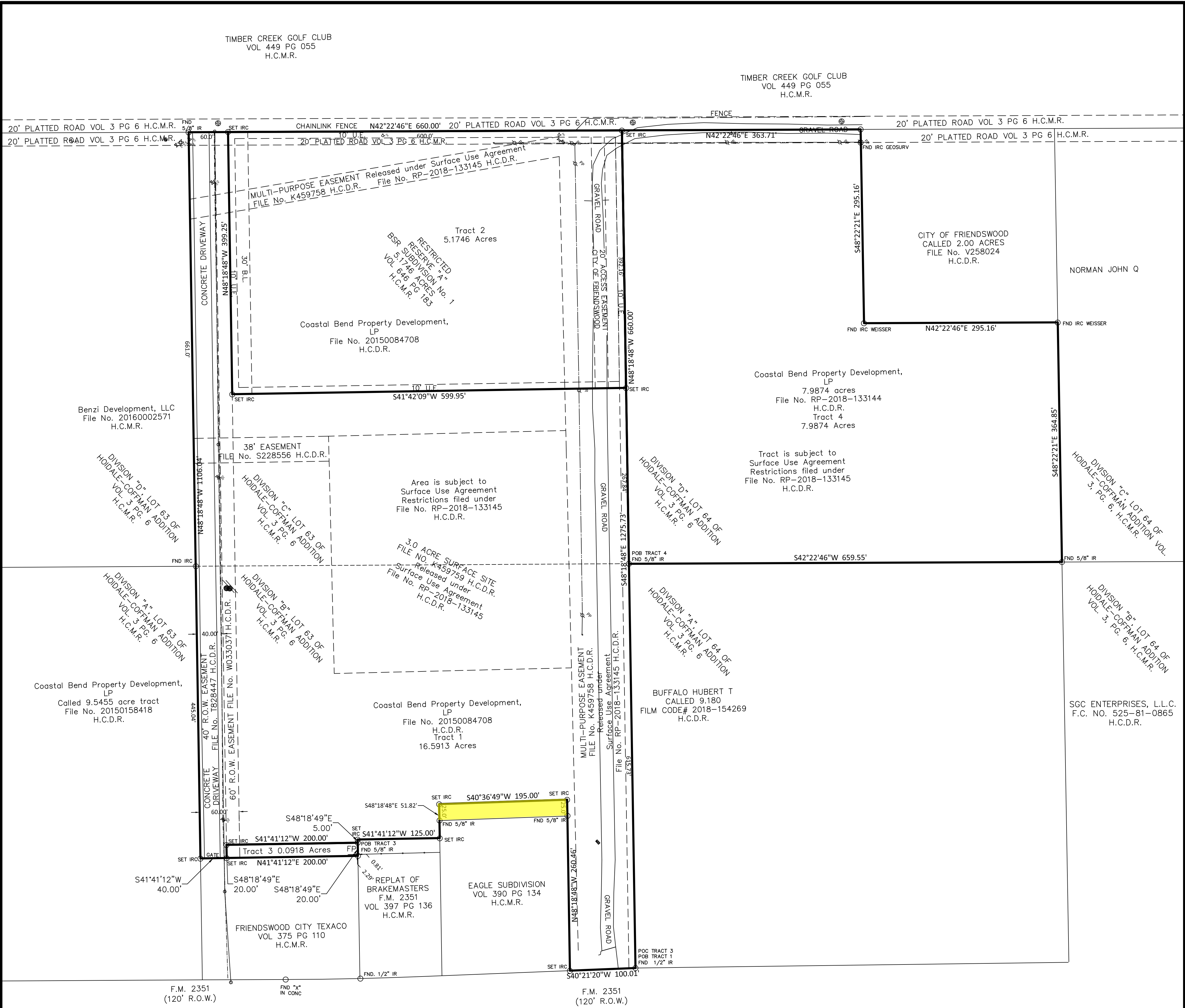
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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



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 20160002571 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' 46" 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-WOOD	---
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-TEMPORARY BENCHMARK	
HC-MR- HARRIS CO. MAP RECORDS	
HC-MR- HARRIS CO. DEED RECORDS	
CF-NO-CLERK'S FILE NUMBER	
FP-FENCE POST	
OH-OVERHEAD	
BL-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

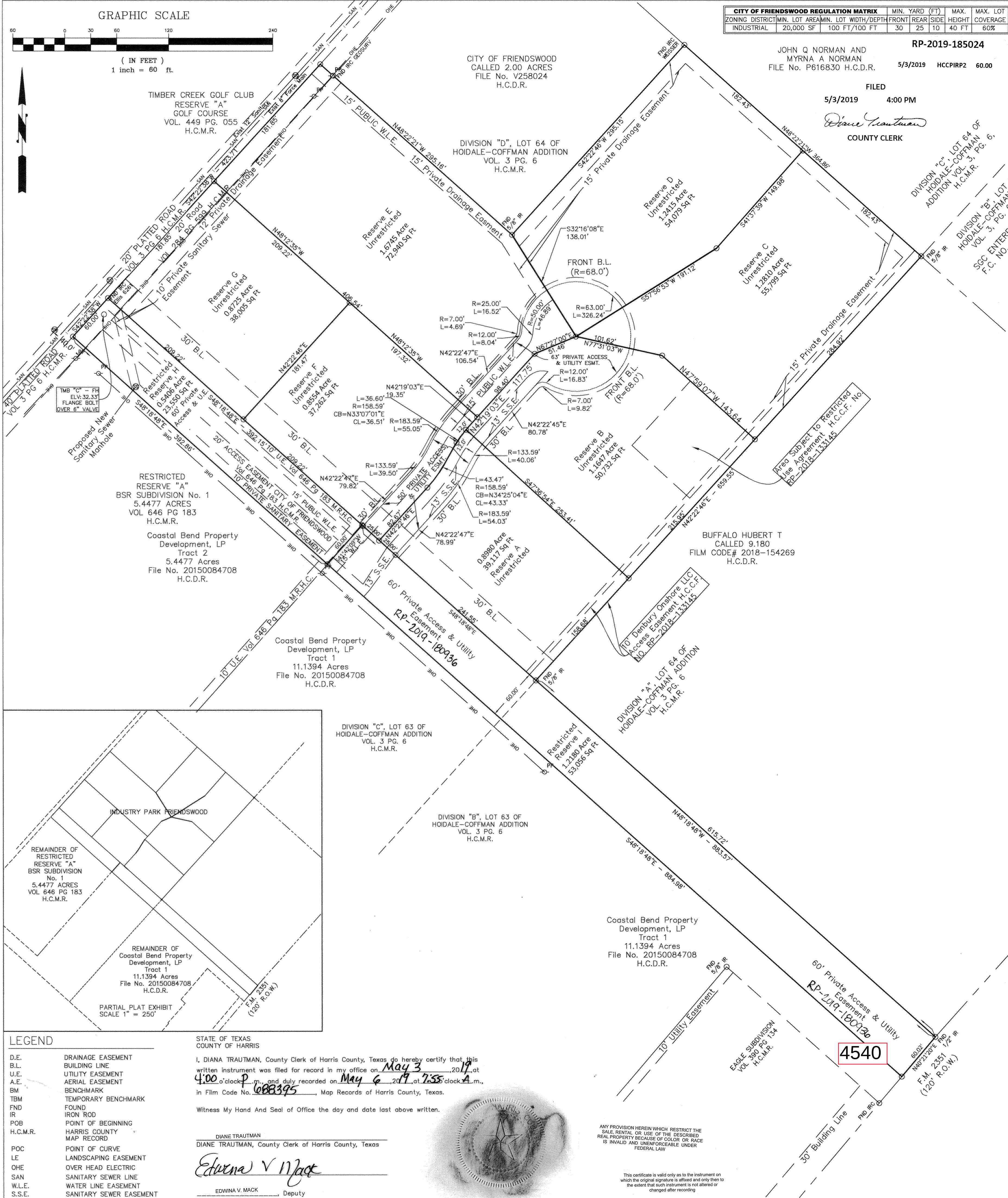
PROJECT NO. 2727

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

ELLIS
SURVEYING SERVICES

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



METES AND BOUNDS
BEING a 9.7462 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 and C, of Lot 63 and Division D, of Lot 64 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, also being out of and a part of the BSR SUBDIVISION No. 1 according to the Map or Plat recorded in Volume 646 Page 183 of the Map Records of Harris County, Texas. Being that some tract of land conveyed to Coastal Bend Property Development, LP, Harris County Clerk File No. RP-2018-133144 and out of and a part of Tracts 1 and 2 conveyed to Coastal Bend Property Development, LP, Harris County Clerk File No. 20150084708, said 9.7462 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;

Thence N. 48° 18' 48" W., along and with the said common line of Lot 64 Division A and Lot 63 Division B a distance of 615.72 feet to a found 5/8" 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. 42° 22' 46" E., along the common line of said Lot 64 Division A and D, a distance if 659.55 feet to a found 5/8" iron rod for the common corner of Lot 64 Division A, B, C, and D;

Thence N. 48° 22' 21" W., along and with the common line of said Lot 64 Division C and D, a distance of 364.86 feet to a found capped iron rod (WEISSER) being the east corner of a called 2.00 acre tract as described in Harris County Clerk File No. V258024 Harris County, Tx;

Thence S. 42° 22' 46" W., along and with the southeasterly line of said 2.00 acre tract at a distance of 295.15 feet to a found 5/8" iron rod for the south corner of said 2.00 acre tract and an interior corner of the herein described tract;

Thence N. 48° 22' 21" W., along and with the southeasterly line of said 2.00 acre tract at a distance of 275.16 feet passing a found capped iron rod (GEOSURV) and continuing for a total distance of 295.16 feet to a point for corner also being in the southerly 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 also being the northwesterly line of said Lot 64 Division D;

Thence S. 42° 22' 38" W., along and with the southerly line of said TIMBER CREEK GOLF CLUB, and along the northwesterly line of said Lot 64 Division D at a distance of 363.71 feet passing a found capped iron rod (ELLIS 6261) for the north corner of said Lot 63 Division C and the west corner of said Lot 64 Division D and continuing for a total distance of 423.71 feet to a point for corner;

Thence S. 48° 18' 48" E., a distance of 1,277.84 feet to the said northerly right-of-way line of F.M. 2351 (120' R.O.W.)

Thence N. 40° 21' 20" E., along and with said northerly right-of-way line of F.M. 2351 (120' R.O.W.) a distance of 60.02 feet to the POINT OF BEGINNING and containing 9.7462 acre of land.

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this INDUSTRY PARK FRIENDSWOOD, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Development Coordinator of the Planning & Zoning Commission of the City of Friendswood, Texas, this

2 day of May, 2019
Becky Summers
Becky Summers, Development Coordinator

Joe Matanga
Joe Matanga, Chairman

I, Morad Kabiri, PE - CITY ENGINEER of the City of Friendswood, Texas do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as adopted by the City Council.

Morad Kabiri, PE City Engineer,

STATE OF TEXAS
COUNTY OF HARRIS

WE, COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, acting by and through Dan Rucker, its Partner, Hereinafter referred to as Owners of the 9.7462 acre tract described in the above and foregoing map of INDUSTRY PARK FRIENDSWOOD, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

WE, COASTAL BEND PROPERTY DEVELOPMENT, LP, owner of the remainder of a 5.4477 acre tract that is currently being partially subdivided as INDUSTRY PARK FRIENDSWOOD, confirm that the development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the City, if such plat is required, in accordance with the rules and regulations of the City governing plats and the subdivision of the land in effect at the time the application for plat approval for such portion is sought.

WE, COASTAL BEND PROPERTY DEVELOPMENT, LP, owner of the remainder of a 11,139.4 acre tract that is currently being partially subdivided as INDUSTRY PARK FRIENDSWOOD, confirm that the development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the City, if such plat is required, in accordance with the rules and regulations of the City governing plats and the subdivision of the land in effect at the time the application for plat approval for such portion is sought.

IN TESTIMONY WHEREOF, COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, has caused these presents to be signed by Dan Rucker, its Partner, thereunto authorized, this

2nd day of May, 2019
COASTAL BEND PROPERTY DEVELOPMENT, LP
A Texas limited partnership

By: Dan Rucker
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dan Rucker, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of May, 2019

Notary Public in and for the State of Texas

Melinda Nichols

Printed Name ID Number

My Commission Expires: 04/04/2023



This is to certify that I, SCOTT D. ELLIS, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, that all block corners, angle points, and points of curve are properly marked, and that this plat correctly represents that survey made by me, the boundary closes within one foot and 10,000 feet.

Scott D. Ellis
Scott D. Ellis, R.P.L.S., Texas Registration No. 6261



ENGINEER

COASTAL BEND Engineering
Stephanie Canady, P.E.
Texas Registered Engineering Firm F-14444
4558 FM 2351, Friendswood, TX 77546
281.648.1268 Fax 281.648.0832

LAND SURVEYOR

ELLIS SURVEYING SERVICES, LLC

SCOTT ELLIS, R.P.L.S.

Texas Registration Number 100340-00
2805 25TH AVENUE N., TEXAS CITY, TEXAS 77590
OFFICE: 409.938.8700 FAX: 866.678.7865

MAY, 2019

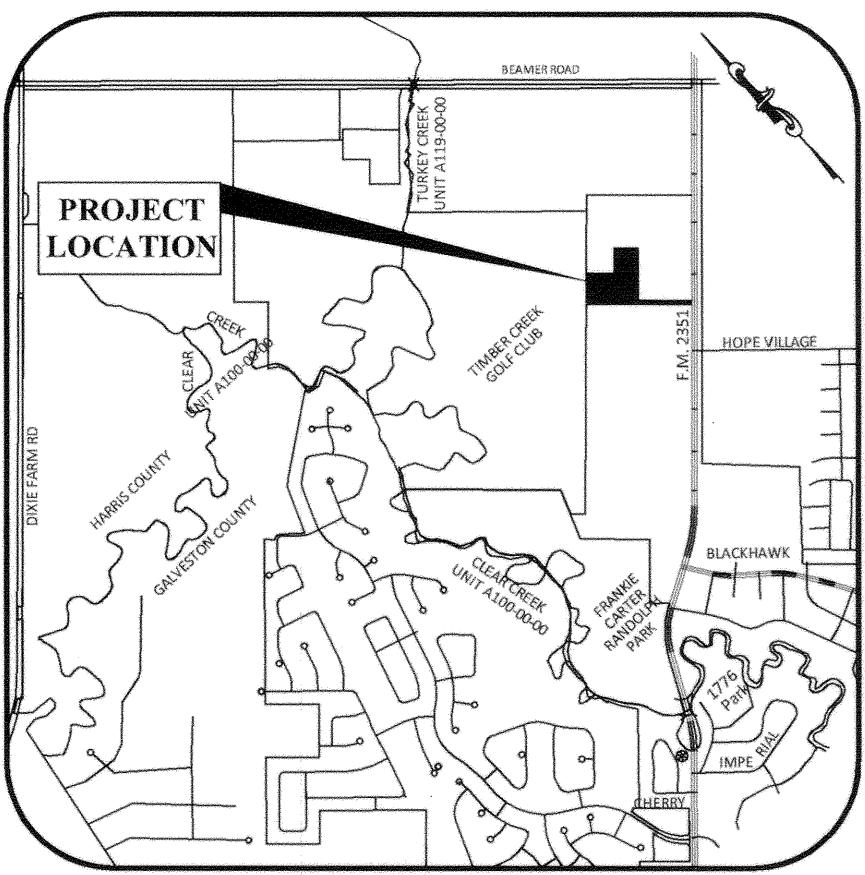
SHEET 1 OF 1

OWNER/DEVELOPER

COASTAL BEND
PROPERTY DEVELOPMENT, LP

DAN RUCKER, PARTNER
4558 FM 2351
FRIENDSWOOD, TEXAS 77546
(281) 648-1268

RECORDER'S MEMORANDUM
At the time of recording, 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.



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.).

