CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 10, 2021 - 7:00 PM

AGENDA

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

1. CALL TO ORDER

2. Communication from the public/committee liaisons

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

3. Public Hearing

A. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Community Shopping and Office Park District (OPD) to Planned Unit Development (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.

A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, May 27, 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 a recommendation to City Council for the requested zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to

change from Community Shopping Center (CSC) to Community Shopping and Office Park District (OPD) to Planned Unit Development (PUD).

B. Consideration and possible action regarding a Partial Preliminary Plat of Friendswood Trails Section 3A, 4 and 5A, a subdivision of 62.957 acres of land situated in the Mary Sloan, Abstract 84, and William Henry, Abstract 184, City of Friendswood, Galveston County, Texas, also being a partial replat of Reserve "T" of Friendswood Trails Section 1, 2 and Commercial recorded in Doc. 2019069867, G.C.M.R.

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

A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, June 24, 2021 and (ii) Thursday, July 8, 2021.

7. Communications

A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.

B. Receive an update on tasks from the Planning Subcommittee

C. Receive an update on tasks from the Ordinance Subcommittee

D. Receive general comments and communication from City Council Liaison, Robert Griffon

E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

8. ADJOURNMENT



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

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

I, LETICIA BRYSCH, 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 AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON

06/07/2021
DATE

12:00 P.M.
AT TIME



LETICIA BRYSCH
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.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: June 10, 2021

Subject: Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Community Shopping and Office Park District (OPD) to Planned Unit Development (PUD).

Action: PUBLIC HEARING

SUMMARY / ORIGINATING CAUSE

The proposed Planned Unit Development is for a four-story Class A office building of approximately 100,000 square feet with 296 parking spaces. A regulation matrix has been provided which details the setbacks and height restrictions that would apply to the building located on 1715 S. Friendswood Drive. The proposed building height is 70 feet and 4 stories. Additionally, the allowed uses would be limited to the list specified within the PUD.

Per the PUD documentation, the intent for this development is to establish an anchor building to support the restaurants and businesses within the Virgatta development. Part of this project will also include improvements to the existing detention pond such as trees, a walking path, park benches, dog stations, improved lighting and water fountains.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Commercial development is always beneficial to the City of Friendswood. The concern with this site is access and traffic. A traffic light will soon be installed at FM 518 and Leisure Lane, and limiting the uses of the building (per the application) will limit the types of uses to office types uses and not add any additional retail or restaurants to the development.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application_1715 S Friendswood Dr
2. Deeds 1715 and 1771 S Friendswood Drive
3. Partial Replat_Howard Subdivision No 2
4. Aerial Map_1715 S Friendswood Dr
5. Location Map_1715 S Friendswood Dr
6. Zoning Map_1715 S Friendswood Dr
7. Proposed PUD
8. 1715 and 1771 S Friendswood Dr Rezoning Report

City of Friendswood
APR 22 2021
Received by:

City of Friendswood – Community Development
910 S. Friendswood Drive
Friendswood, TX 77546
Phone: 281-996-3201 Fax: 281-996-3260
ww.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC + OPD

TYPE OF ZONE CHANGE (check one):

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

PROPERTY IDENTIFICATION:

Address: 1715 South Friendswood Drive + 1771 S. Friendswood
Platted Land – Plat Name: Howard Sub Replat No 2 Lot: _____ Block: _____
Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Virgata Properties Phone: 713 724-9766
Owner's Mailing Address: 407 S. Friendswood Dr
City: Friendswood State: TX Zip: 77546 Fax: _____
Owner's Email Address: Jim@Virgataproperty.com

AGENT'S NAME : Louis Tannos Phone: 713-447-3508
Agent's Mailing Address: 1806 Sterling Creek Drive
City: Friendswood State: TX Zip: 77546 Fax: _____
Agent's Email Address: Ltannos@tannosconstruction.com

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: _____ Date: 4-13-21

Agent's Signature: _____ Date: 4-13-21

Received By: Becky Bennett	Application Number: 2021-0017
Date of Public Hearing: 6-10, 7-12	Received Date: 4-22-2021
Property Owner Notices: 5-28-2021	Newspaper Notice: 5-17-2021
	Sign on Property: 5-28-2021

Address of Grantee:
Leisure Lane LLC
407 S. Friendswood Drive
Friendswood, Texas 77546
Attn: David Boone, Manager

After Recording, Return to:
Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Floor
Houston, Texas 77056

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

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

That TEXAS CITIZENS BANK, N.A. ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid to Grantor by LEISURE LANE LLC (herein referred to as "**Grantee**"), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, and the further consideration of **ONE MILLION EIGHT HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($1,888,750.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee their certain tracts or parcels of land in Galveston County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights, titles and interests appurtenant thereto (such land and interest are hereinafter collectively referred to as the "**Property**").

The above-mentioned note is in the total sum of **$2,688,750.00, $1,888,750.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

TH1720432-H

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

EXECUTED on the date of the acknowledgment herein below, to be effective as of the 2nd day of April, 2018.

[Signature and acknowledgment on following page]

TEXAS CITIZENS BANK, N.A.

By: _____
Duncan W. Stewart, Chairman and
Chief Executive Officer

THE STATE OF TEXAS §
§
COUNTY OF ~~GALVESTON~~ HARRIS §

This instrument was acknowledged before me on this the 29th day of March, 2018, by Duncan W. Stewart, Chairman and Chief Executive Officer of Texas Citizens Bank, N.A., a national banking association, on behalf of said association.

TINA KENNEDY
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-02-2019

_____
Notary Public in and for the State of Texas

EXHIBIT "A"

PARCEL DESCRIPTION

Tract 1: (Fee)

All of Reserves "A" and "B" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

Tract 2: (Easement)

An easement for vehicular and pedestrian ingress and egress as set forth and described in instrument recorded in/ under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas.

Tract 3: (Easement)

A perpetual, non-exclusive access easement for a shared driveway as set forth and described in instrument recorded County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

Tract 4: (Easement)

A perpetual, non-exclusive easement for drainage as set forth and described in instrument recorded in/under County Clerk's File No. 201707 8149 of the Official Public Records of Galveston County, Texas.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. The restrictive covenants as set forth in County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

2. An easement for purposes of ingress and egress located on subject property granted to Foodmaker, Inc., their successors and assigns, by instrument recorded under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

3. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

5. Intentionally Omitted.

6. A water line easement, 10 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

7. A utility easement, 8 feet in width, along the Northwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

8. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

9. Building setback line, 30 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

10. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in

instrument recorded under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

11. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded under Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.

12. Oil, gas and mineral lease dated December 04, 1925, recorded under Volume 380, Page 607 in the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.

13. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom as same are set forth in instrument recorded under Volume 923, Page 65 in the Office of the County Clerk of Galveston County, Texas.

14. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.

15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

16. Intentionally Omitted.

17. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line (as to Reserve B) and an electric box located near the southwesterly property line (as to Reserve A), as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 2, 2018.

FILED AND RECORDED

Instrument Number: *2018019486*

Recording Fee: 46.00

Number Of Pages:7

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SPECIAL
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: APRIL 2, 2018

Grantor: **JACK A. HOWARD**

Grantor's Mailing Address (including county):
1419 LOMAX SCHOOL RD
LA PORTE, TX 77571

Grantee: **LEISURE LANE LLC**
a Texas Limited Liability Company

Grantee's Mailing Address (including county):

407 S. Friendswood Drive
Friendswood, Galveston County, Texas 77546

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged and the further consideration of **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE.

The above-mentioned note is in the total sum of **$2,688,750.00, $500,000.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein,

Property (including any improvements):

TRACT ONE:
All of Reserve "D" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision In Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

TRACT FOUR: (EASEMENT)
A perpetual, non-exclusive access easement as described and set forth in instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

TFT172043 20-N

This conveyance and the warranties of title contained herein are expressly made subject to those certain encumbrances, easements, and other matters described below (the "Permitted Encumbrances"), but only to the extent that such Permitted Encumbrances are validly in effect and apply to the Property:

1. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

2. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by Instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

3. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4. A non-exclusive easement for purposes of underground electric lines and facilities located on subject property granted to Texas-New Mexico Power Company by instrument recorded under County Clerk's File No. 2017069838 of the Official Public Records of Galveston County, Texas.

5. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded In/under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

6. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.

7. Oil, gas and mineral lease dated December 04, 1925, recorded in Volume 380, Page 607 In the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.

8. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom, as same are set forth in instrument recorded In Volume 923, Page 65 In the Office of the County Clerk of Galveston County, Texas.

9. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights In connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.

10. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line, as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 02, 2018.

Grantor, for the Consideration and subject to the Permitted Encumbrances, 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 heirs, executors, administrators, successors, and assigns forever. Grantor hereby 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 heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor and not otherwise, except as to the Permitted Encumbrances.

The vendor's lien against and superior title to the Property are retained until the note described herein 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.

EXECUTED this 2 day of APRIL, 2018.

Ron Allen

ROBERT NOLAN ALLEN,
Attorney-in-Fact for JACK A. HOWARD

STATE OF TEXAS)
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 2nd day of April, 2018, by **ROBERT NOLAN ALLEN, Attorney-in-Fact for JACK A. HOWARD (also known as JACK ALLEN HOWARD).**

Donna Marie Jackson

Notary Public in and for THE STATE OF TEXAS

DONNA MARIE JACKSON
Notary Public, State of Texas
Comm. Expires 01-19-2021
Notary ID 38[illegible]78-9

Loan origination organization: HOMETOWN BANK, NATIONAL ASSOCIATION
NMLS ID 478260
Loan Originator: Allan Rasmussen, Jr.
NMLS ID 684576

AFTER RECORDING RETURN TO:

Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Fl.
Houston, Texas 77056

PREPARED IN THE LAW OFFICE OF:

RIDER & WILSON
Suite 802, 2200 Market Street Tower
2200 Market Street
Galveston, Texas 77550

FILED AND RECORDED

Instrument Number: *2018019487*

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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

This is a Correction Deed, given and accepted in place of that certain Contribution Special Warranty Deed dated October 11, 2018, executed from Grantor to Grantee and recorded under Instrument No. 2018062010 of the Official Public Records of Galveston County, Texas, to correct the description of the property conveyed therein.

CORRECTION CONTRIBUTION SPECIAL WARRANTY DEED

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

THAT **Jack A. Howard**, an individual residing in the State of Texas ("*Grantor*"), for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, CONTRIBUTED, and CONVEYED, and by these presents does GRANT, CONTRIBUTE, and CONVEY, unto **Friendswood Detention Reserve Association**, a Texas unincorporated non-profit association with a mailing address of 407 S. Friendswood Drive, Friendswood, Texas 77546 ("*Grantee*"), that certain unimproved real property located in Galveston County, Texas, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "*Property*").

This conveyance, however, is made and accepted subject to (a) the matters herein stated, (b) those easements, restrictions, reservations, and other matters of record set forth in the public records, and (c) real estate taxes and standby fees for the year 2018 (which have been prorated as of the date hereof and assumed by Grantee) and subsequent years.

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend, all and singular, the Property and premises unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page left blank; Signature page follows]

EXECUTED this 11th day of October, 2018.

GRANTOR:

ROBERT NOLAN ALLEN, in his capacity as power-of-attorney for and on behalf of JACK A. HOWARD

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 11 day of October, 2018, by Robert Nolan Allen, in his capacity as power-of-attorney for and on behalf of Jack A. Howard.

MARIA A. VELASCO
My Notary ID # 10865325
Expires May 21, 2021

Notary Public, in and for the State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

All of Restricted Reserve "F" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4836-8668-3254, v. 1

FILED AND RECORDED

Instrument Number: *2018062191*

Recording Fee: 34.00

Number Of Pages:4

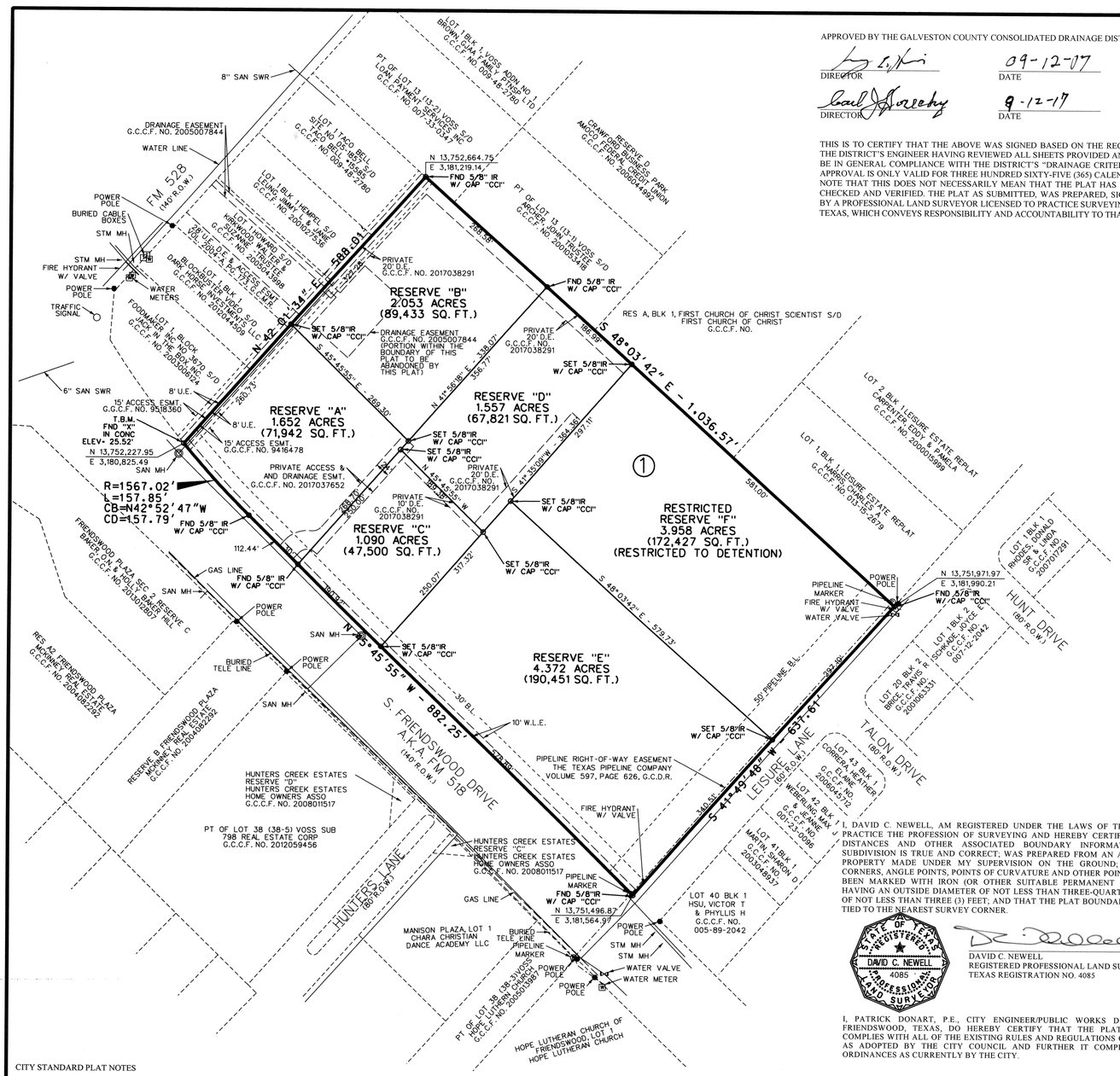
Filing and Recording Date: 10/15/2018 11:11AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR — DATE 09-12-17

DIRECTOR — DATE 9-12-17

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

STATE OF TEXAS
COUNTY OF GALVESTON

I, JACK A. HOWARD ACTING BY AND THROUGH ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT, WE, TEXAS CITIZENS BANK N.A., ACTING BY AND THROUGH DUNCAN STEWART, CHAIRMAN AND CEO, WE, LEISURE LANE, LLC, ACTING BY AND THROUGH JIM PETERSON, SENIOR PARTNER, AND WE, LT-CN FRIENDSWOOD, LLC, ACTING BY AND THROUGH RICHARD TURCOTTE, MANAGER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 14.682 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PARTIAL REPLAT HOWARD SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS 25th DAY OF SEPTEMBER, 2017.