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

NOTES:

- H.C.F.C.D. indicates "Harris County Flood Control District".
- Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAVD88 (2001 Adj.). All coordinate hereon are Grid.
- Property corners shown hereon are 5/8" X 24" rebar with Orange caps stamped Scott D Ellis 6261 unless otherwise noted.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.
- No residential, commercial, or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial, or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), except as outlined in the Access & Utilities Easement Agreement #180236, 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, 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.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the property owner.
- The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the Commitment for Title Insurance issued by Chicago Title Insurance Company (Effective Date: October 27, 2014) GF No. ATHGSI4001085.
- The mathematical closure for the plat boundary shown hereon exceeds 1 part in 10,000.
- There are no existing pipelines or pipeline easements on this property.
- Site drainage plans for the future development of these reserves must be approved by the floodplain administrator.
- This tract lies in flood zone; Zone X, as shown on Flood Insurance Rate Map (FIRM) No. 485468 0005 E dated Sept. 22, 1999.
- Tract is subject to Surface Use Agreement Restrictions filed under File No. RP-2018-133145 H.C.D.R.
- Reserves A, B, & C are subject to Retained Surface Use Agreement filed under File No. RP-2018-133145 H.C.D.R.
- 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



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.

ATC119086397A

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.

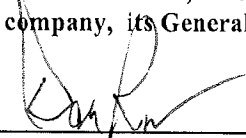
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal 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: _____

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**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

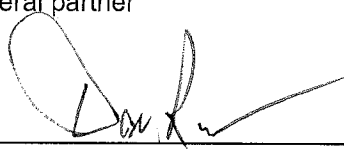
transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee in said Note, without recourse on Grantor herein.

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

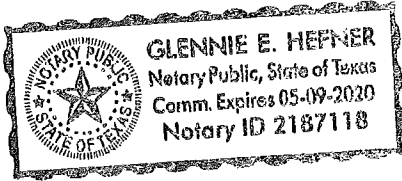
By: 
Daniel D. Rucker, President

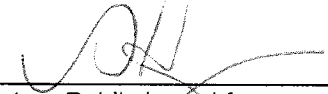
GRANTEE'S ADDRESS:

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

Panhandle PUD Aerial Map



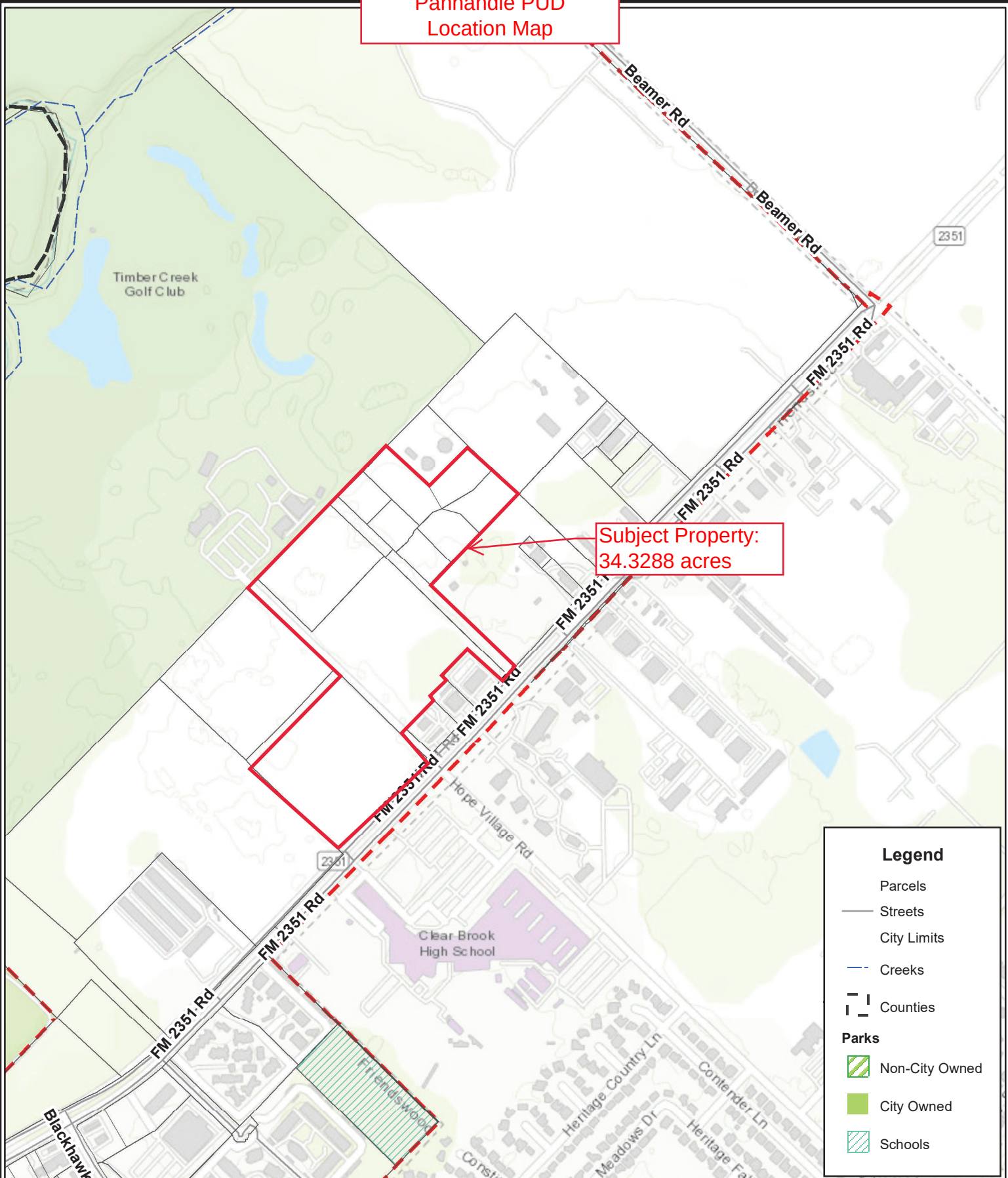
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 752'

Panhandle PUD Location Map



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.



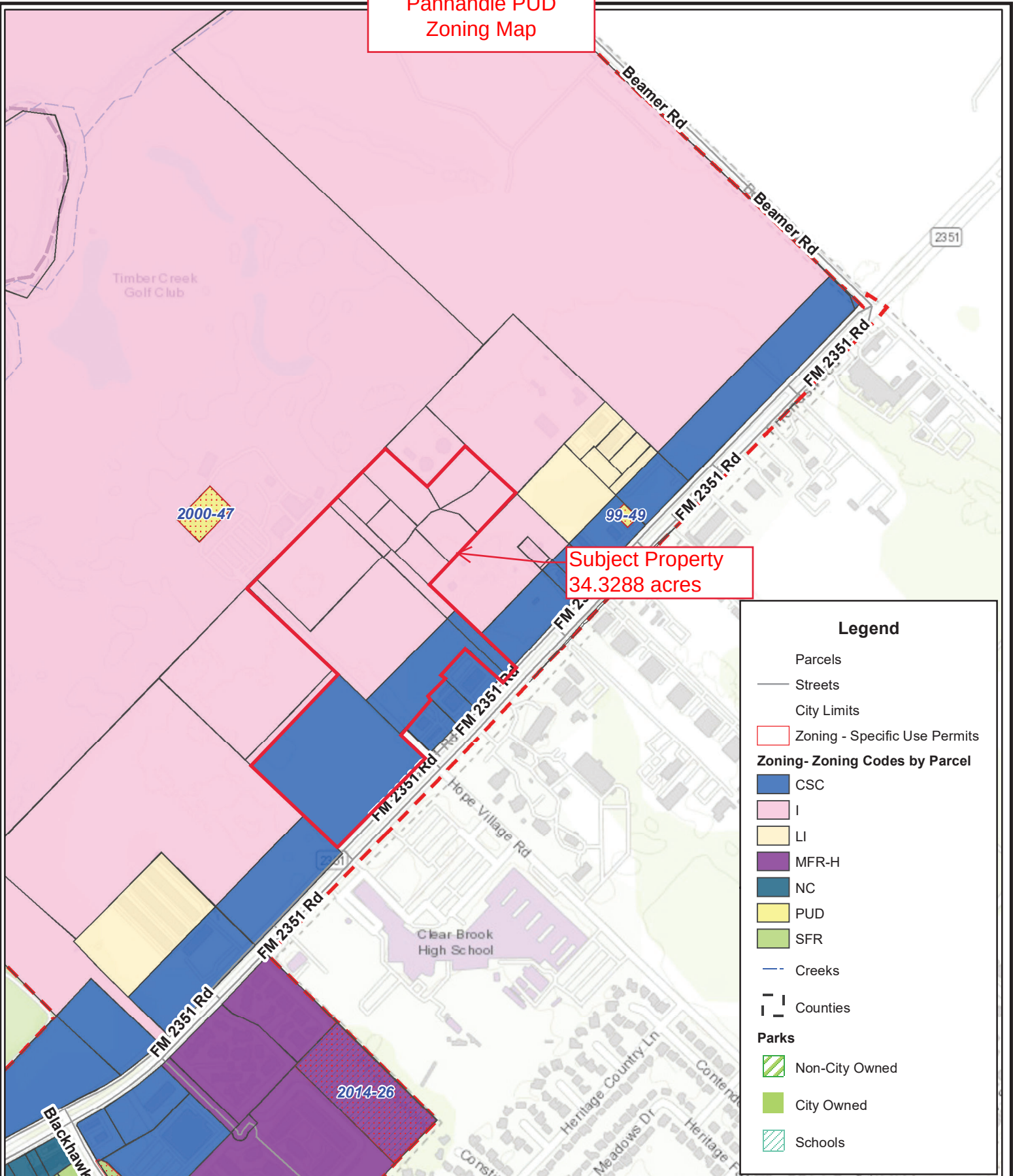
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 752'
Page 110 of 145

Panhandle PUD Zoning Map



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Friendswood GIS Mapping



1" = 752'
Page 111 of 145

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.*

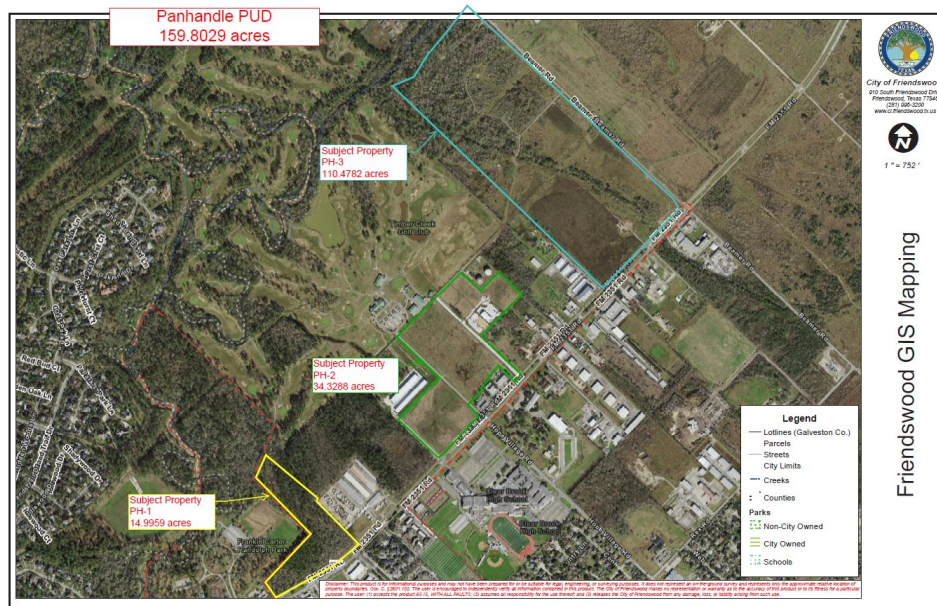
Conceptual Option – requires site plan approvals at the time of development

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.

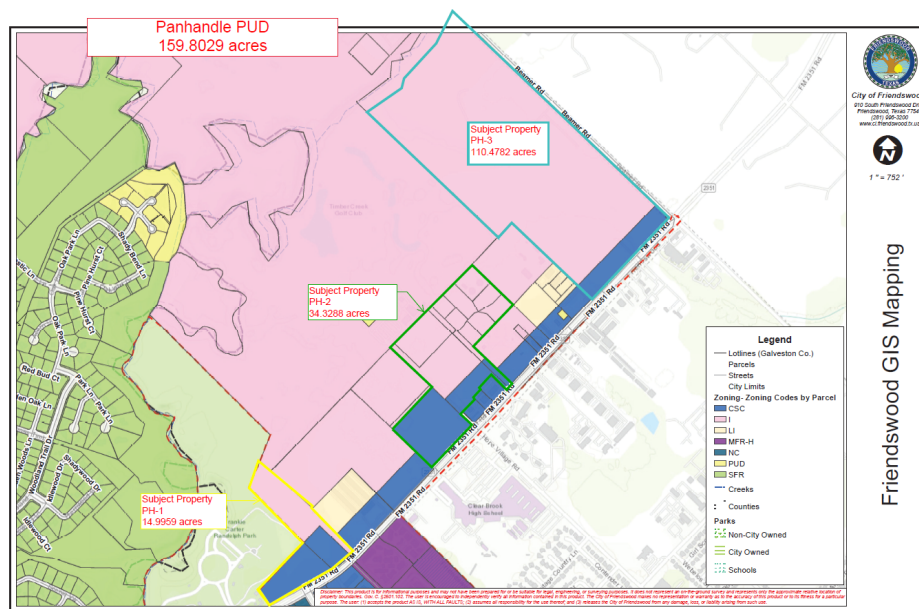


Zoning History:

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:

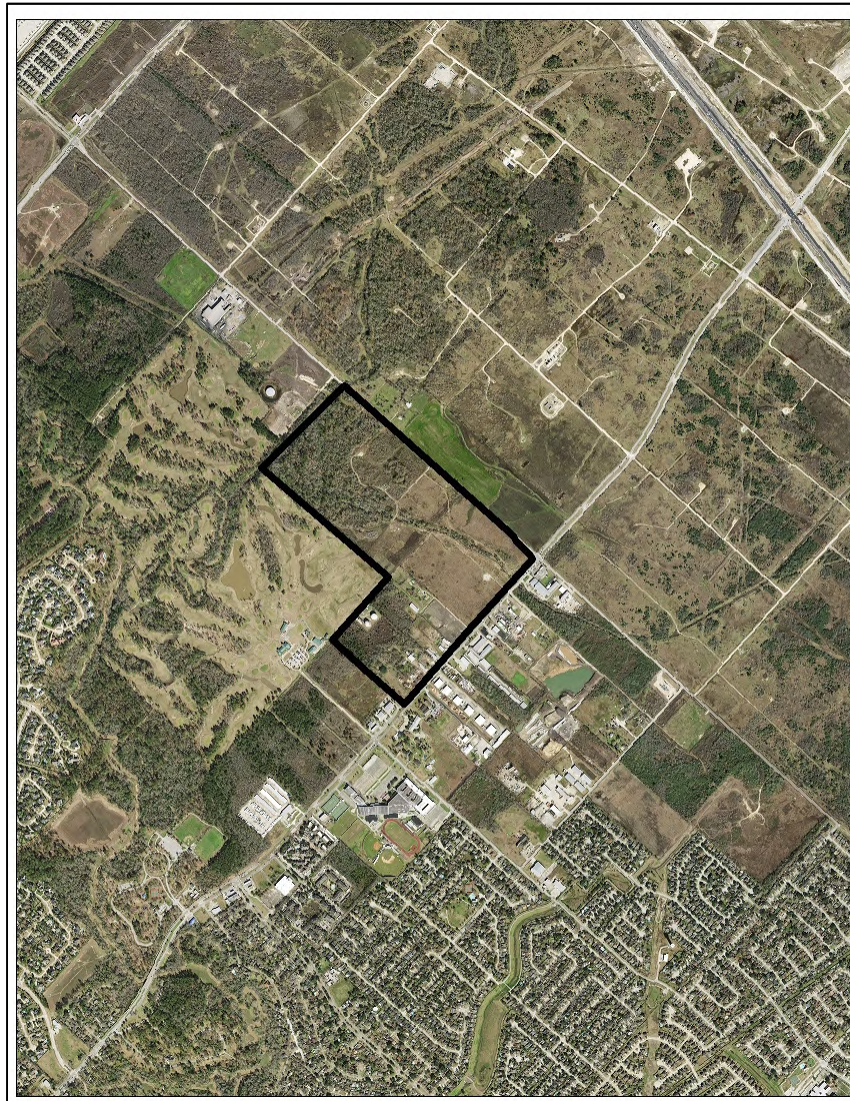
The properties currently have access to FM 2351 and Beamer Road. Development of the tracts will require platting and compliance with the Subdivision Ordinance requirements.