JACK A HOWARD by ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT

DUNCAN STEWART, CHAIRMAN AND CEO
TEXAS CITIZENS BANK N.A

JIM PETERSON, SENIOR PARTNER
LEISURE LANE, LLC

RICHARD TURCOTTE, MANAGER
LT-CN FRIENDSWOOD, LLC

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT ON BEHALF OF JACK A. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TINA KENNEDY NOTARY PUBLIC State of Texas Comm. Exp. 12-02-2019

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN STEWART, CHAIRMAN AND CEO OF TEXAS CITIZENS BANK N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TINA KENNEDY NOTARY PUBLIC State of Texas Comm. Exp. 12-02-2019

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM PETERSON, SENIOR PARTNER, LEISURE LANE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MELANIE REECE-HODGE Notary Public, State of Texas Comm. Expires 10-28-2020 Notary ID 130876729

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD TURCOTTE, MANAGER, LT-CN FRIENDSWOOD, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF SEPTEMBER 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SUSAN WIKARI Notary Public STATE OF TEXAS ID# 131145036 My Comm. Exp. May 25, 2021

I, MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT HOWARD SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN GALVESTON COUNTY CLERK'S FILE NO. 2017034981, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

MICHAEL RAMIREZ, SENIOR VICE PRESIDENT
SOUTHSIDE BANK

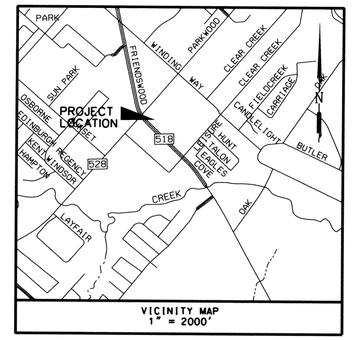
STATE OF TEXAS
COUNTY OF TARRANT

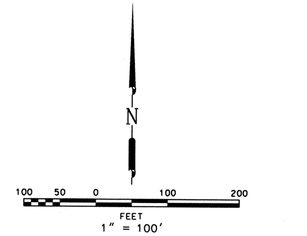
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MARY JOY F BARNES Notary Public STATE OF TEXAS ID# 129153523 My Comm. Exp. Oct 29, 2020





THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARTIAL REPLAT HOWARD SUBDIVISION, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 28 DAY OF September, 2017.

BY: Becky Summers
BECKY SUMMERS
DEVELOPMENT COORDINATOR

BY: Rhonda S Neel
RHONDA NEEL
CHAIRMAN

I, DWIGHT D. SULLIVAN, GALVESTON COUNTY CLERK, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE ON _____, 2017, AT ___ O'CLOCK, ___M. AND DULY RECORDED IN MY OFFICE ON _____, 2017, AT ___ O'CLOCK ___M. IN INSTRUMENT NO. _____, GALVESTON COUNTY RECORDS.

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

BY: _____
DEPUTY

DWIGHT D. SULLIVAN,
COUNTY CLERK
GALVESTON COUNTY, TEXAS

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

STATE OF TEXAS REGISTERED DAVID C. NEWELL 4085 PROFESSIONAL LAND SURVEYOR

DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

I, PATRICK DONART, P.E., CITY ENGINEER/PUBLIC WORKS DIRECTOR OF THE CITY FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE THE CITY AS ADOPTED BY THE CITY COUNCIL AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY BY THE CITY.

BY:
PATRICK DONART, P.E.

I, ALLAN RASMUSSEN, SENIOR VICE PRESIDENT OF HOMETOWN BANK, N.A. OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT HOWARD SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN GALVESTON COUNTY CLERK'S FILE NO. 2017029385, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ALLAN RASMUSSEN, SENIOR VICE PRESIDENT
HOMETOWN BANK, N.A.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLAN RASMUSSEN, SENIOR VICE PRESIDENT OF HOMETOWN BANK, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AVERY R FORD NOTARY PUBLIC STATE OF TEXAS COMM. EXP. 05-19-2020

CITY STANDARD PLAT NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. EACH OWNER OF A RESERVE MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG ITS RESPECTIVE RESERVE 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.
2. 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.
3. 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.
4. 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 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 TEXAS NEW MEXICO POWER.
5. 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.
6. 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.
7. 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 OWNER.

G.C.C.D.D. NOTES

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. 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.

BENCHMARK:
RM010090 IS AN ALUMINUM DISC STAMPED "A 100 BM 04 RESET 2001" MONUMENT IS LOCATED ON SIDEWALK ON DOWNSTREAM SIDE OF BRIDGE AT CENTER OF CLEAR CREEK BRIDGE ON FM 528 APPROX. 4 MILES EAST OF I-45 AND FM 528. DATUM: NAD83, 2001 ADJUSTMENT. ELEVATION = 23.893'

TBM:
"X" SCRIBED IN CONCRETE FOUND AT THE WEST MOST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 25.52'

REASONS FOR REPLAT:
1. TO REMOVE INT SIDE 10' B.L. AND 25' REAR B.L.
2. INCORPORATE ADJACENT 8.358 ACRES.
3. SUBDIVIDE RESERVE "A" INTO 4 RESERVES.
5. RELOCATE DETENTION POND FROM RESERVE B AND INCORPORATE DRAINAGE CAPACITY INTO DETENTION POND IN RESERVE F.

PARTIAL REPLAT HOWARD SUBDIVISION

A SUBDIVISION OF 14.682 ACRES OF LAND
BEING ALL OF RESERVE "A"
OF HOWARD SUBDIVISION RECORDED
IN VOLUME 2004-A, PAGE 173, GALVESTON
COUNTY MAP RECORDS AND BEING OUT OF LOT
26, VOSS SUBDIVISION, RECORDED IN VOLUME
254-A, PAGE 9, GALVESTON COUNTY MAP RECORDS.
IN THE
SARA MCKISSICK LEAGUE, ABSTRACT NO. 151
FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

6 RESERVES 1 BLOCK

SEPTEMBER 06, 2017

OWNERS:

TEXAS CITIZENS BANK, N.A.
4949 FAIRMONT PARKWAY
PASADENA, TEXAS
713-948-5700

LEISURE LANE, LLC
407 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546

JACK HOWARD
1419 LOMAX SCHOOL ROAD
LA PORTE, TEXAS 77571
713-456-0420

LT-CN FRIENDSWOOD, LLC
6116 N CENTRAL EXPRESSWAY
SUITE 617
DALLAS, TEXAS 75206

SURVEYOR:
Civil Concepts, Inc.
3425 FEDERAL STREET
PASADENA, TEXAS 77504
OFFICE: 713.947.6606
SURVEYING & MAPPING
CIVIL ENGINEERING

PROJECT 90-10

USER: Unified Workspace DATE: 9/20/2017, 3:28:52 PM
S:\PROJECTS\2010\90-10 518 & 528 Friendswood\2016\Plat\Eqv\90-10 Plat.DGN

STATE OF TEXAS :
COUNTY OF GALVESTON:

We, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, and Friendswood Detention Reserve Association, a Texas unincorporated non-profit association; Owners; hereinafter referred to as Owners of the 13.5989 acre tract described in the above and foregoing map of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever an unobstructed aerial easements above the ground level upward, to all public utility easements shown hereon.

IN TESTIMONY WHEREOF THE, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, thereunto authorized, this 28th day of MARCH, 2019.

Leisure Lane LLC, a Texas limited liability company

By: _____
James E. Peterson, Manager

STATE OF TEXAS:
COUNTY OF Galveston:

BEFORE ME, the undersigned authority, on this day personally appeared James E. Peterson, Manager of Leisure Lane LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas
My Commission Expires 10-26-2020

Melanie Hodge
Notary Public

MELANIE REECE-HODGE
Notary Public, State of Texas
Comm. Expires 10-26-2020
Notary ID 130870729

IN TESTIMONY WHEREOF THE, Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, acting by and through JAMES PETERSON, ~~Manager~~ DIRECTOR, thereunto authorized, this 28th day of MARCH, 2019.

Friendswood Detention Reserve Association, a Texas unincorporated non-profit association

By: _____ JAMES PETERSON DIRECTOR
Signature Print Name and Title

STATE OF TEXAS:
COUNTY OF Galveston:

BEFORE ME, the undersigned authority, on this day personally appeared James Peterson DIRECTOR, ~~Manager~~ of Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas
My Commission Expires 10-26-2020

Melanie Hodge
Notary Public

MELANIE REECE-HODGE
Notary Public, State of Texas
Comm. Expires 10-26-2020
Notary ID 130870729

I
V

AVERY R. FORD
NOTARY PUBLIC
STATE OF TEXAS
ID 132004615
EXP. 05-19-2020

STATE OF Texas:
COUNTY OF Galveston:

We, Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as HOWARD SUBDIVISION PARTIAL REPLAT NO 2, said lien being evidenced by instruments of record in Galveston County County Clerk's File Nos. 2017037303, 2017029384, 2017029385, 2017037504, 2017037505, 2018019386, 2018019486, 2018019487, 2018019488, 2018019489, 2018064395, 2018063231, 2018063232, and 2018069071, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____ Attest: _____
Signature Signature

Allan Rasmussen Sr. EVP — Scott Asimakis AVP
Print Name & Title Print Name & Title

STATE OF TEXAS:
COUNTY OF GALVESTON:

BEFORE ME, the undersigned authority, on this day personally appeared Allan Rasmussen, Sr. EVP, and Scott Asimakis, AVP, of Hometown Bank, National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of MARCH, 2019.

Notary Public in and for the State of Texas
My Commission Expires: 5/19/20

Notary

AVERY R. FORD
NOTARY PUBLIC
STATE OF TEXAS
ID 132004615
EXP. 05-19-2020

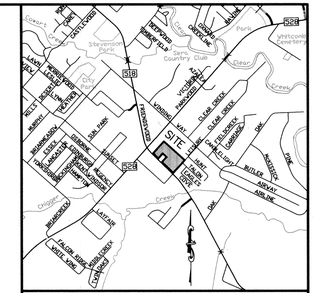
This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, in conformance with the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this 15 day of April, 2019.

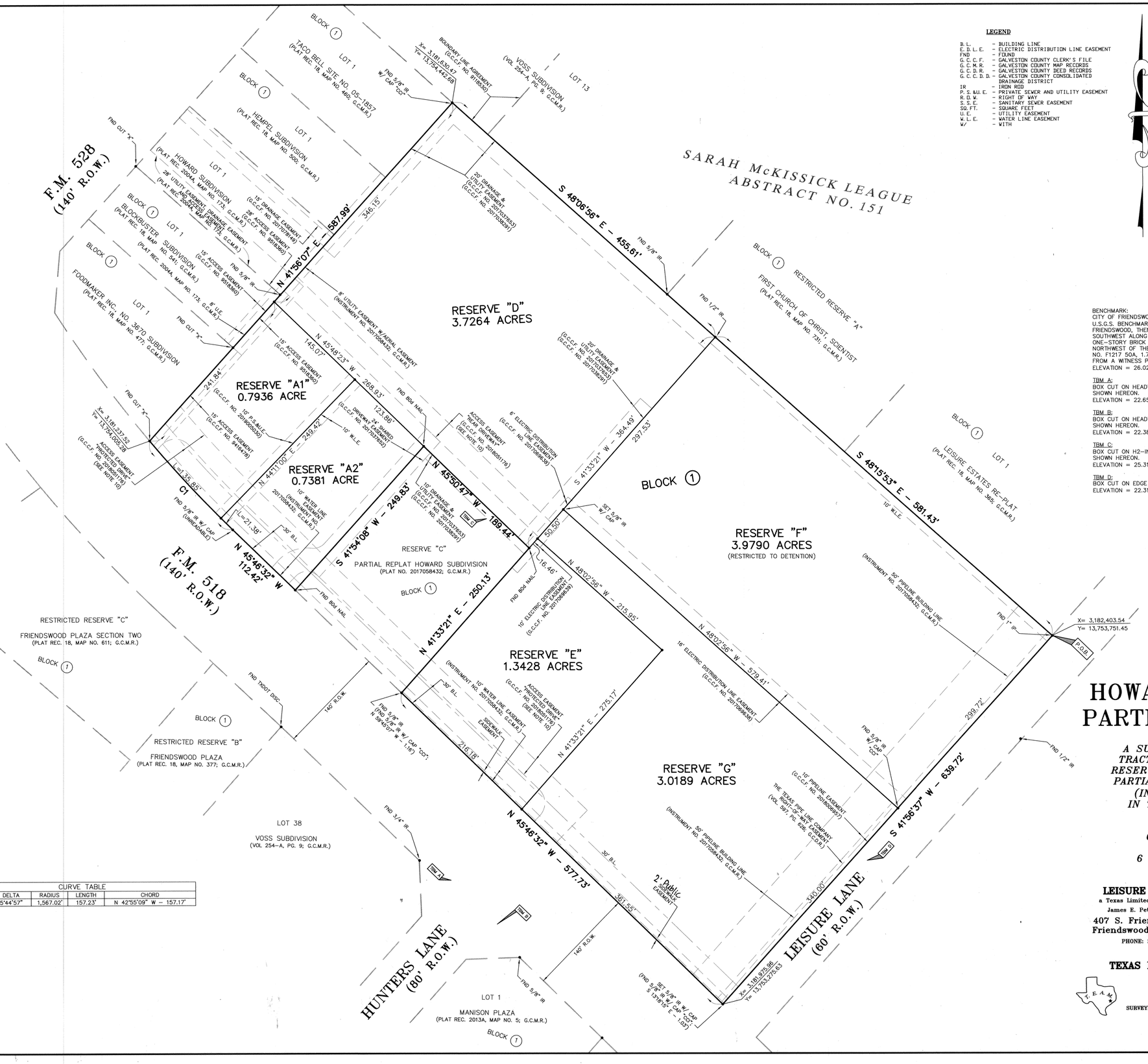
BY: Becky Summers
Becky Summers, Development Coordinator

BY: Joe Matranga
Joe Matranga, Chairman

I, Morad Kabiri P.E., City Engineer [redacted] of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas; and further, it complies with all of the ordinances as currently adopted by City Council.

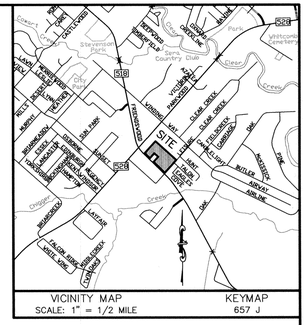
By: _____
Morad Kabiri P.E., [redacted] City Engineer [redacted]


SITE
FRIENDSWOOD
FRIENDSWOOD LAKES
VILLAGE
SHADOW CREEK RANCH
SHADOW LAKES
SHADOW CREEK
SHADOW CREEK RANCH
SHADOW CREEK RANCH PARK
SHADOW CREEK RANCH PARK NORTH
SHADOW CREEK RANCH PARK SOUTH
SHADOW CREEK RANCH PARK WEST
SHADOW CREEK RANCH PARK EAST
SHADOW CREEK RANCH PARK SOUTHEAST
SHADOW CREEK RANCH PARK NORTHEAST
SHADOW CREEK RANCH PARK NORTHWEST
SHADOW CREEK RANCH PARK SOUTHWEST
SHADOW CREEK RANCH PARK CENTRAL
SHADOW CREEK RANCH PARK CENTRAL NORTH
SHADOW CREEK RANCH PARK CENTRAL SOUTH
SHADOW CREEK RANCH PARK CENTRAL EAST
SHADOW CREEK RANCH PARK CENTRAL WEST
SHADOW CREEK RANCH PARK CENTRAL NORTHEAST
SHADOW CREEK RANCH PARK CENTRAL NORTHWEST
SHADOW CREEK RANCH PARK CENTRAL SOUTHEAST
SHADOW CREEK RANCH PARK CENTRAL SOUTHWEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL
SHADOW CREEK RANCH PARK CENTRAL CENTRAL NORTH
SHADOW CREEK RANCH PARK CENTRAL CENTRAL SOUTH
SHADOW CREEK RANCH PARK CENTRAL CENTRAL EAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL WEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL NORTHEAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL NORTHWEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL SOUTHEAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL SOUTHWEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL NORTH
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL SOUTH
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL EAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL WEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL NORTHEAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL NORTHWEST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL SOUTHEAST
SHADOW CREEK RANCH PARK CENTRAL CENTRAL CENTRAL SOUTHWEST
SHADOW CREEK RANCH PARK CENTRAL



LEGEND

B. L.	- BUILDING LINE
E. D. L. E.	- ELECTRIC DISTRIBUTION LINE EASEMENT
FND	- FOUND
G. C. C. F.	- GALVESTON COUNTY CLERK'S FILE
G. C. M. R.	- GALVESTON COUNTY MAP RECORDS
G. C. D. R.	- GALVESTON COUNTY DEED RECORDS
G. C. C. D. D.	- GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
IR	- IRON ROD
P. S. &U. E.	- PRIVATE SEWER AND UTILITY EASEMENT
R. O. W.	- RIGHT OF WAY
S. S. E.	- SANITARY SEWER EASEMENT
SQ. FT.	- SQUARE FEET
U. E.	- UTILITY EASEMENT
W. L. E.	- WATER LINE EASEMENT
W/	- WITH



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BENCHMARK:
CITY OF FRIENDSWOOD MARKER E-459:
U.S.G.S. BENCHMARK DISK (PID- AW102), 0.25 MILES SOUTHWEST ALONG F.M. 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. F1217 50A, 1.7 FEET SOUTHEAST OF A BARBED WIRE FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE MARK IS ABOUT LEVEL WITH THE AVENUE.
ELEVATION = 26.02' (1988 ADJUSTMENT)

TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.65'

TBM B:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.38'

TBM C:
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", LOCATION SHOWN HEREON.
ELEVATION = 25.31'

TBM D:
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.31'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°44'57"	1,567.02'	157.23'	N 42°55'09" W - 157.17'

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", "D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (INSTRUMENT NO. 2017058432) IN THE SARAH MCKISSIK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, CALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James E. Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

FRIENDSWOOD DETENTION RESERVE ASSOCIATION
a Texas unicorporated non-profit association
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

Job No. 487-28
MARCH 27, 2019

SHEET 2 OF 2

DRAWING INFO: Z:\Job#\487-28\dwg\487-28_P1_R3.dwg MAR 27, 2019 8:19 AM



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 " = 188 '

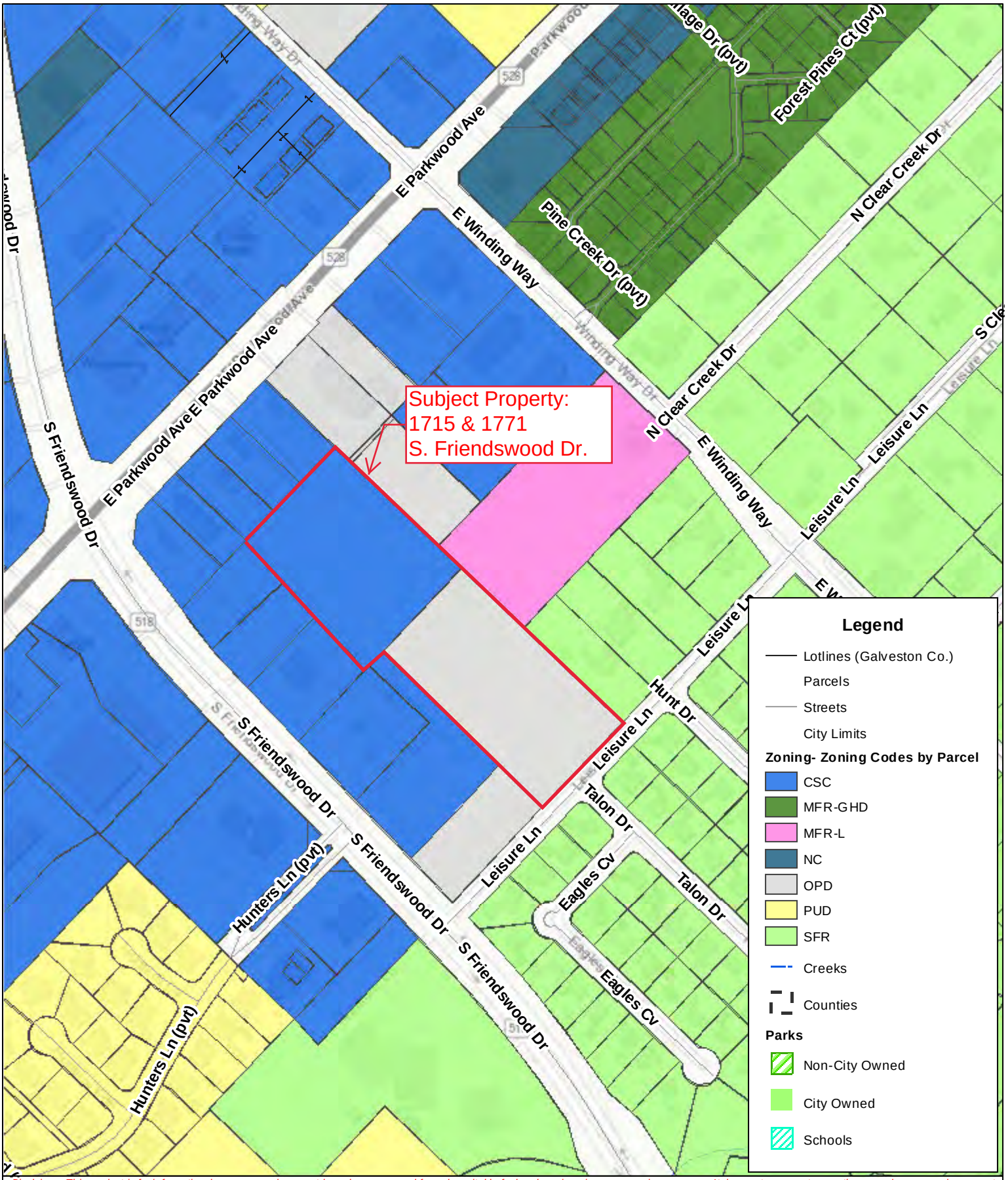


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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 '



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

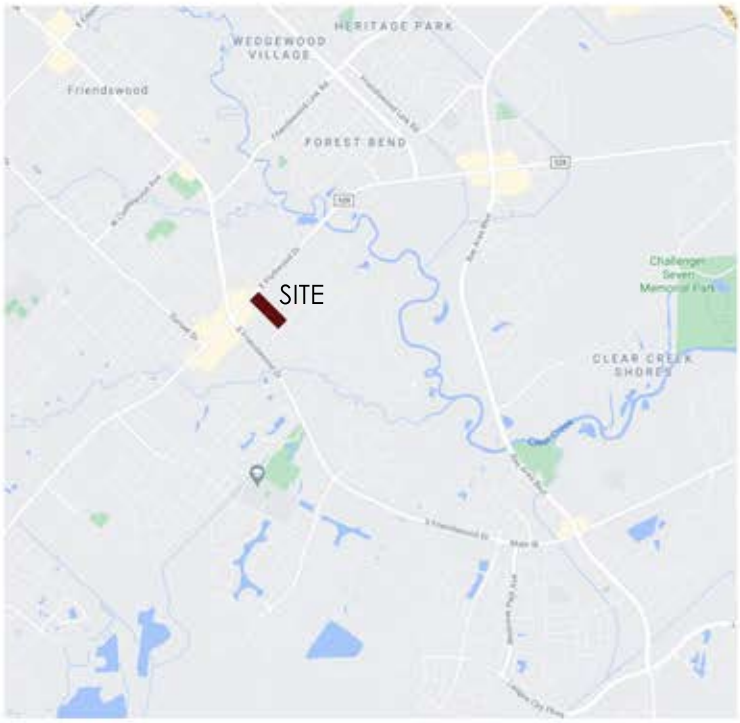
Friendswood GIS Mapping

1 " = 376 '

A DEVELOPMENT FOR
TANNOS LAND HOLDING II
FRIENDSWOOD, TEXAS.

INDEX:

COVER SHEET
MEMO
SURVEY
SITE PLAN (COLORED)
SITE PLAN
BUILDING ELEVATIONS



DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

MEMORANDUM
4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

Building Description

The Proposed Project consist of a four-story Class A Office Building of approximately 100,000 SF office with 290 parking spaces. The Building is designed to attract regional and national tenants into the Friendswood area and will have an occupancy load of approximately 750 people. As the anchor to an established development that already includes many restaurant and retail businesses, the concept of the design is to unite the area into a master planned development that promotes walkability and a relaxed working environment. To accomplish this, the Project will beautify the existing detention area into a park with improved landscaping and security lighting; locate the building as central in the development as possible to create unity with the existing establishments while being as far away from our residential neighbors as possible; and by enhancing a sense of place by continuing the established Architectural Style with a complementary backdrop.

Detention Enhancements

- 45 large trees | 11 small trees
- Approximately 1,434 linear feet of 5 to 7 feet wide crushed granite paths with steel edging
- 7 park benches
- 3 dog stations
- 2 Water Fountains with lighting
- Accent Landscape Lighting in Park Area Trees
- Walk Path and Accent Lighting

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer
Diamond Development Group
700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

MEMORANDUM
4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

PUD Regulation Matrix based on OPD

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b, e and k)	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 Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
PUD	10,000	100	100	30	15	25	10	25	10	70 (max. 4 stories)	Yes	H	30%

Zoning Ordinance Section 7.P. Permitted Use Table

Permitted uses would include:

- Monetary authorities – Central Bank
- Credit intermediation and related activities
- Securities, commodity contracts, and other financial investments and related activities
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Lessors of nonfinancial intangible assets (except copyrighted works)
- Professional, scientific and technical services
- Management of companies and enterprises
- Other school and instruction
- Ambulatory health care services
- Personal care services
- Other personal services
- Business, professional, labor, political, and similar organizations
- Executive, legislative, and other general government support

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM

- Administration of human resource programs
- Administration of environment quality programs
- Administration of housing programs, urban planning, and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Parking Analysis

Parking would comply with the City of Friendswood Design Criteria Manual: General Business Offices – 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.