Park/Open Space:

Each residential unit, if allowed in PH-1, will be required to pay \$600 for Parkland Dedication.

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.

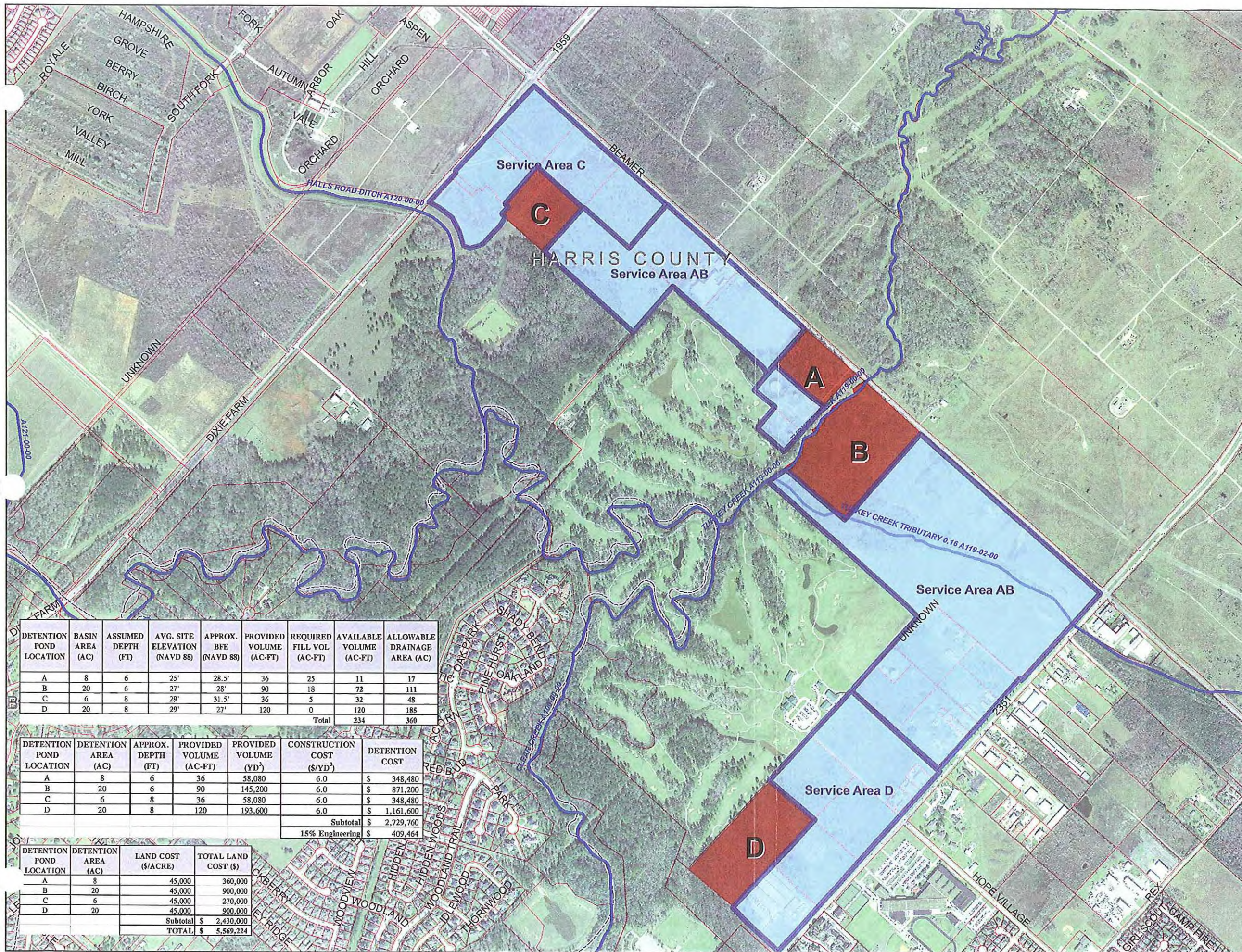
1.3.3. Service Area C

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

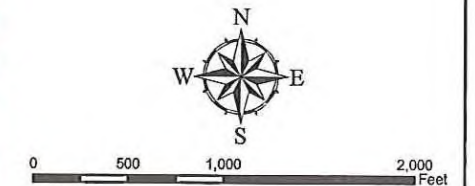


EXHIBIT ONE

UPDATED SERVICE AERAS

NORTHERN PANHANDLE

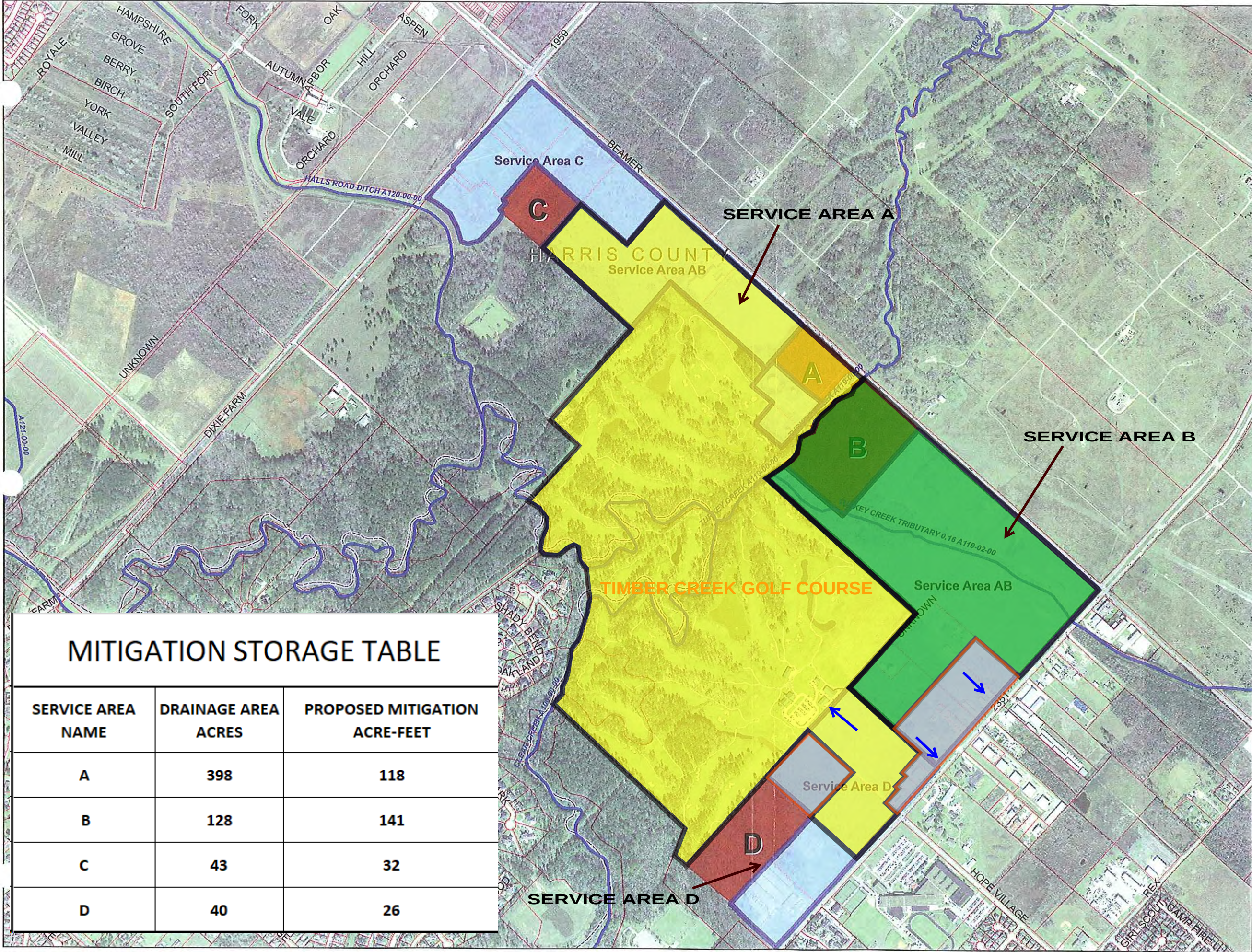
NOTE: FLOODPLAIN DATA REPRESENTS
EFFECTIVE FLOODPLAIN PER
CITY OF FRIENDSWOOD, TEXAS
GIS MAPPING.



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

0 500 1,000 2,000 Feet

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

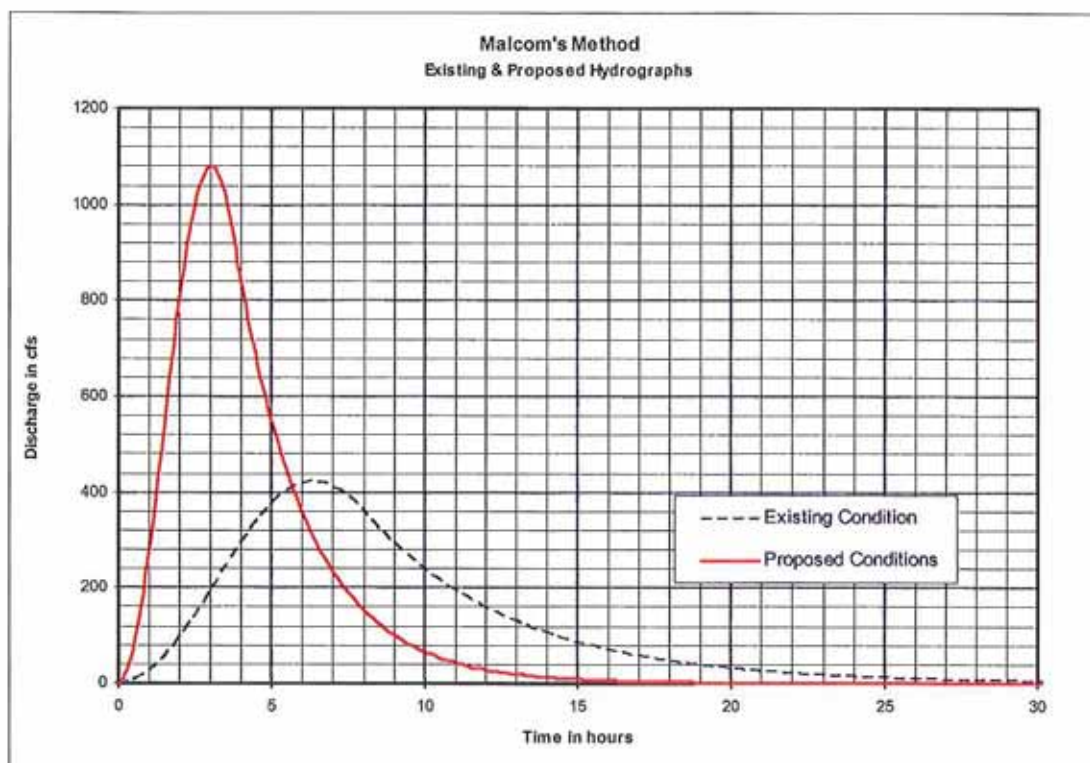
The Malcom's Method for hydrograph development was utilized to determine the detention volume required for ultimate development. This methodology utilizes a dimensionless hydrograph to obtain a design hydrograph which peaks at the design flow rate and which contains a runoff volume consistent with the 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.

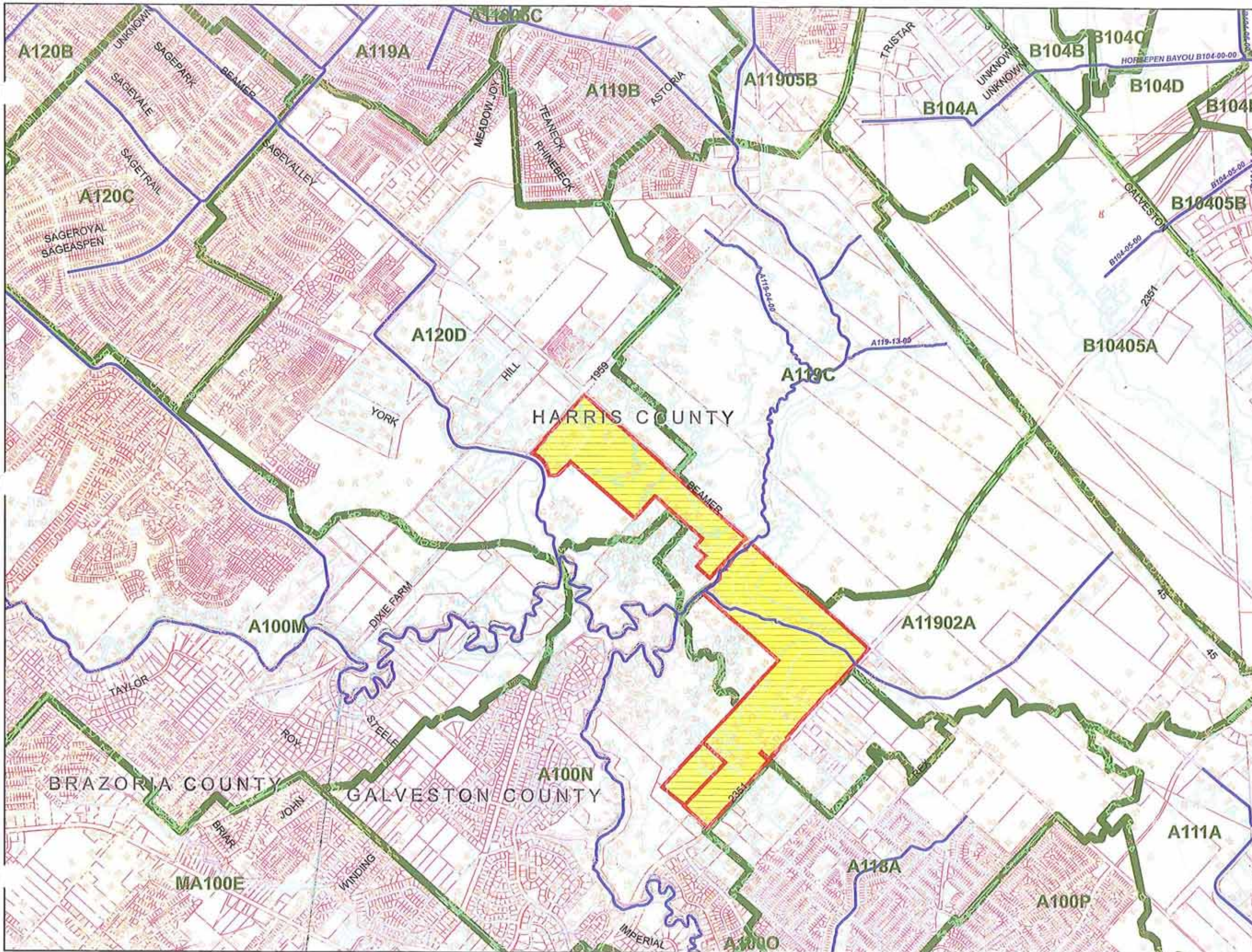
Estimated Construction Costs

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.