Please feel free to contact me with questions, comments or additional information that I may assist you with.

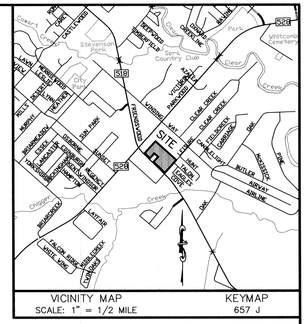
Best Regards,

Blair Korndorffer
Diamond Development Group

700 Gemini, Suite 260
Houston, Texas 77058
281.204.8400
contact@diamonddevelopmentgroup.com

LEGEND

B. L.	– BUILDING LINE
E. D. L. E.	– ELECTRIC DISTRIBUTION LINE EASEMENT
FND	– FOUND
G. C. C. F.	– GALVESTON COUNTY CLERK'S FILE
G. C. M. R.	– GALVESTON COUNTY MAP RECORDS
G. C. D. R.	– GALVESTON COUNTY DEED RECORDS
G. C. C. D. D.	– GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
IR	– IRON ROD
P. S. &U. E.	– PRIVATE SEWER AND UTILITY EASEMENT
R. O. W.	– RIGHT OF WAY
S. S. E.	– SANITARY SEWER EASEMENT
SQ. FT.	– SQUARE FEET
U. E.	– UTILITY EASEMENT
W. L. E.	– WATER LINE EASEMENT
W/	– WITH



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

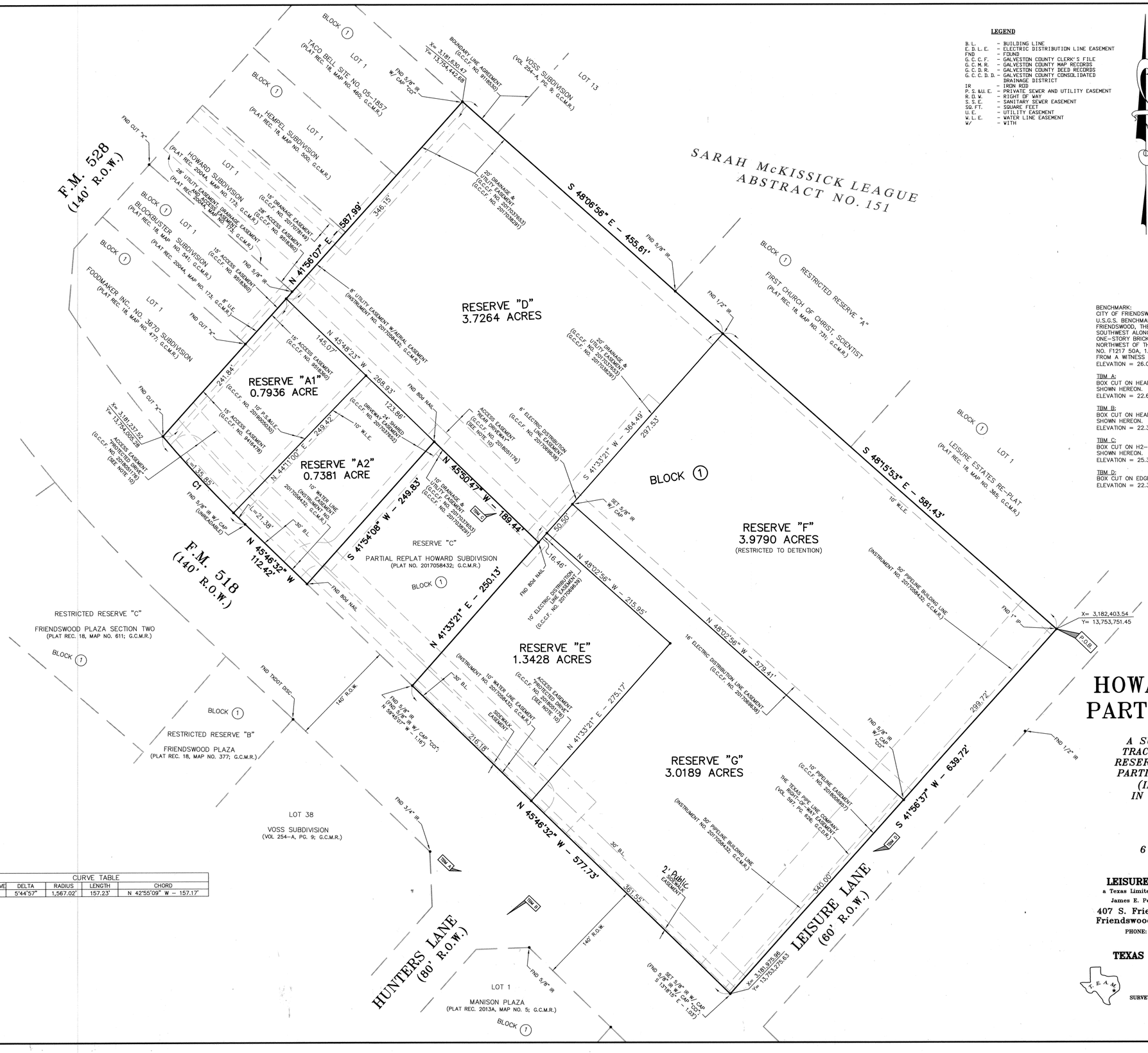
BENCHMARK:
CITY OF FRIENDSWOOD MARKER E–459:
U.S.G.S. BENCHMARK DISK (PID– AW102), 0.25 MILES SOUTHWEST ALONG F.M. 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE–STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. F1217 50A, 1.7 FEET SOUTHEAST OF A BARBED WIRE FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE MARK IS ABOUT LEVEL WITH THE AVENUE.
ELEVATION = 26.02' (1988 ADJUSTMENT)

TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.65'

TBM B:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.38'

TBM C:
BOX CUT ON H2–INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", LOCATION SHOWN HEREON.
ELEVATION = 25.31'

TBM D:
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.31'



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°44'57"	1,567.02'	157.23'	N 42°55'09" W – 157.17'

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", "D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (INSTRUMENT NO. 2017058432) IN THE SARAH MCKISSIK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James E. Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

FRIENDSWOOD DETENTION RESERVE ASSOCIATION
a Texas unicorporated non–profit association
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F–2906
www.team–civil.com

Job No. 487–28
MARCH 27, 2019

SHEET 2 OF 2

DRAWING INFO: Z:\Job#\487–28\dwg\487–28_P1_R3.dwg MAR 27, 2019 8:19 AM



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS

455.61'
S 48°6'56" E

20' DRAINAGE & UTILITY EASEMENT

15' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

20' DRAINAGE & UTILITY EASEMENT

346.15'
N 41°54'27" E

AREA 100,000 SF

20' DRAINAGE & UTILITY EASEMENT

6' ELECTRIC DISTRIBUTION LINE EASEMENT

S 41°53'21" W
364.49'

6' OPAQUE FENCE

581.43'
S 48°15'53" E

10' W.L.E

6' OPAQUE FENCE

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

DETENTION POND

50' PIPELINE BNLDING LINE

10' W.L.E

16' ELECTRIC DISTRIBUTION LINE EASEMENT

N 48°2'56" W
579.41'

S 41°56'37" W
633.72'

30' BUILDING SETBACK

SHARED ACCESS EASEMENT

N 48°2'56" W
215.95'

N 45°48'23" W
268.92'

N 45°50'47" W
189.44'

5' LANDSCAPE BUFFER

8' UTILITY EASEMENT W/AERIAL EASEMENT

15' ACCESS EASEMENT

241.84'
N 41°56'7" E

NOT IN SCOPE

249.43'
N 44°1'0" E

S 41°54'8" W
249.83'

266.13'
N 41°53'21" E

275.13'
N 41°53'21" E

NOT IN SCOPE

N 45°46'32" W
216.18'

N 45°46'32" W
361.55'

KEY

N
W
E
S

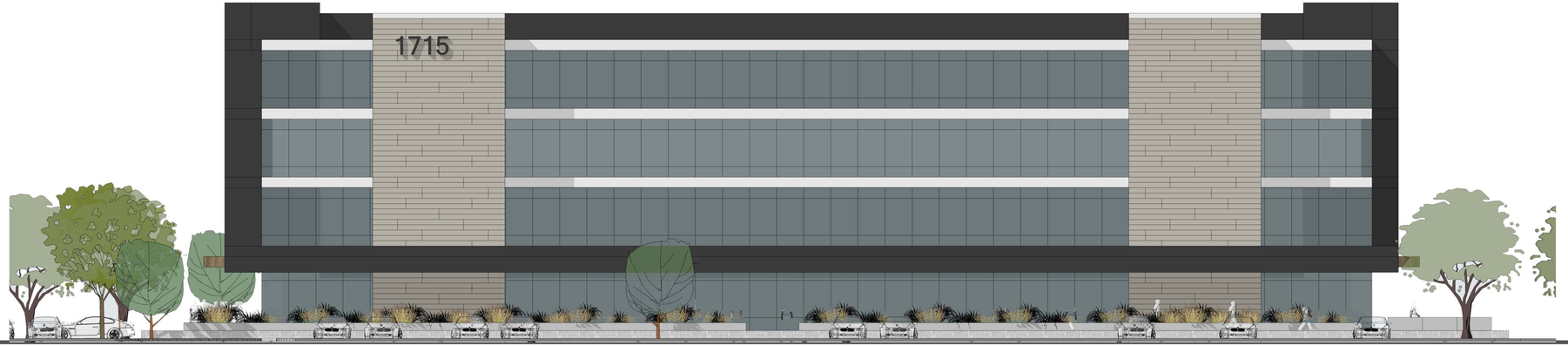
NORTH

1 OVERALL SITE PLAN

1 : 30


1715
1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS


1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



FRONT ELEVATION



SIDE ELEVATION

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

TANNOS LAND HOLDING I
1715 FRIENDSWOOD, TEXAS



BACK ELEVATION



SIDE ELEVATION

1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS

Rezoning Report

June 2021

Project: Tannos Development

Address: 1715 and 1771 S. Friendswood Dr.

Legal: 7.7054 acres known as Reserves D and F in the Howard Subdivision Replat No. 2, Friendswood, Galveston County, Texas

Request: Zone classification change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD)

Applicable Zoning Ordinance Excerpts:

PROPOSED ZONING

Zoning Ordinance
Section 7. Schedule of District Regulations:

J. *PUD, **planned unit development**, general purpose and description*. 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.

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.

The general purposes of all PUD, planned unit development 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…

PUD Application Requirements per Section 7.J. 2. Application

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.

Modification Procedures for a PUD once Approved:

(3) Modification of standards proposed within a PUD.

(a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.

(b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

EXISTING ZONING:

F. *(C-1) CSC,* ***Community Shopping Center District****, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.

4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

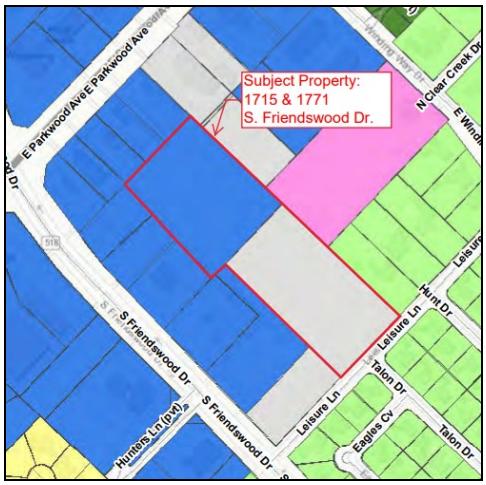
Existing Use/Site Attributes:
Reserve D is currently vacant and the detention pond that serves all of the tracts within the Howard Subdivision is located on Reserve F. All of the tracts except Reserve D are developed.



Aerial Photo – Friendswood GIS

Zoning History:
The current zoning Reserve D is Community Shopping Center (CSC) and Reserve F is Office Park District (OPD). Reserve F is already developed with a detention pond serving the Howard Subdivision tracts and will remain. A zone change was approved in 2017 to change the zoning of 3.202 acres adjacent to the subject property from Office Park District (OPD) to Community Shopping Center (CSC) (Ordinance 2017-30). The 3.202 acres is now platted as Reserve E and part of Reserve F. A 150-foot buffer of Office Park District (OPD) was preserved to limit the types of uses adjacent to the nearby neighborhoods.

Adjacent Zoning/Land Use:
The property is located at the intersection of FM 518 and FM 528. Access to the tracts is from two driveways on FM 518, one shared access from FM 528 between Starbucks and the Texan Bank building, as well as a driveway on Leisure Lane. The zoning of tracts immediately adjacent to the subject property are zoned Multi-Family Residential-Low Density (MFR-L) and tracts across Quaker Drive and E. Heritage Ave. are zoned Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:
The property has been platted and replatted over the years. The current recorded plat is the Howard Subdivision Partial Replat No. 2. No further platting will be required.

Planning Analysis:
The proposed Planned Unit Development is for a four-story Class A office building of approximately 100,000 square feet with 296 parking spaces. A regulation matrix has been provided which details the setbacks and height restrictions that would apply to the building located on 1715 S. Friendswood Drive. The proposed building height is 70 feet and 4 stories. Additionally, the allowed uses would be limited to the list specified within the PUD.

Per the PUD documentation, the intent for this development is to establish an anchor building to support the restaurants and businesses within the Virgatta development. Part of this project will also include improvements to the existing detention pond such as trees, a walking path, park benches, dog stations, improved lighting and water fountains.

Comprehensive Planning Analysis:
The Future Land Use Map identifies 1715 S. Friendswood Drive developing as retail and 1771 S. Friendswood Drive developing as office/business park; however, 1771 S. Friendswood Drive is already developed with a detention pond, which will remain.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:
The existing detention pond and storm sewer system were designed to serve all of the tracts within the Howard Subdivision; no additional detention will be required.

Utilities:
City water and sewer services are available to be extended to the site. Easements have been dedicated on adjacent tracts to facilitate the water and sewer connections. A fire hydrant must be located with 300 feet of any commercial structure.

Access:
The project has direct access to FM 518, Leisure Lane and FM 528 via shared access driveways. Additionally, a traffic light is currently being installed by Texas Department of Transportation at Leisure Lane and FM 518/S. Friendswood Drive.

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 27, 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
MAY 27, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 27, 2021, AT 07:04 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COUNCIL LIAISON GRIFFON WAS ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

None.

3. Consent Agenda

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

**Commissioner Richard Clark moved to approve Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

A. Consider approving the minutes for the Planning and Zoning Regular meeting held Thursday, April 22, 2021.

4. Action Items

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

A. Consideration and possible action regarding the partial preliminary plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey, A-69, Friendswood, Galveston County, Texas

**Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding the partial preliminary plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey, A-69, Friendswood, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

Harbin explained the commission had previously approved preliminary and final plats for this section but with only 50 lots. She said the limitation on lots was to allow time for the boulevard to be constructed so the subdivision would meet requirements for the number of egress points. Harbin said the boulevard will be completed before the subdivision so the developer is opting to plat all the lots instead of processing a replat at a later date.

5. Discussion Items

A. Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7.Q.3. Area and Height Exceptions regarding exceptions for maximum building height

Harbin said the commission reviewed the building height ordinance last year, specifically for a church wanting to construct a tall cross in the Downtown District. She said staff and the commission focused primarily on attachments to the top of buildings but did not explore increasing height, in general. She said this discussion is to allow taller buildings in other districts outside of the Downtown District (DD). She said currently 40-foot is the maximum height allowed in districts other than DD. She explained there are some exceptions such as properties adjacent to residential districts are allowed to reach 50-feet provided the building is setback at a 45 degree angle. Harbin said a few developments have increased height using Specific Use Permits (SUP) or Planned Unit Developments (PUD). Harbin said the impetus for this discussion is there is an upcoming application in the CSC/OPD district interested in building a taller structure. She said staff is sensitive to developers wanting taller buildings but also wants to protect the residents, as well.

Matranga asked if the proposed height would match up to that in the Downtown District or would it depend on how close the buildings are to residential districts. Harbin stated one idea is if you want a 70-foot tall building then the setback would be 140-feet or something to that nature. Perry said applicants can use an SUP or PUD to increase their height. Harbin explained staff is trying to get away from using SUP/PUD for one item, such as height. Perry stated he is not against the

subcommittee looking into it. He said traffic and density are more concerning than building height.

Sasson agreed with avoiding PUDs for single issues. He said he would prefer to establish the rules instead of trying for exceptions. He asked the commission to think about why would you allow or not allow 70-foot tall buildings outside of DD. He said he walked around the existing Tannos building that is 65-feet tall and feels a two to one setback would be reasonable to protect nearby homes.