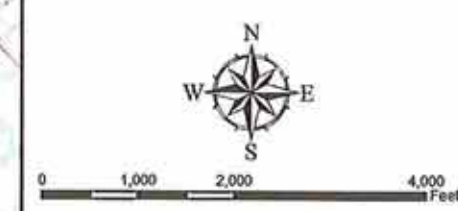
Table V-3 – Detention Pond Construction Cost

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
 - TSARP Subwatersheds
 - Project Boundary



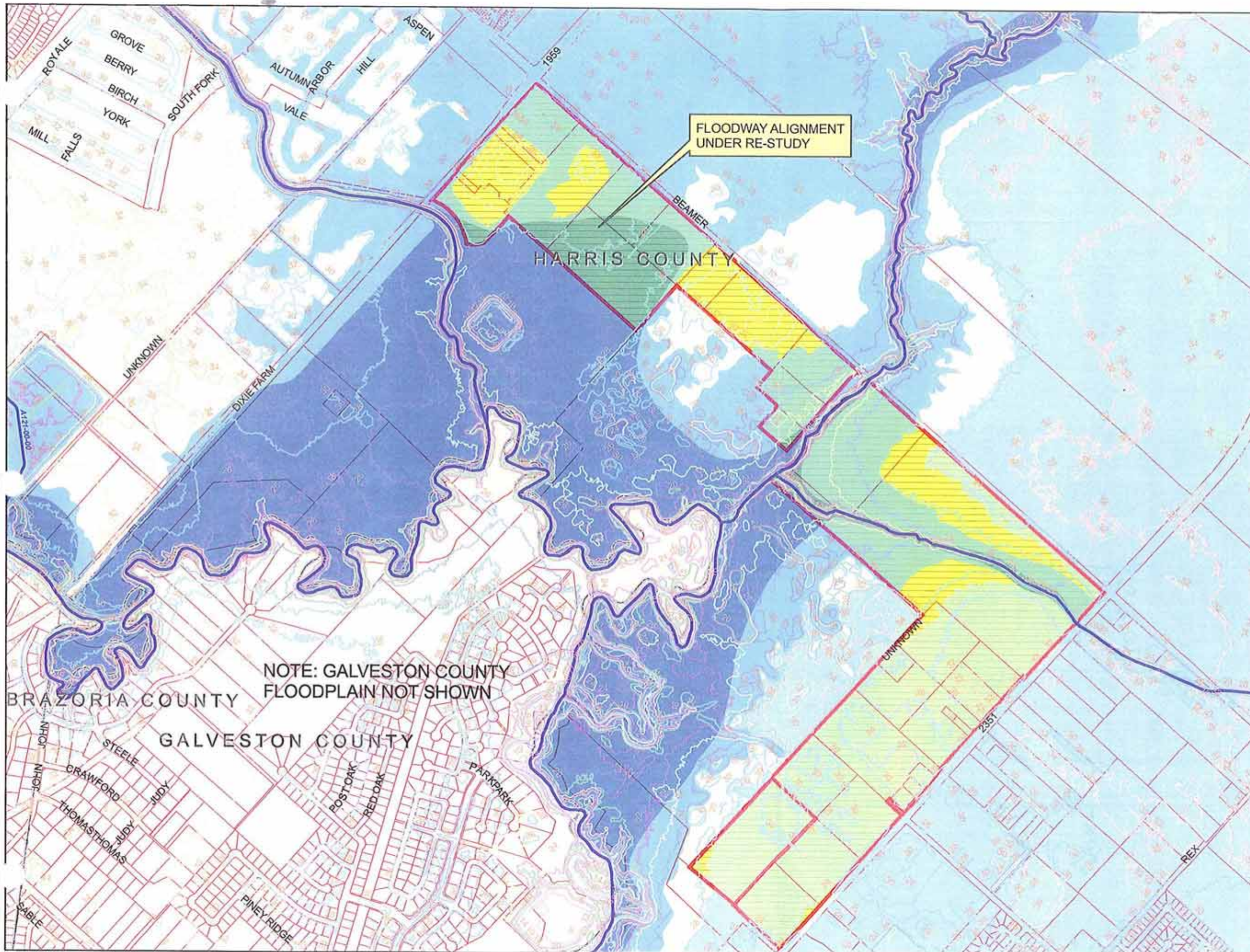
NOTE: FLOODPLAIN DATA REPRESENTS EFFECTIVE FLOODPLAIN PER CITY OF FRIENDSWOOD, TEXAS GIS MAPPING.



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.

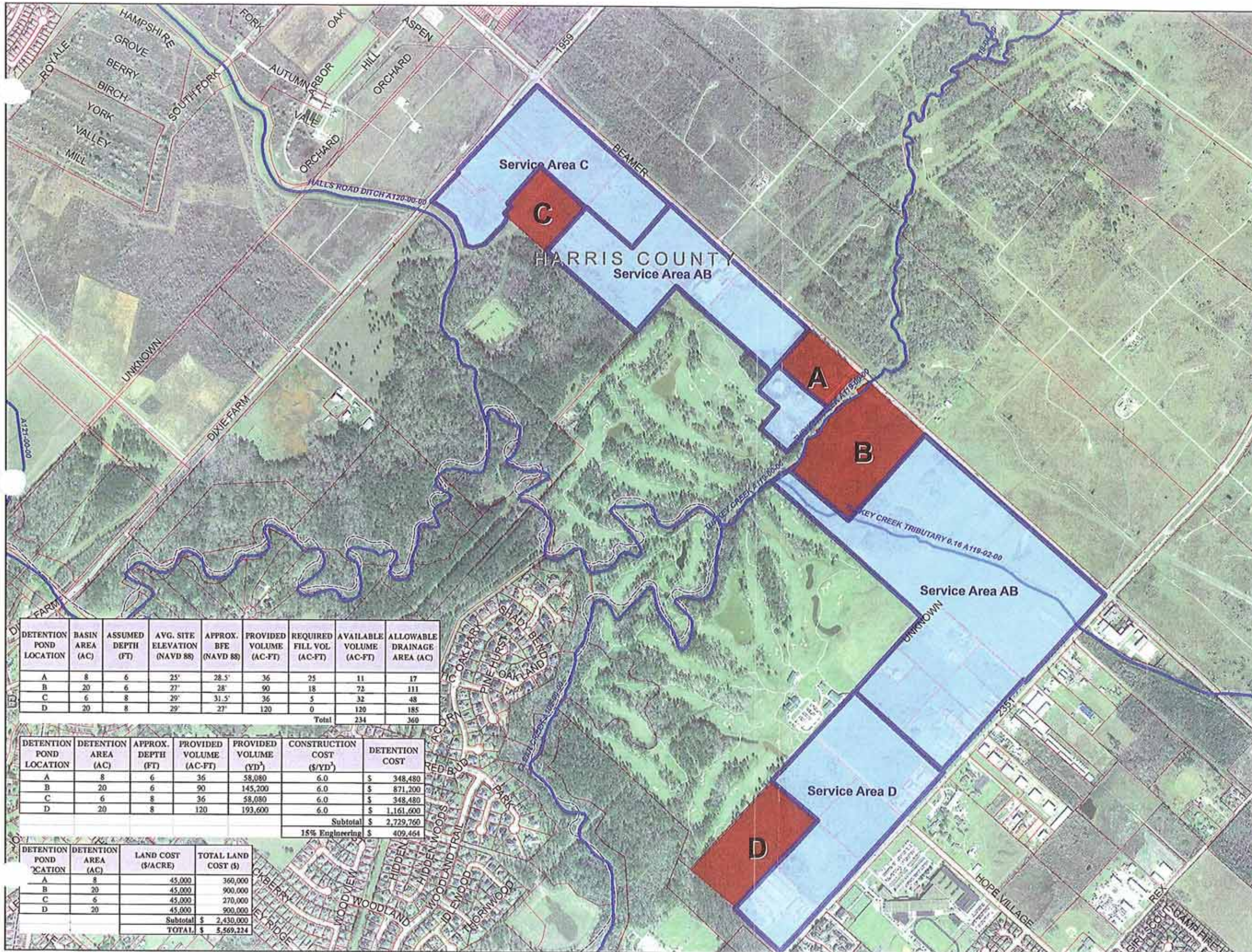


Costello, Inc.
Engineering and Surveying

CITY OF FRIENDSWOOD
MASTER DRAINAGE PLAN
PHASE II

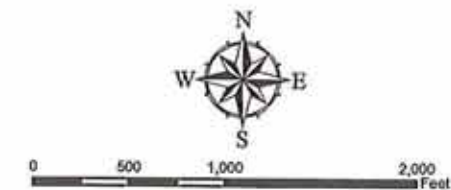
NORTHERN PANHANDLE
REGIONAL DETENTION
FLOODPLAIN MAP

01/15/07 2006129-000 EXHIBIT V-3



Legend

- Streams
- Parcels
- County Boundary
- Detention Location
- Proposed Service Areas



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**

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 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
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D	20	8	120	193,600	6.0	\$ 1,161,600
Subtotal						\$ 2,729,760
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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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 25, 2021

Subject: Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.071 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to create 34 lots in the first section of Georgetown Subdivision. The main entrance to the subdivision is located on FM 528 and is outside the city limits and located in the City of Alvin. Phase 1 (Alvin) and Phase 2 of the boulevard provide the only access to the lots in Section One and must be constructed and accepted prior to the acceptance of this section.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the developer to move forward with a new residential development.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Georgetown Sec 1 Prel Plat
2. Georgetown Sec 1 Preliminary Plat - 2 pages

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 18, 2021
Re: Georgetown Subdivision Section 1 Preliminary Plat

Project Description: This plat is to create 34 lots in the first section of Georgetown Subdivision. The entrance boulevard phases 1 and 2 and the detention pond must be constructed and accepted prior to the acceptance of this section.

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

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

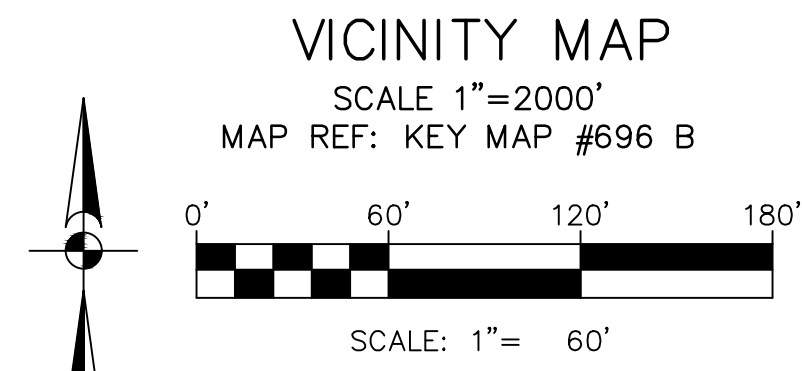
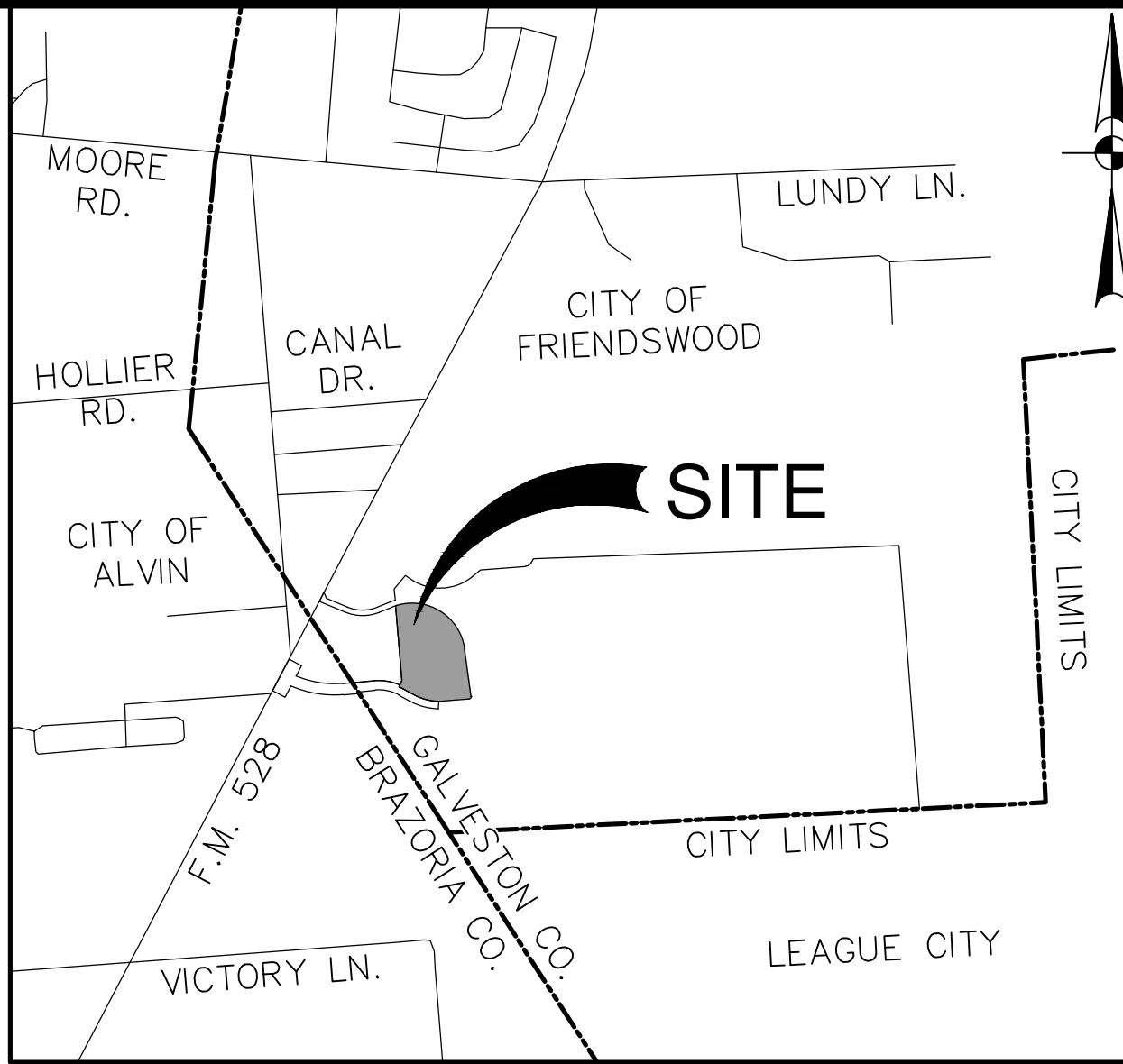
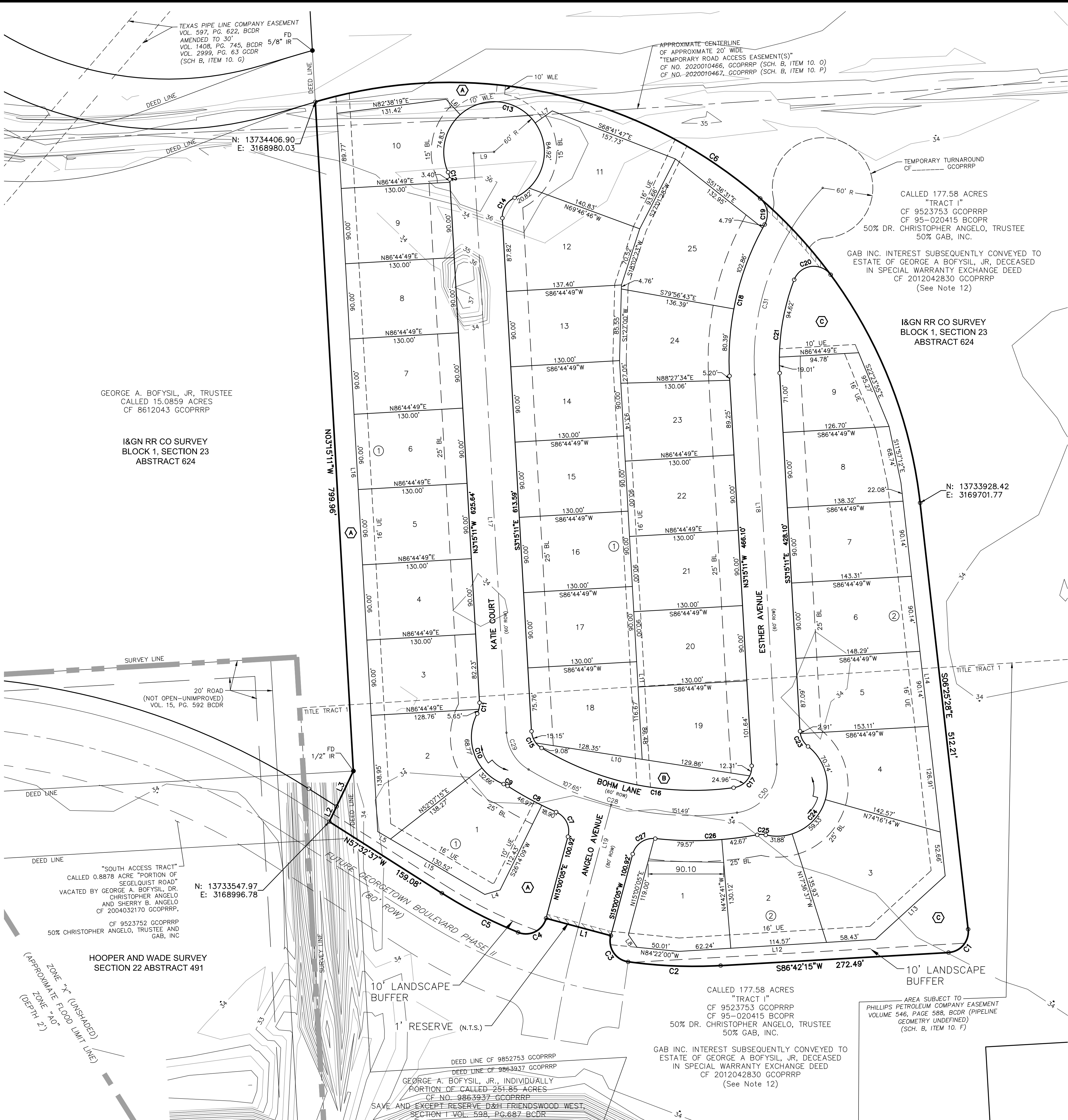
Additional Comments:

None.

- (A) RESTRICTED RESERVE
(RESTRICTED TO DRAINAGE,
LANDSCAPE, AND OPEN SPACE
PURPOSES ONLY)
1.122 AC. 48,881.02 SQ. FT.
- (B) RESTRICTED RESERVE
(RESTRICTED TO DRAINAGE,
LANDSCAPE, AND OPEN SPACE
PURPOSES ONLY)
0.136 AC. 5,933.67 SQ. FT.
- (C) RESTRICTED RESERVE
(RESTRICTED TO DRAINAGE,
LANDSCAPE, AND OPEN SPACE
PURPOSES ONLY)
0.820 AC. 37,756.18 SQ. FT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N74°59'55"W	80.00'
L2	N25°22'52"E	20.15'
L3	N25°22'52"E	46.66'
L4	S73°19'38"W	19.06'
L5	N59°34'53"W	17.63'
L6	S42°17'40"E	25.00'
L7	N54°49'54"E	25.00'
L8	N34°40'58"W	18.12'
L9	S86°44'49"W	24.62'
L10	S81°15'37"E	258.22'
L11	N3°15'11"W	476.67'
L12	N86°31'01"E	235.24'
L13	N47°38'10"E	112.71'
L14	N6°25'28"W	472.06'
L15	N59°34'53"W	148.16'
L16	N3°15'11"W	858.72'
L17	N3°15'11"W	692.97'
L18	N3°15'11"W	466.10'
L19	S15°00'05"W	151.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	93°07'43"	S40°08'24"W	36.31'	40.64'
C2	560.00'	111°19'08"	N87°38'11"W	110.45'	110.63'
C3	25.00'	96°58'42"	N33°29'16"W	37.44'	42.31'
C4	25.00'	96°58'42"	S63°29'26"W	37.44'	42.31'
C5	560.00'	102°28'36"	N62°46'55"W	102.25'	102.40'
C6	565.00'	100°04'02"	S56°27'29"E	866.06'	986.77'
C7	25.00'	81°24'23"	N25°42'06"W	32.61'	35.52'
C8	410.00'	9°12'17"	N61°48'09"W	65.80'	65.87'
C9	25.00'	11°52'02"	N63°08'02"W	5.17'	5.18'
C10	60.00'	96°51'30"	N20°38'18"W	89.78'	101.43'
C11	25.00'	31°02'38"	N12°16'08"E	13.38'	13.55'
C12	25.00'	20°29'42"	N13°30'02"W	8.89'	8.94'
C13	60.00'	269°33'12"	S68°58'17"E	85.18'	282.28'
C14	25.00'	69°03'31"	S31°16'34"W	28.34'	30.13'
C15	25.00'	55°30'53"	S31°00'38"E	23.29'	24.22'
C16	350.00'	39°04'17"	S78°18'13"E	234.08'	238.67'
C17	25.00'	85°24'50"	N39°27'14"E	33.91'	37.27'
C18	330.00'	32°38'56"	N13°04'17"E	185.51'	188.04'
C19	25.00'	78°24'51"	N9°48'40"W	31.61'	34.21'
C20	25.00'	122°42'49"	S82°13'00"W	43.88'	53.54'
C21	270.00'	24°06'46"	S8°48'12"W	112.79'	113.63'
C23	25.00'	48°33'57"	S27°32'09"E	20.56'	21.19'
C24	60.00'	154°38'57"	S25°30'21"W	117.08'	161.95'
C25	25.00'	23°30'18"	N88°55'20"W	10.18'	10.26'
C26	410.00'	17°04'57"	S87°52'00"W	121.79'	122.24'
C27	25.00'	81°24'23"	S55°42'17"W	32.61'	35.52'
C28	380.00'	39°04'17"	S78°18'13"E	254.14'	259.13'
C29	55.00'	55°30'53"	S31°00'38"E	51.23'	53.29'
C30	55.00'	85°24'50"	N39°27'14"E	74.61'	81.99'
C31	300.00'	34°53'53"	S14°11'45"W	179.91'	182.73'



- LEGEND
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - ACRE SET 5/8" IRON ROD (PD)
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - EE = ELECTRICAL EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - COS = COMPENSATING OPEN SPACE
 - GCMR = GALVESTON COUNTY MAP RECORDS
 - GCDR = GALVESTON COUNTY DEED RECORDS
 - GCOPRRP = GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
 - GCDC = GALVESTON COUNTY FLOOD CONTROL DISTRICT
 - OPRRPGC = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
 - GCCL = GALVESTON COUNTY CLERK'S FILE NUMBER

PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 15.071 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

34 LOTS 3 RESERVES 2 BLOCKS

SCALE: 1"= 60' FEBRUARY 2021

OWNER:
TRUST OF GEORGE A. BOFYSIL, III,
1106 VISTA CREEK DR.,
SUGARLAND, TEXAS 77478
(713) 234-7370

PAPE-DAWSON ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 25, 2021

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

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to establish the entrance boulevard into Georgetown Subdivision. Phase 1 will be located within Alvin city limits and must be constructed prior to Phase within Friendswood city limits.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the preliminary plat will allow the developer to move forward with the residential development.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Georgetown Blvd Ph II
2. Preliminary Plat_Georgetown Blvd Ph II

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 17, 2021
Re: Georgetown Boulevard Phase 2 Preliminary Plat

Project Description: This plat is to establish the entrance boulevard into Georgetown Subdivision. Phase 1 will be located within Alvin city limits and must be constructed prior to Phase within Friendswood city limits.

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

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

None.

Date: Mar 15, 2021, 9:41am User ID: jhnschl
File: K:\Projects\409187\1\2\2-0 Design\2-3 Prelim\2-3-1 Preliminary\PL-4099712 Prelim.dwg

NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999866150.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 12/13/2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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. FOUR FOOT SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE BOULEVARD.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

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

METES AND BOUNDS DESCRIPTION
FOR
A 2.139 ACRE, OR 93,190 SQUARE FEET MORE OR LESS, TRACT OF LAND
COMPRISED OF THE FOLLOWING TRACTS OF LAND:

(1)A PORTION OF A CALLED 177.58 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", CONVEYED TO DR. CHRISTOPHER ANGELO, TRUSTEE AND GAB, INC., AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9523753 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, AND SAME DEED FILED IN CLERK'S FILE NO. 95-020415, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, WITH THE UNDIVIDED INTEREST OWNED BY GAB, INC. SUBSEQUENTLY CONVEYED TO THE ESTATE OF GEORGE A. BOFYSIL, JR., DECEASED, AS DESCRIBED IN A SPECIAL WARRANTY EXCHANGE DEED RECORDED IN CLERK'S FILE NO. 2012042830 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS,

(2)A PORTION OF A CALLED 251.85 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., INDIVIDUALLY, AND DESCRIBED IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9863937.

(3)A PORTION OF A CALLED 0.8878 ACRE TRACT OF LAND DESCRIBED AS "SOUTH ACCESS TRACT" WITH 50% INTEREST CONVEYED TO DR. CHRISTOPHER ANGELO, TRUSTEE AND GAB, INC. IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9523752,

(4)A PORTION OF A CALLED 15.0859 ACRE TRACT OF LAND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS,

SAID 2.139 ACRE TRACT BEING SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, AND SECTION 22 OF THE HOOPER AND WADE SURVEY, ABSTRACT NO. 491, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, ESTABLISHED FOR THE SOUTH CENTRAL ZONE, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011), EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR. TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 21°11'07" W, ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 526.51 FEET TO A POINT;

THENCE: S 32°06'20" E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 688.86 FEET TO A POINT WITHIN SAID 15.0859 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.139 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 15.0859 ACRE TRACT AND SAID 0.8878 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 05°13'06" E, A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37°40'29", A CHORD BEARING AND DISTANCE OF S 76°22'51" E, 555.36 FEET, FOR AN ARC LENGTH OF 565.49 FEET TO A POINT, AND

S 57°32'37" E, A DISTANCE OF 39.18 FEET TO A POINT; FROM WHICH A 1/2 INCH IRON ROD FOUND ON A WEST LINE OF SAID 177.58 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 0.8878 ACRE TRACT AND THE SOUTHEAST CORNER SAID 15.0859 ACRE TRACT BEARS N 25°22'52" E, A DISTANCE OF 46.66 FEET;

THENCE: OVER AND ACROSS SAID 0.8878 ACRE TRACT, SAID 177.58 ACRE TRACT, SAID 251.85 ACRE TRACT AND SAID 15.0859 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 25°22'52" W, A DISTANCE OF 20.15 FEET TO A POINT,

S 57°32'37" E, A DISTANCE OF 159.08 FEET TO A POINT,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 10°28'36", A CHORD BEARING AND DISTANCE OF S 62°46'55" E, 102.25 FEET, FOR AN ARC LENGTH OF 102.40 FEET TO A POINT,

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF N 63°29'26" E, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET TO A POINT,

S 74°59'55" E, A DISTANCE OF 80.00 FEET TO A POINT,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 74°59'55" E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF S 33°29'16" E, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET TO A POINT,

S 08°01'23" W, A DISTANCE OF 80.00 FEET TO A POINT,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N 08°01'23" E, A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 00°48'03", A CHORD BEARING AND DISTANCE OF N 81°34'36" W, 8.95 FEET, FOR AN ARC LENGTH OF 8.95 FEET TO A POINT,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'20", A CHORD BEARING AND DISTANCE OF S 53°44'46" W, 35.40 FEET, FOR AN ARC LENGTH OF 39.34 FEET TO A POINT,

N 81°19'54" W, A DISTANCE OF 80.00 FEET TO A POINT,

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 81°19'54" E, A RADIUS OF 1180.00 FEET, A CENTRAL ANGLE OF 00°37'35", A CHORD BEARING AND DISTANCE OF N 08°58'54" E, 12.90 FEET, FOR AN ARC LENGTH OF 12.90 FEET TO A POINT,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°12'03", A CHORD BEARING AND DISTANCE OF N 30°18'20" W, 31.87 FEET, FOR AN ARC LENGTH OF 34.58 FEET TO A POINT,

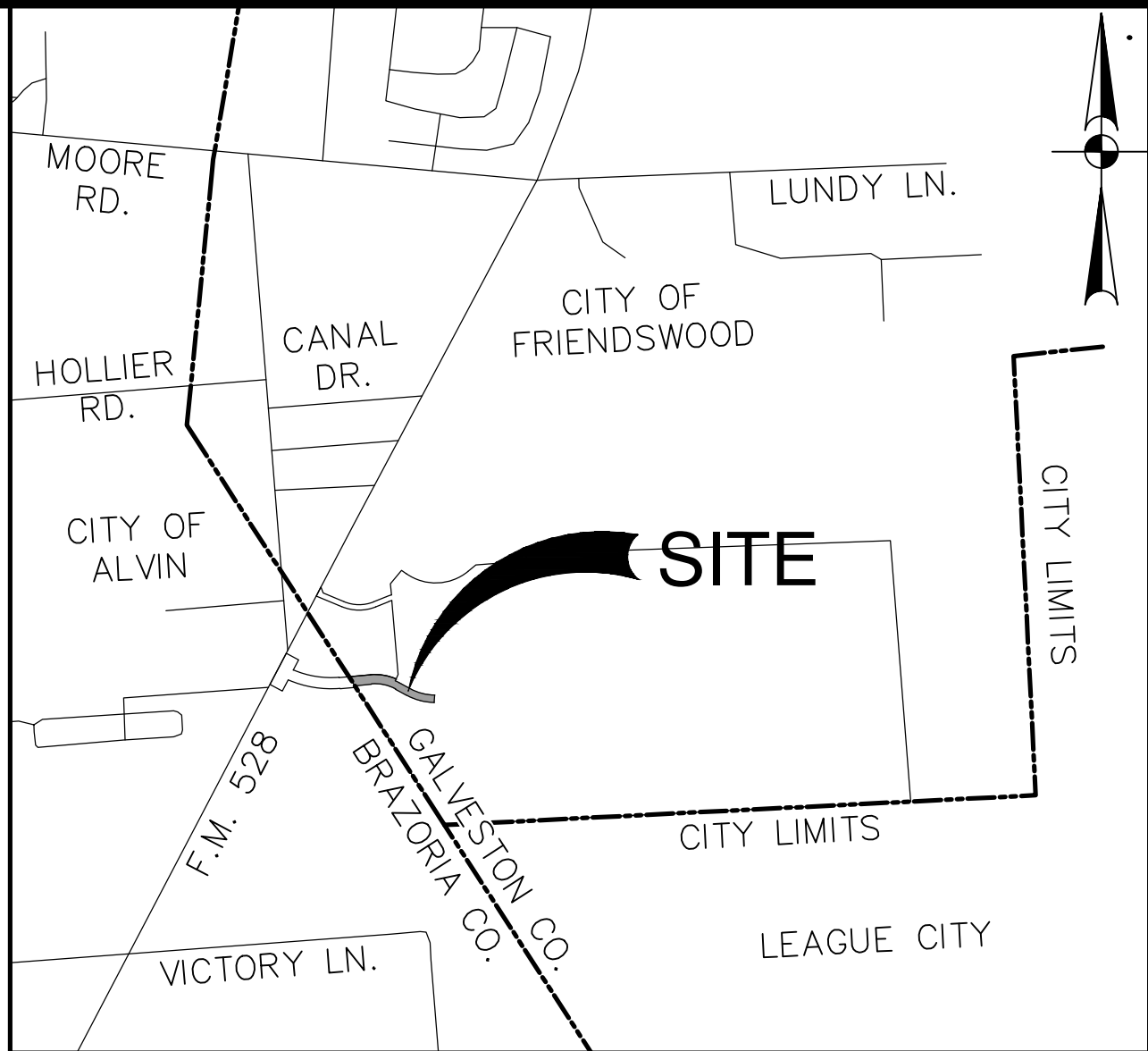
NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 12°21'45", A CHORD BEARING AND DISTANCE OF N 63°43'28" W, 137.82 FEET, FOR AN ARC LENGTH OF 138.09 FEET TO A POINT,

N 57°32'37" W, A DISTANCE OF 200.74 FEET TO A POINT,

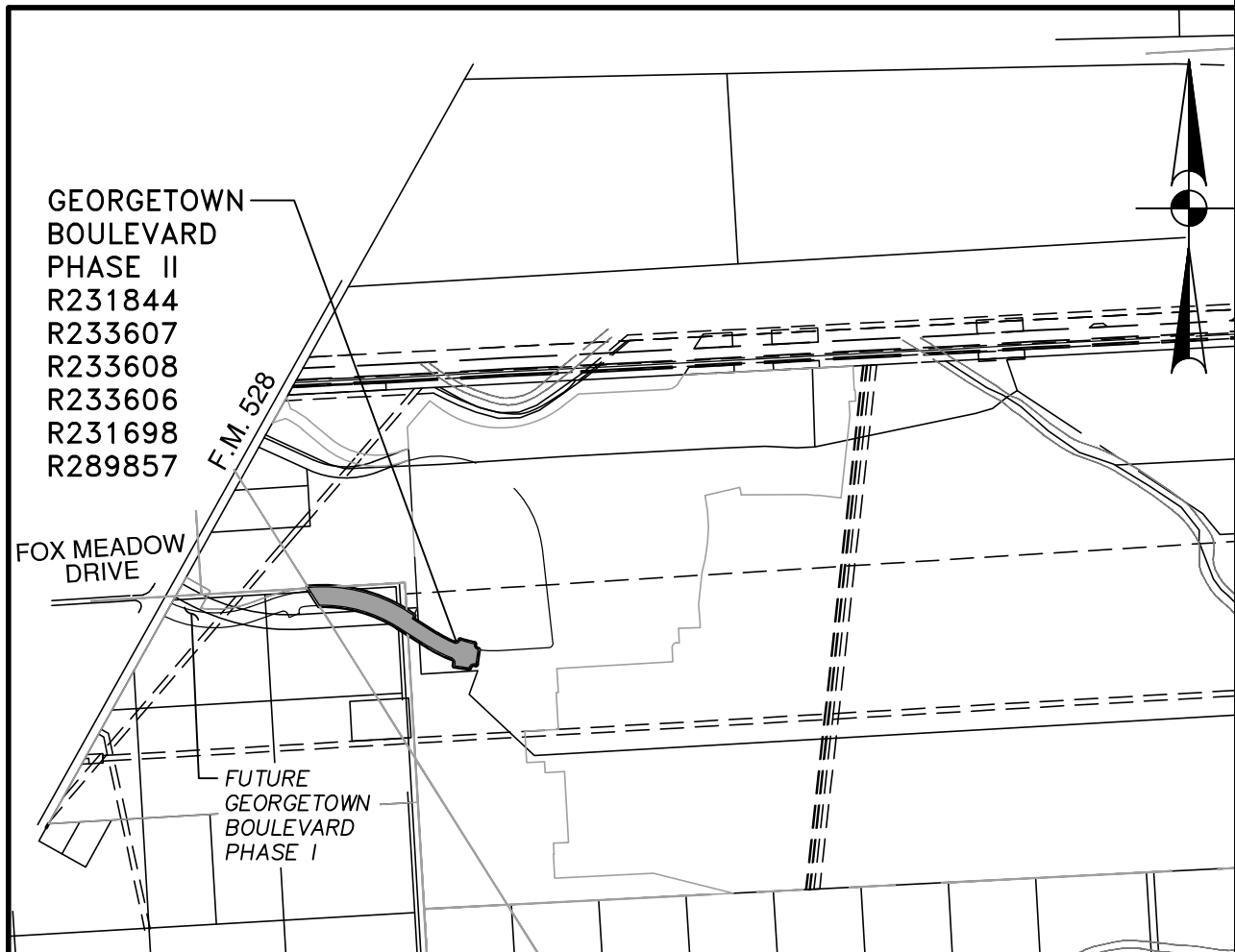
NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 33°46'56", A CHORD BEARING AND DISTANCE OF N 74°26'04" W, 441.64 FEET, FOR AN ARC LENGTH OF 448.10 FEET TO A POINT,

N 32°06'20" W, A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.139 ACRES IN GALVESTON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B



PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN BOULEVARD STREET DEDICATION PHASE II

A SUBDIVISION OF 2.139 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624 AND
HOOPER & WADE SURVEY, SECTION 22,
ABSTRACT 491
GALVESTON COUNTY, TEXAS

1 RESERVES 1 BLOCK

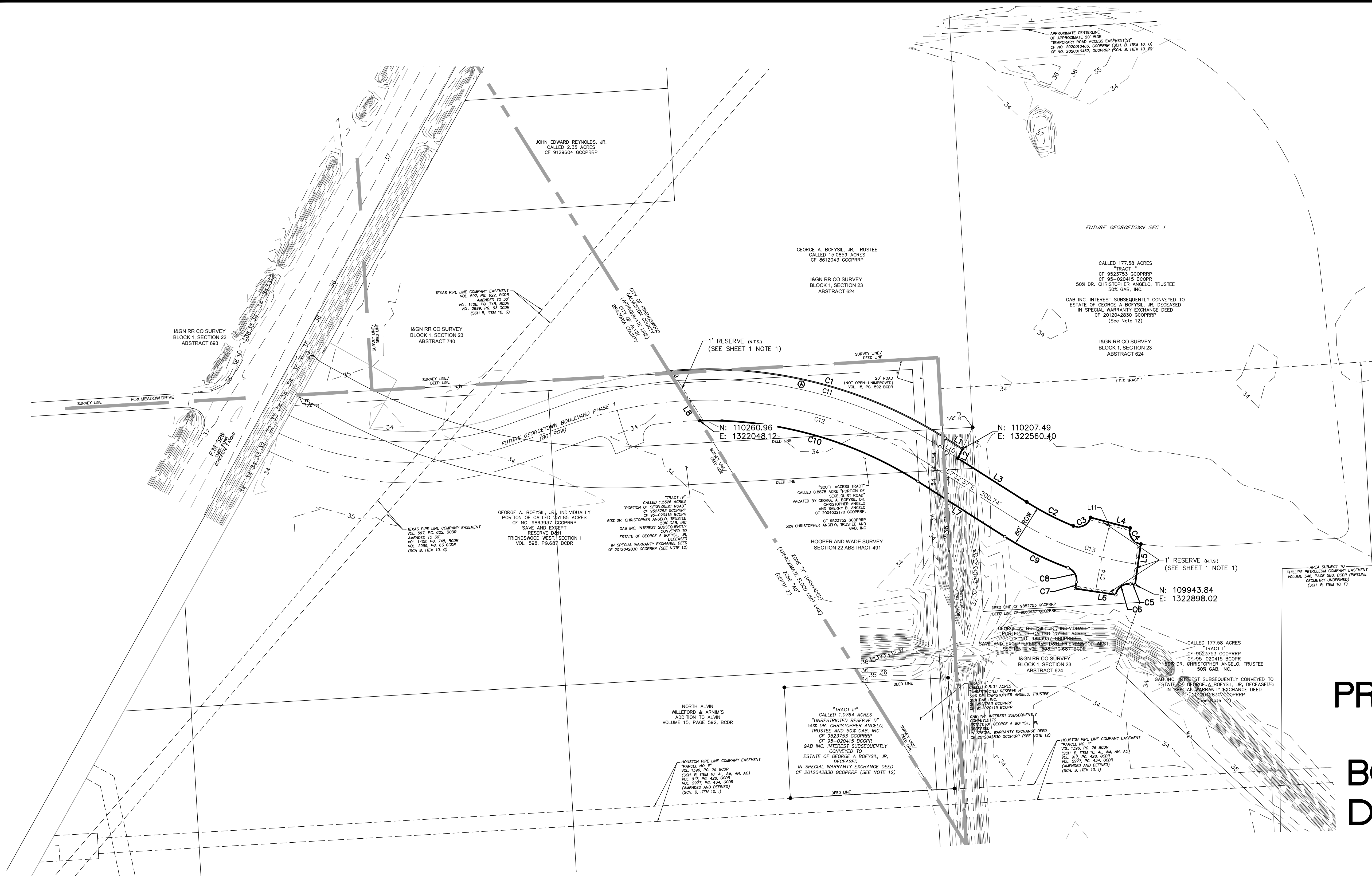
SCALE: 1"= 100' MARCH 2021

OWNER:
TRUST OF GEORGE A. BOFYSIL, III,
1106 VISTA CREEK DR.,
SUGARLAND, TEXAS 77478
(713) 234-7370

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Mar 15, 2021, 9:41am User ID: jhnschj
File: K:\Projects\409\37\1\2\2-5 Design\2-3 Plat\2-3-1 Preliminary\PL-4099712 Prelim.dwg



PRELIMINARY PLAT OF GEORGETOWN BOULEVARD STREET DEDICATION PHASE II

A SUBDIVISION OF 2.139 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624 AND
HOOPER & WADE SURVEY, SECTION 22,
ABSTRACT 491
GALVESTON COUNTY, TEXAS

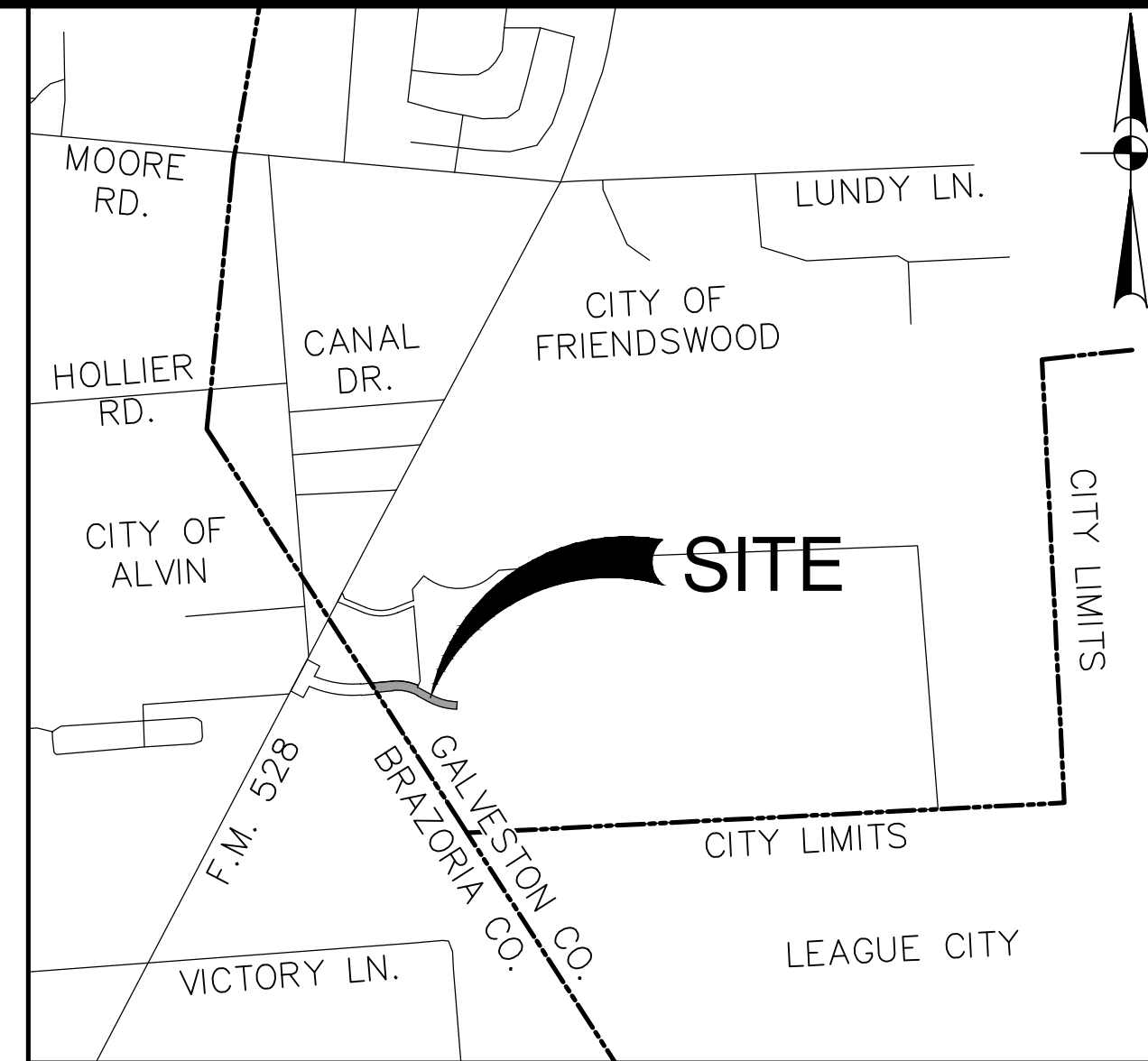
1 RESERVES 1 BLOCK

SCALE: 1"= 100' MARCH 2021

OWNER:
TRUST OF GEORGE A. BOFYSL, III,
1106 VISTA CREEK DR.,
SUGARLAND, TEXAS 77478
(713) 234-7370

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B

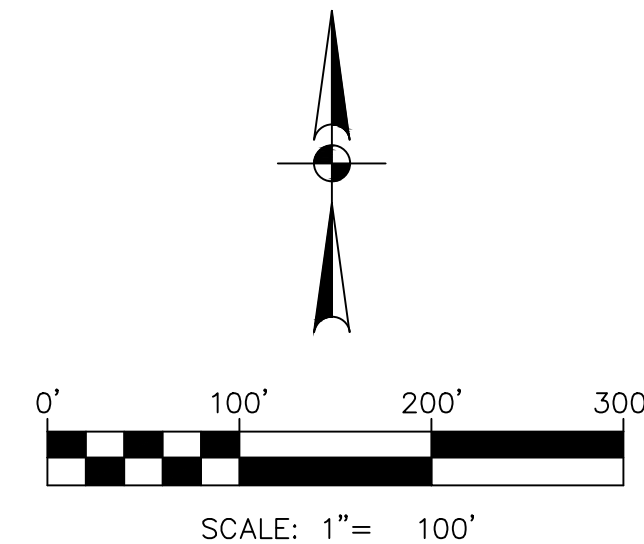
LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ACRE SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- EE = ELECTRICAL EASEMENT
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- IR = IRON ROD
- FD = FOUND
- COS = COMPENSATING OPEN SPACE
- GOMR = GALVESTON COUNTY MAP RECORDS
- GODR = GALVESTON COUNTY DEED RECORDS
- GCOPRRP = GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
- GCPCD = GALVESTON COUNTY FLOOD CONTROL DISTRICT
- OPRRPGC = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
- GCFC = GALVESTON COUNTY CLERK'S FILE NUMBER

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	860.00'	37°40'29"	N76°22'51"W	555.36'
C2	560.00'	10°28'36"	N62°46'55"W	102.25'
C3	25.00'	96°58'42"	S63°29'26"W	37.44'
C4	25.00'	96°58'42"	N33°29'16"W	37.44'
C5	640.00'	0°48'03"	S81°34'36"E	8.95'
C6	25.00'	90°09'20"	N53°44'46"E	35.40'
C7	1180.00'	0°37'35"	S8°58'54"W	12.90'
C8	25.00'	79°12'03"	S30°18'20"E	31.87'
C9	640.00'	12°21'45"	S63°43'29"E	137.82'
C10	760.00'	33°46'56"	S74°26'04"E	441.64'
C11	840.00'	36°58'51"	S76°02'02"E	532.81'
C12	800.00'	35°28'26"	N75°16'50"W	487.44'
C13	600.00'	24°26'00"	S69°45'37"E	253.93'
C14	1140.00'	6°19'59"	S11°50'06"W	125.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N57°32'37"W	39.18'
L2	N25°22'52"E	20.15'
L3	N57°32'37"W	159.08'
L4	N74°59'55"W	80.00'
L5	N8°01'23"E	80.00'
L6	S81°19'54"E	80.00'
L7	S57°32'37"E	200.74'
L8	S32°06'20"E	114.09'
L9	S32°06'20"E	22.49'
L10	S57°32'37"E	41.66'
L11	S15°00'05"W	11.52'

RESTRICTED RESERVE
(RESTRICTED TO DRAINAGE,
LANDSCAPE, AND OPEN SPACE
PURPOSES ONLY)
0.272 AC. 11,884.8857 SQ. FT.





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 25, 2021

Subject: Consideration and possible action regarding the Preliminary Plat of Georgetown Detention Basin Phase 1 a subdivision of 32.662 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to account for the detention required to construct for Georgetown Subdivision Section 1 to begin.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the preliminary plat will allow the developer to move forward with a residential development.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Georgetown Detention Basin Ph 1
2. Georgetown Detention Basin Prelim Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 22, 2021
Re: Georgetown Detention Basin Phase I Preliminary Plat

Project Description: This plat is to account for the detention required to construct for Georgetown Subdivision Section 1 to begin.

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

Approval Options:

Approval

Standards for approval. The Commission shall approve a plat if:

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

Any changes in acreage to the pond will require a resubmittal of the preliminary plat and consideration by the Commission.
The temporary access easement must be released prior to infrastructure plan approval.

Date: Mar 17, 2021, 2:57pm User ID: jmanchi
File: K:\Projects\408\9716\2-0 Design\2-3 Plat\2-3-1 Preliminary\PL-4099716 Prelim.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

METES AND BOUNDS DESCRIPTION
FOR

A 32.662 acre, or 1,422,743 square feet more or less, tract of land being a portion of a called 177.58 acre tract of land described as "Tract 1" and conveyed to Dr. Christopher Angelo, Trustee and GAB, Inc., in a deed recorded in Clerk's File No. 9523753 of the Official Public Records of Real Property of Galveston County, Texas, and same deed filed in Clerk's File No. 95--020415, of the Official Public Records of Brazoria County, Texas, with the undivided interest owned by GAB, Inc. subsequently conveyed to the Estate of George A. Bofysil, Jr., Deceased, as described in Special Warranty Exchange deed recorded in Clerk's File No. 2012042830 of the Official Public Records of Real Property of Galveston County, Texas, situated in Block 1, Section 23 of the I&GN RR Co. Survey, Abstract No. 624, Galveston County, Texas. Said 32.662 acre tract and being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, established for the South Central Zone, from the North American Datum of 1983 (NA2011), epoch 2010.00:

COMMENCING: At a found copperweld on the southeast right-of-way line of F.M. 528, a 180-foot wide right-of-way, at the southwest corner of a called 106.089 acre tract of land, conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 9612253 of the Official Public Records of Real Property of Galveston County, Texas, the northwest corner of a called 10.6202 acre tract of land, conveyed to George A. Bofysil, Jr., Trustee and described a deed recorded in Clerk's File No. 8612041 of the Official Public Records of Real Property of Galveston County, Texas:

THENCE: N 87°03'17" E, departing the southeast right-of-way line of said F.M. 528, along and with the south line of said 106.089 acre tract, the north line of said 10.6202 acre tract, at a distance of 2148.17 feet passing a found 5/8 inch iron rod for the northeast corner of said 10.6202 acre tract and a north corner of said 177.58 acre tract, and continuing, now along and with the north line of said 177.58 acre tract, an additional 1264.93 feet, for a total distance of 3413.10 feet to a set 5/8 inch iron rod with a cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described 32.662 acre tract of land;

THENCE: N 87°03'17" E, continuing along and with the common line between said 106.089 acre tract, and said 177.58 acre tract, a distance of 24.03 feet to a set 5/8 inch iron rod with a cap marked "Pape-Dawson"; from which a found car axle at the southeast corner of said 106.089 acre tract, an interior corner of a called 573.4733 acre tract of land conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 8612043 of the Official Public Records of Real Property of Galveston County, Texas, bears N 87°03'17" E, a distance of 2622.20 feet;

THENCE: Departing said common line, over and across said 177.58 acre tract the following courses and distances:

S 56°21'13" E, a distance of 787.72 feet to a point,

Southeasterly, along a tangent curve to the left, having a radius of 1600.00 feet, a central angle of 10°19'03", a chord bearing and distance of S 61°30'45" E, 287.73 feet, for an arc length of 288.12 feet to a point,

Southeasterly, along a tangent curve to the right, having a radius of 1600.00 feet, a central angle of 23°09'06", a chord bearing and distance of S 55°05'43" E, 642.13 feet, for an arc length of 646.52 feet to a point,

Southeasterly, along a tangent curve to the right, having a radius of 150.00 feet, a central angle of 56°11'08", a chord bearing and distance of S 15°25'36" E, 141.27 feet, for an arc length of 147.09 feet to a point,

Southeasterly, along a tangent curve to the left, having a radius of 190.00 feet, a central angle of 44°59'42", a chord bearing and distance of S 09°49'53" E, 145.40 feet, for an arc length of 149.21 feet to a point,

N 87°06'40" W, a distance of 182.01 feet to a point,

Southwesterly, along a tangent curve to the left, having a radius of 1740.00 feet, a central angle of 26°02'59", a chord bearing and distance of S 79°51'50" W, 784.30 feet, for an arc length of 791.10 feet to a point,

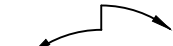
S 66°50'21" W, a distance of 296.34 feet to a point,

Southwesterly, along a tangent curve to the right, having a radius of 960.00 feet, a central angle of 27°57'45", a chord bearing and distance of S 80°49'13" W, 463.88 feet, for an arc length of 468.52 feet to a point,

Northwesterly, along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 13°13'33", a chord bearing and distance of N 78°35'08" W, 5.76 feet, for an arc length of 5.77 feet to a point, and

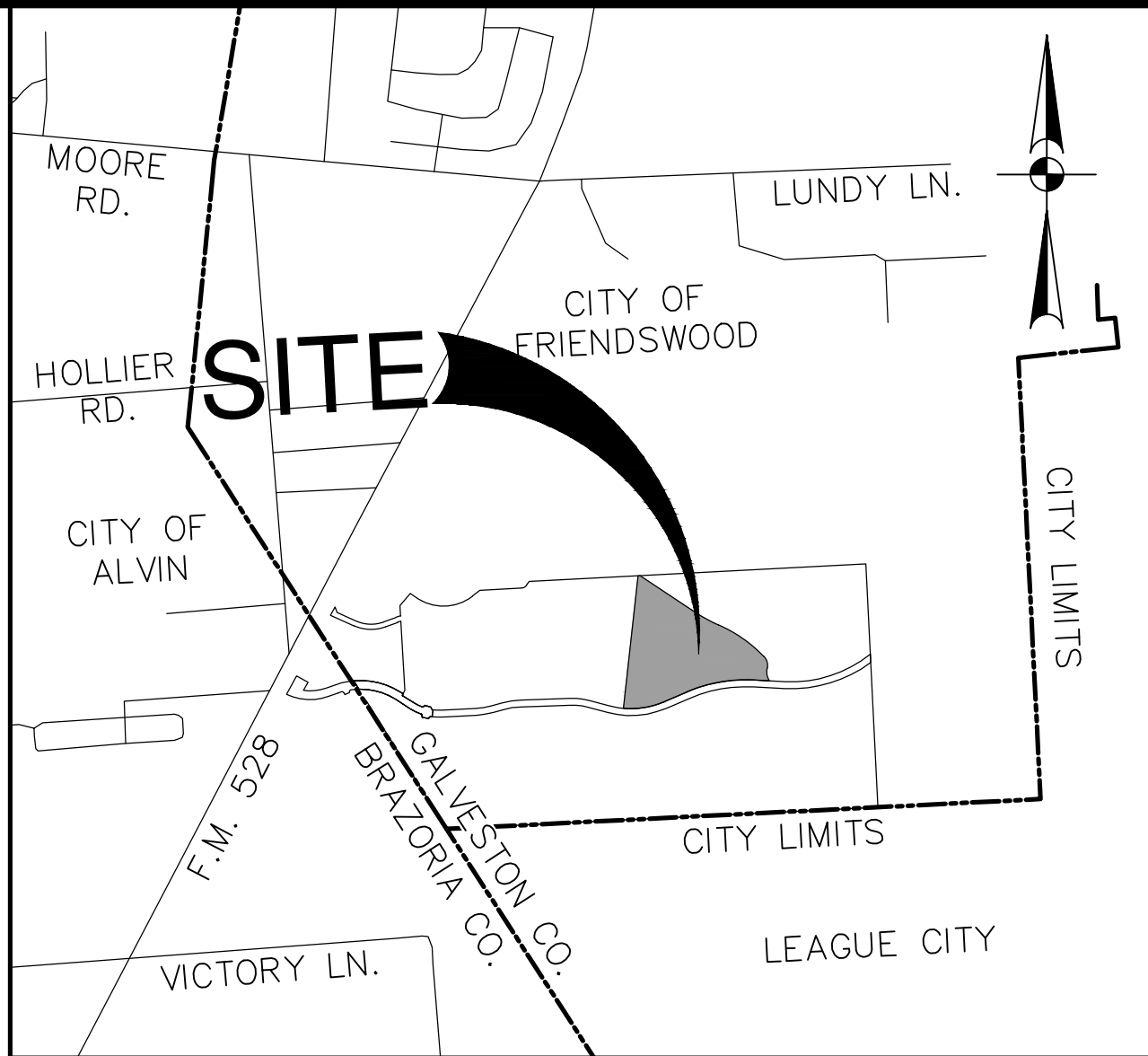
N 06°14'37" E, a distance of 1546.78 feet to the POINT OF BEGINNING, and containing 32.662 acres in Galveston County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49187--20 by Pape-Dawson Engineers, Inc.

NOTES:

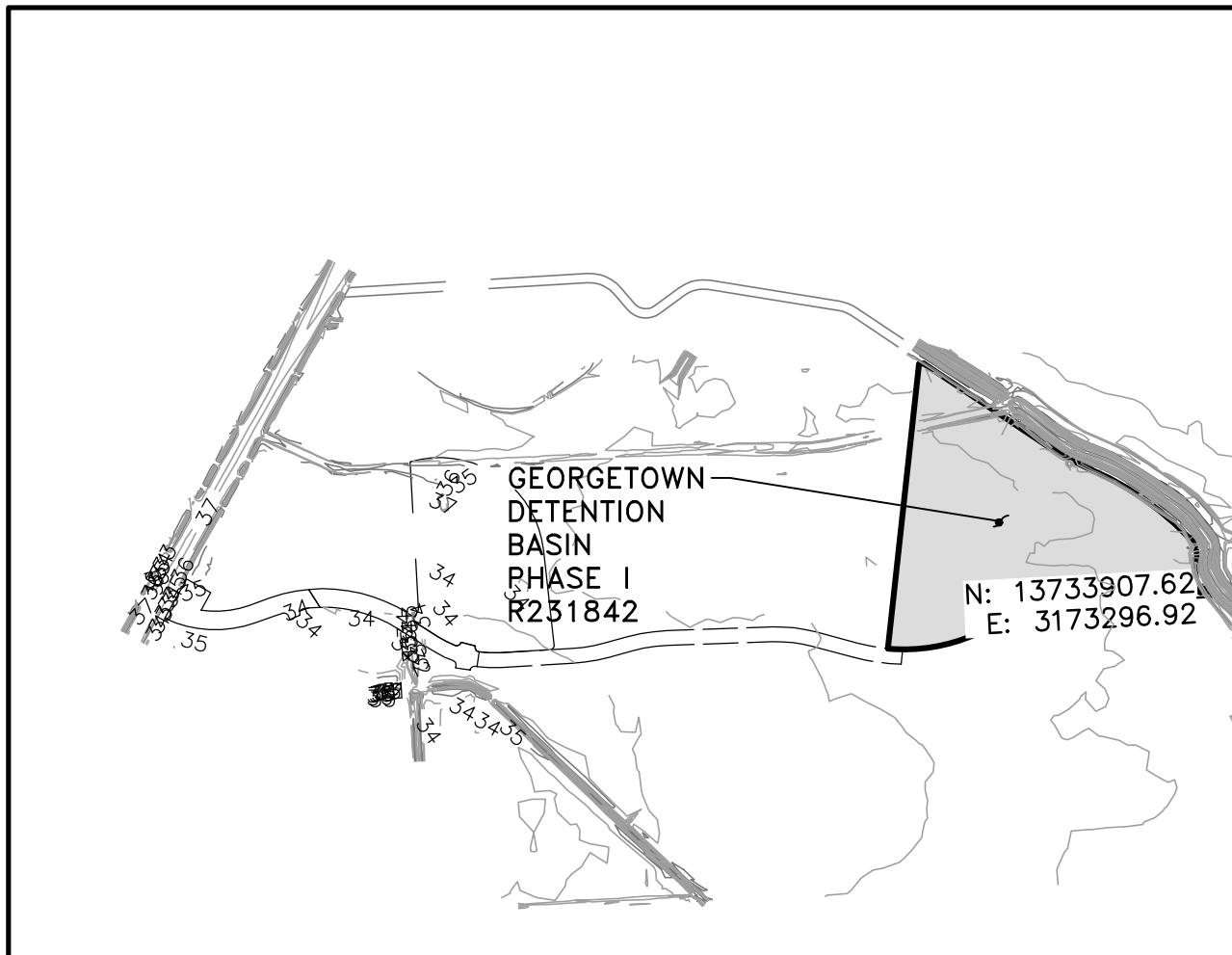
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999866150.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
-  INDICATES STREET NAME CHANGE SYMBOL
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 12/13/2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

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



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B



PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN DETENTION BASIN PHASE I

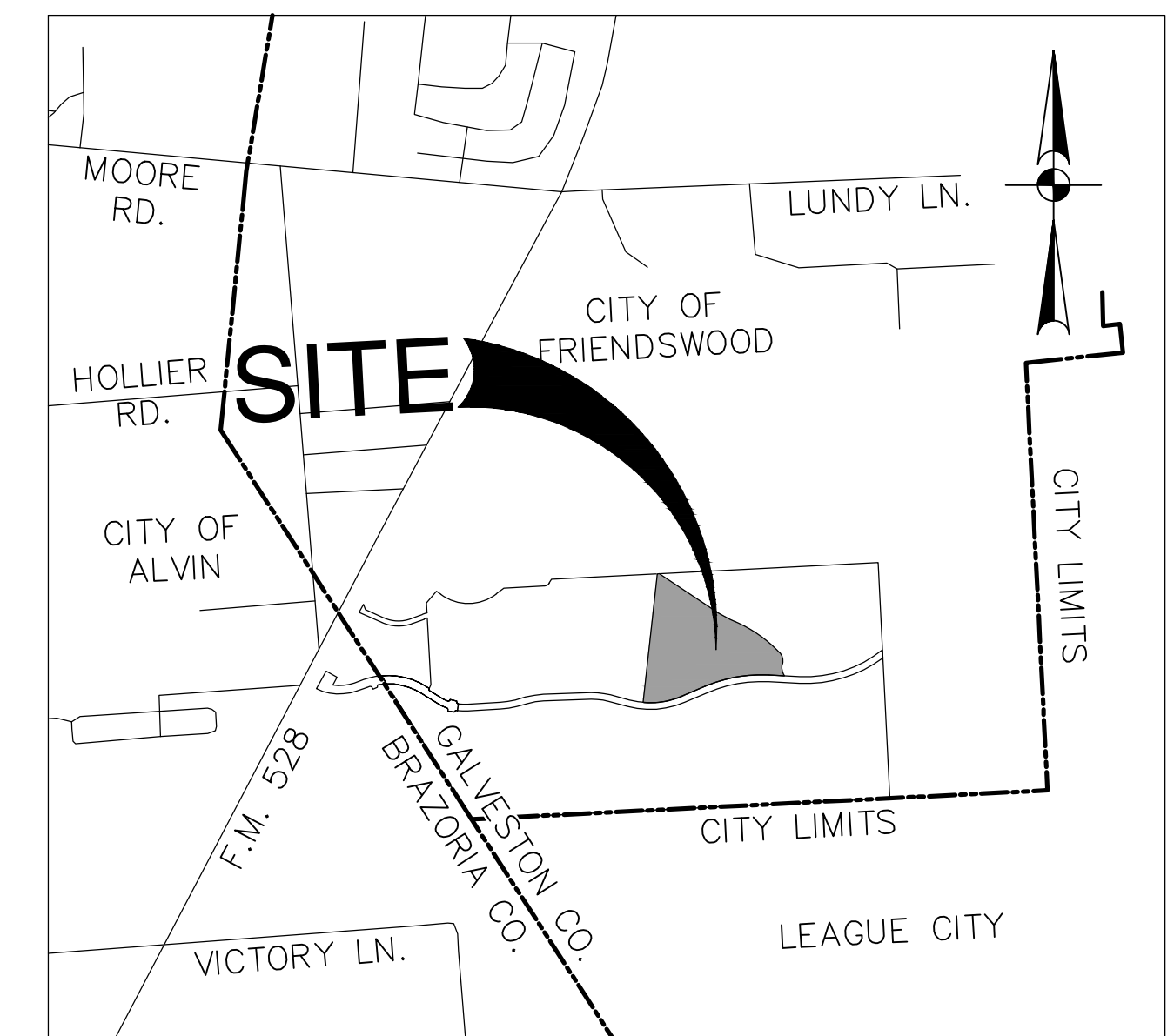
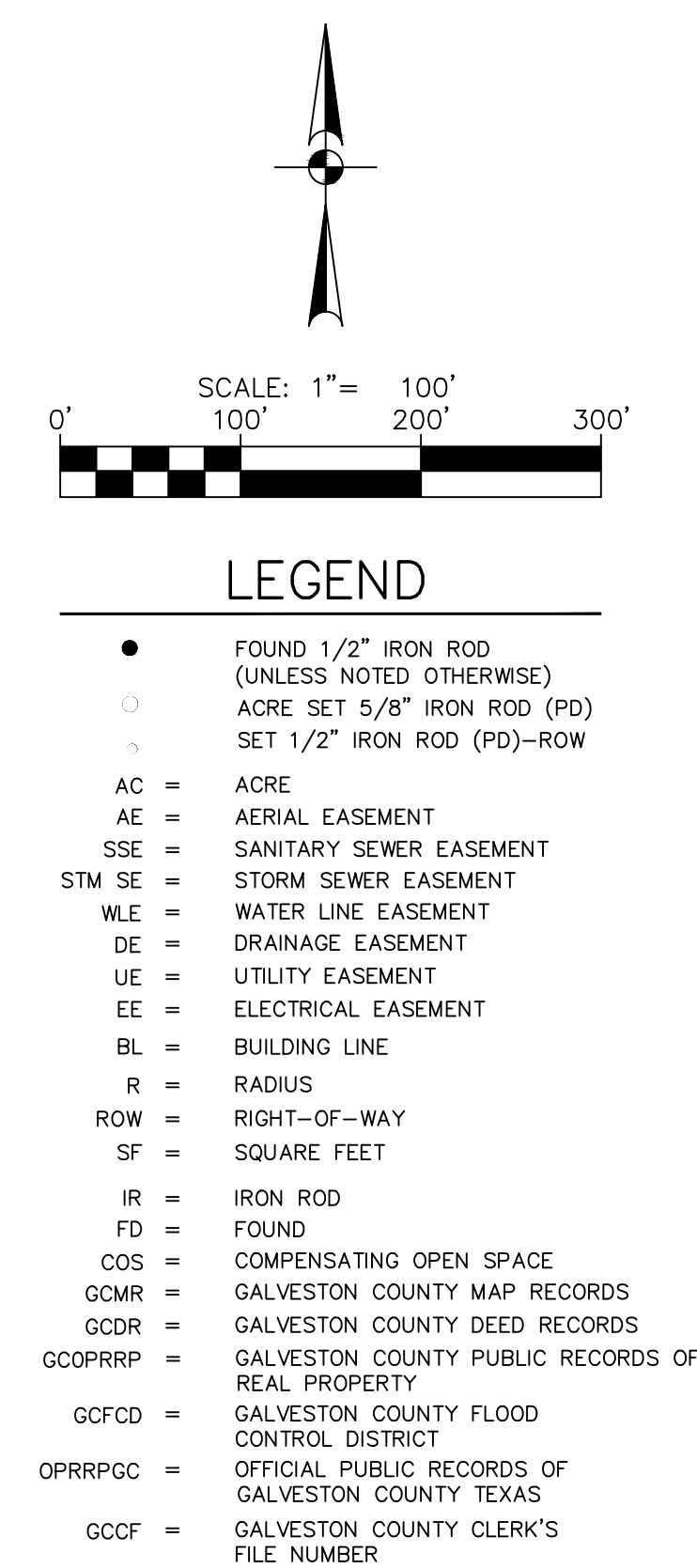
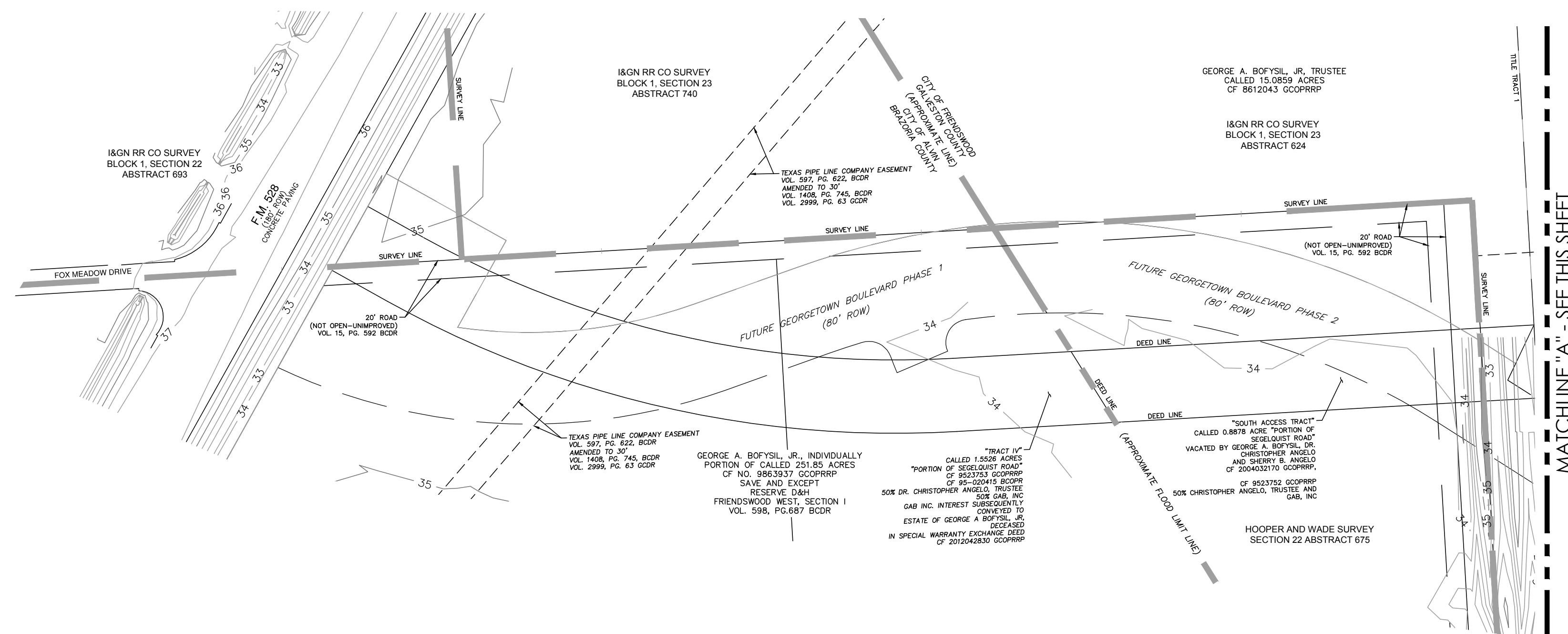
A SUBDIVISION OF 32.662 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
SCALE: 1"= 100' MARCH 2021

OWNER:
TRUST OF GEORGE A. BOFYSIL, III,
1106 VISTA CREEK DR.,
SUGARLAND, TEXAS 77478
(713) 234-7370

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #656 B,C

RESERVES


 RESTRICTED RESERVE "A"
 (RESTRICTED TO DRAINAGE OR
 DETENTION, LANDSCAPE,
 INCIDENTAL UTILITIES, AND
 OPEN SPACE PURPOSES ONLY)
 32.662 AC 1,422,743 SQ FT

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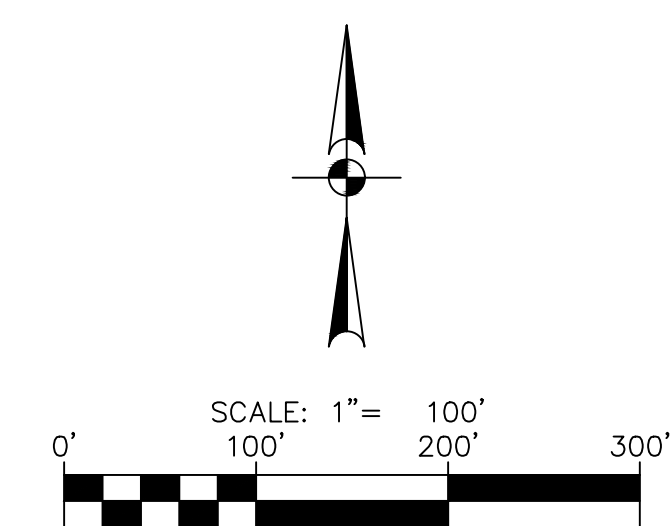
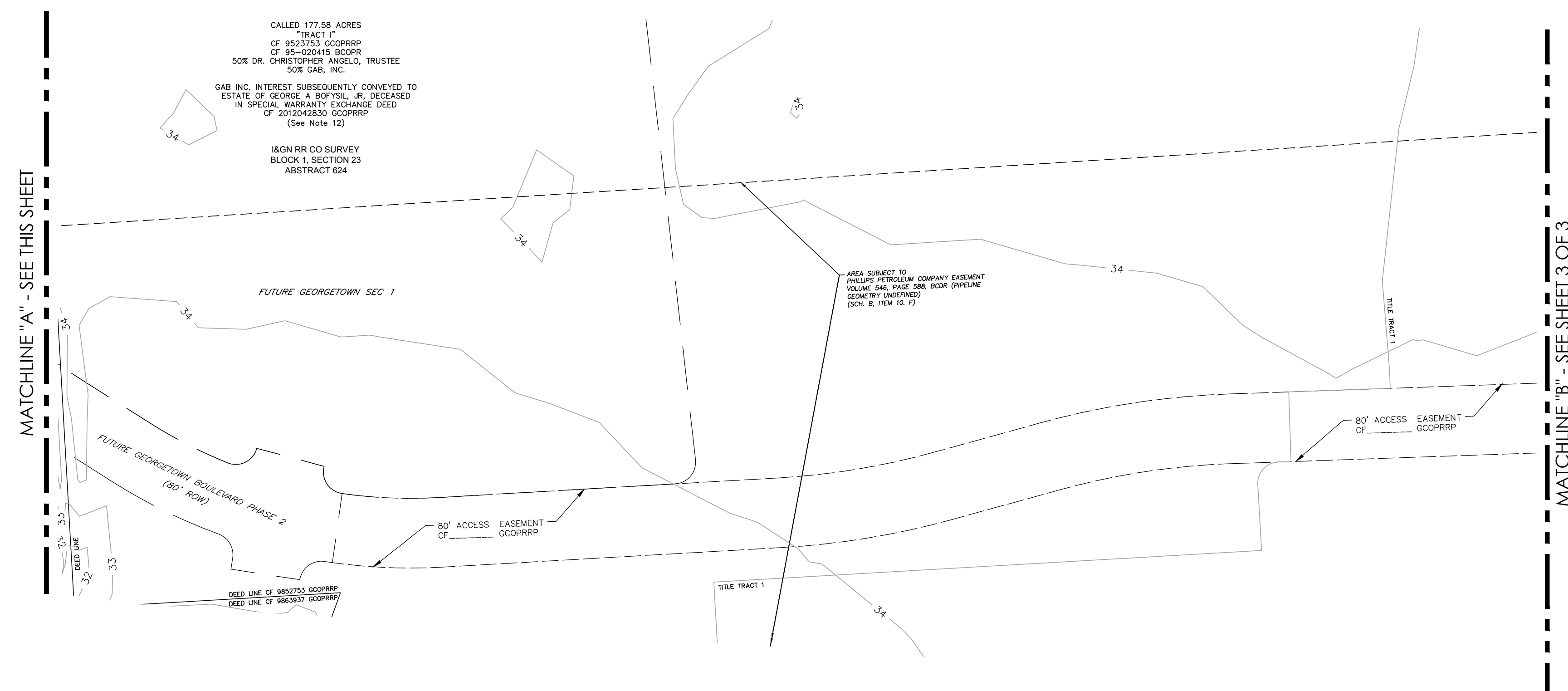
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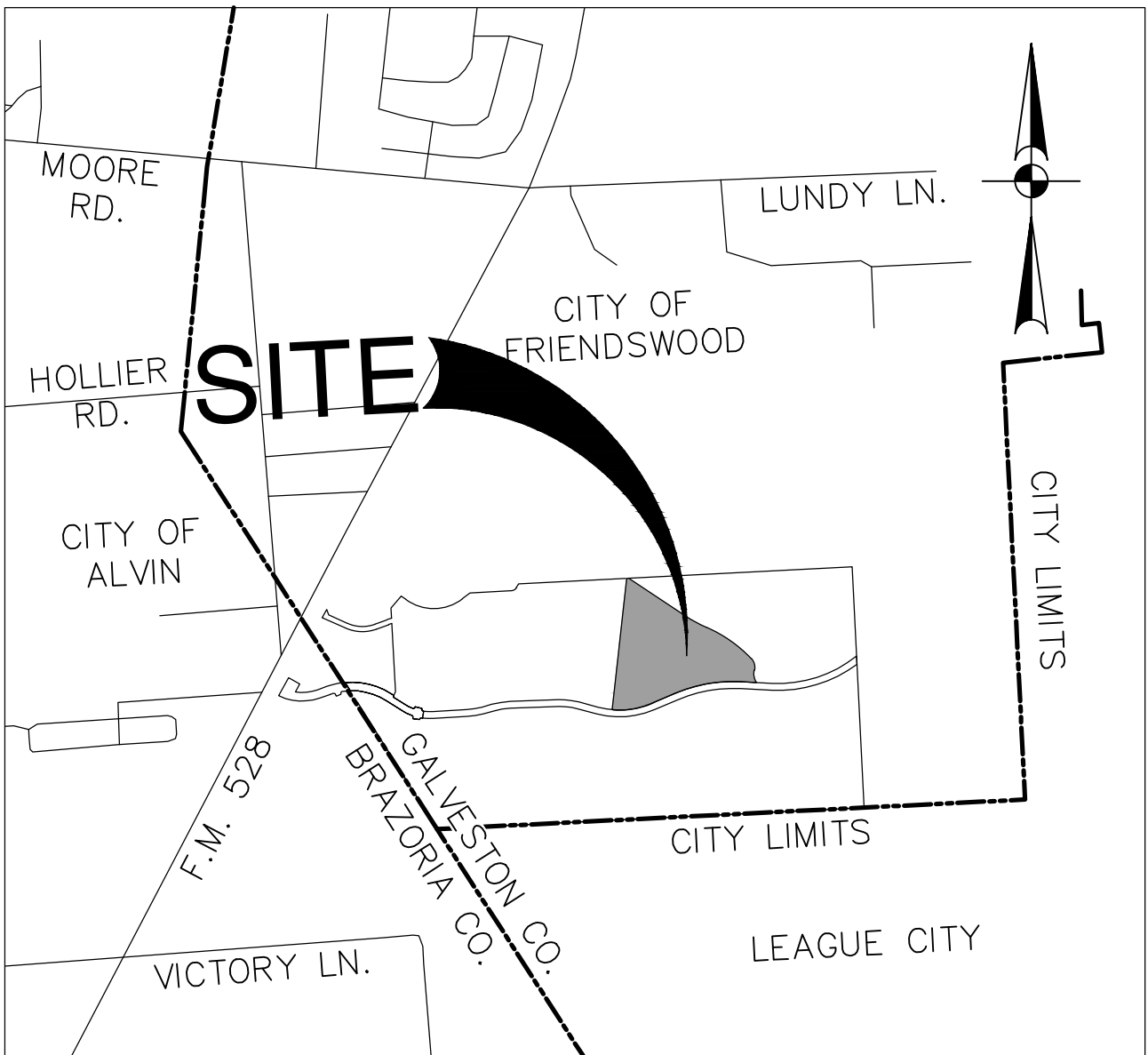


MATCHLINE "B" - SEE SHEET 2 OF 3

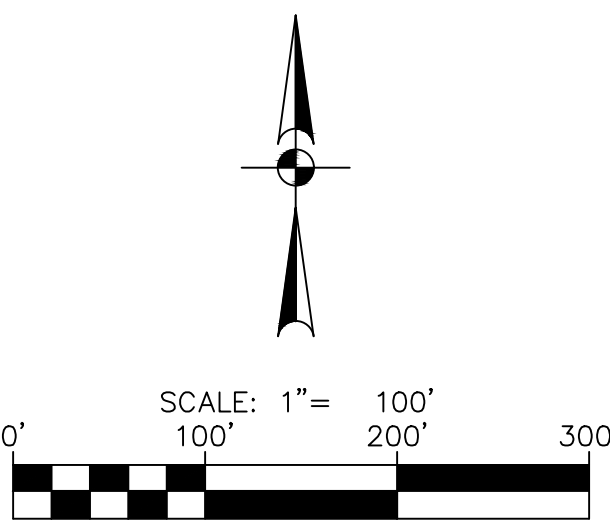
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°03'17"E	24.03'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1600.00'	10°19'03"	S61°30'45"E	287.73'	288.12'
C2	1600.00'	23°09'06"	S55°05'43"E	642.13'	646.52'
C3	150.00'	56°11'08"	S15°25'36"E	141.27'	147.09'
C4	190.00'	44°59'42"	S9°49'53"E	145.40'	149.21'
C5	1740.00'	26°02'59"	S79°51'50"W	784.30'	791.10'
C6	960.00'	27°57'45"	S80°49'13"W	463.88'	468.52'
C7	25.00'	13°13'33"	N78°35'08"W	5.76'	5.77'

- LEGEND
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - ACRE SET 5/8" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - EE = ELECTRICAL EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - COS = COMPENSATING OPEN SPACE
 - GCMR = GALVESTON COUNTY MAP RECORDS
 - GCDR = GALVESTON COUNTY DEED RECORDS
 - GCOPRRP = GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
 - GCFCDD = GALVESTON COUNTY FLOOD CONTROL DISTRICT
 - OPRRPGC = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
 - GCCF = GALVESTON COUNTY CLERK'S FILE NUMBER



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #656 B,C



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