Mann also said he is not against looking into changing the maximum height but that the commission needs to put a lot of time and energy into it. Hinckley said he is not a fan of PUDs.

Clark agreed the ordinance could be researched. He said he is not against PUDs but there are reasons for PUDs and building height is not one. Matranga stated the city is running out of space and the taller buildings are more economical. Matranga said he would not want to go too high, though.

B. Receive an update regarding the Panhandle PUD zone change request - a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to a Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres)

Harbin stated the applicant has withdrawn their PUD application following several meetings with staff and a subcommittee. She said the group worked together on tweaking existing ordinances to help the developer achieve the majority of their goals.

Matranga said he sat on the subcommittee and explained the property is in a unique area with unique challenges such as oil wells. He also said the panhandle area is lacking residential properties. Mann commented on the outstanding work by staff. He said the end result will be the developer following rules set forth by the city, the city making minor adjustments to city ordinances, and overall, both making progress. Sasson stated staff did a lot of back and forth with the developer to make this work.

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

A. Consideration and possible action setting the next two Planning and Zoning Commission regular meetings on (i) Thursday, June 10, 2021and (ii) Thursday, June 24, 2021.

7. Communications

A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.

Perry announced public forums will begin for considered changes to the Future Land Use map. He said upcoming dates and events will be on June 5th at the Farmer's Market, June 11th at Concert in the Park, a Town Hall meeting on June 14th, and display in the library.

Sasson said the subcommittee has a couple ordinance changes being worked on. He welcomed Kathy Koerner as she would soon become the next planning and zoning commissioner. And Sasson stated the Friendswood High School baseball team is currently experiencing an undefeated

season.

B. Receive an update on tasks from the Planning Subcommittee.

C. Receive an update on tasks from the Ordinance Subcommittee.

D. Receive general comments and communications from City Council from City Council Liaison, Robert Griffon.

Mayor Mike Foreman attended the meeting as Council Liaison and offered no comments.

E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

Harbin said the DRC report for April was included in the back up material. She stated the TxDOT sidewalks, curbs, and ramps program was starting construction next week. She said TxDOT agreed to install conduit for future light posts, as well. Harbin said the scope of work also includes six intersections to have mast arm fixtures and should be complete by December. Harbin said TxDOT will also be working on bridge repairs and the Leisure Lane light will be installed in the next few months.

Bennett said ordinance changes are in progress for tree mitigation and the subdivision ordinance. She announced the Zoning Board of Adjustment had received an application for June.

8. ADJOURNMENT

This meeting was adjourned at 07:46 PM.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: June 10, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Community Shopping and Office Park District (OPD) to Planned Unit Development (PUD).

Action: P&Z Recommendation

SUMMARY / ORIGINATING CAUSE

The proposed Planned Unit Development is for a four-story Class A office building of approximately 100,000 square feet with 296 parking spaces. A regulation matrix has been provided which details the setbacks and height restrictions that would apply to the building located on 1715 S. Friendswood Drive. The proposed building height is 70 feet and 4 stories. Additionally, the allowed uses would be limited to the list specified within the PUD.

Per the PUD documentation, the intent for this development is to establish an anchor building to support the restaurants and businesses within the Virgatta development. Part of this project will also include improvements to the existing detention pond such as trees, a walking path, park benches, dog stations, improved lighting and water fountains.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Commercial development is always beneficial to the City of Friendswood. The concern with this site is access and traffic. A traffic light will soon be installed at FM 518 and Leisure Lane, and limiting the uses of the building (per the application) will limit the types of uses to office types uses and not add any additional retail or restaurants to the development.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application_1715 S Friendswood Dr
2. Deeds 1715 and 1771 S Friendswood Drive
3. Partial Replat_Howard Subdivision No 2
4. Aerial Map_1715 S Friendswood Dr
5. Location Map_1715 S Friendswood Dr
6. Zoning Map_1715 S Friendswood Dr
7. Proposed PUD
8. 1715 and 1771 S Friendswood Dr Rezoning Report

City of Friendswood
APR 22 2021
Received by:

City of Friendswood – Community Development
910 S. Friendswood Drive
Friendswood, TX 77546
Phone: 281-996-3201 Fax: 281-996-3260
ww.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC + OPD

TYPE OF ZONE CHANGE (check one):

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

PROPERTY IDENTIFICATION:

Address: 1715 South Friendswood Drive + 1771 S. Friendswood
Platted Land – Plat Name: Howard Sub Replat No 2 Lot: _____ Block: _____
Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Virgata Properties Phone: 713 724-9766
Owner's Mailing Address: 407 S. Friendswood Dr
City: Friendswood State: TX Zip: 77546 Fax: _____
Owner's Email Address: Jim@Virgataproperty.com

AGENT'S NAME : Louis Tannos Phone: 713-447-3508
Agent's Mailing Address: 1806 Sterling Creek Drive
City: Friendswood State: TX Zip: 77546 Fax: _____
Agent's Email Address: Ltannos@tannosconstruction.com

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: _____ Date: 4-13-21

Agent's Signature: _____ Date: 4-13-21

Received By: Becky Bennett	Application Number: 2021-0017
Date of Public Hearing: 6-10, 7-12	Received Date: 4-22-2021
Property Owner Notices: 5-28-2021	Newspaper Notice: 5-17-2021
	Sign on Property: 5-28-2021

Address of Grantee:
Leisure Lane LLC
407 S. Friendswood Drive
Friendswood, Texas 77546
Attn: David Boone, Manager

After Recording, Return to:
Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Floor
Houston, Texas 77056

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

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

That TEXAS CITIZENS BANK, N.A. ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid to Grantor by LEISURE LANE LLC (herein referred to as "**Grantee**"), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, and the further consideration of **ONE MILLION EIGHT HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($1,888,750.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee their certain tracts or parcels of land in Galveston County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights, titles and interests appurtenant thereto (such land and interest are hereinafter collectively referred to as the "**Property**").

The above-mentioned note is in the total sum of **$2,688,750.00, $1,888,750.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

TH1720432-H

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

EXECUTED on the date of the acknowledgment herein below, to be effective as of the 2nd day of April, 2018.

[Signature and acknowledgment on following page]

TEXAS CITIZENS BANK, N.A.

By: _____
Duncan W. Stewart, Chairman and
Chief Executive Officer

THE STATE OF TEXAS §
§
COUNTY OF ~~GALVESTON~~ HARRIS §

This instrument was acknowledged before me on this the 29th day of March, 2018, by Duncan W. Stewart, Chairman and Chief Executive Officer of Texas Citizens Bank, N.A., a national banking association, on behalf of said association.

TINA KENNEDY
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-02-2019

_____
Notary Public in and for the State of Texas

EXHIBIT "A"

PARCEL DESCRIPTION

Tract 1: (Fee)

All of Reserves "A" and "B" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

Tract 2: (Easement)

An easement for vehicular and pedestrian ingress and egress as set forth and described in instrument recorded in/ under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas.

Tract 3: (Easement)

A perpetual, non-exclusive access easement for a shared driveway as set forth and described in instrument recorded County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

Tract 4: (Easement)

A perpetual, non-exclusive easement for drainage as set forth and described in instrument recorded in/under County Clerk's File No. 201707 8149 of the Official Public Records of Galveston County, Texas.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. The restrictive covenants as set forth in County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

2. An easement for purposes of ingress and egress located on subject property granted to Foodmaker, Inc., their successors and assigns, by instrument recorded under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

3. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

5. Intentionally Omitted.

6. A water line easement, 10 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

7. A utility easement, 8 feet in width, along the Northwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

8. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

9. Building setback line, 30 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

10. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in

instrument recorded under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

11. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded under Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.

12. Oil, gas and mineral lease dated December 04, 1925, recorded under Volume 380, Page 607 in the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.

13. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom as same are set forth in instrument recorded under Volume 923, Page 65 in the Office of the County Clerk of Galveston County, Texas.

14. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.

15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

16. Intentionally Omitted.

17. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line (as to Reserve B) and an electric box located near the southwesterly property line (as to Reserve A), as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 2, 2018.

FILED AND RECORDED

Instrument Number: *2018019486*

Recording Fee: 46.00

Number Of Pages:7

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SPECIAL
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: APRIL 2, 2018

Grantor: **JACK A. HOWARD**

Grantor's Mailing Address (including county):
1419 LOMAX SCHOOL RD
LA PORTE, TX 77571

Grantee: **LEISURE LANE LLC**
a Texas Limited Liability Company

Grantee's Mailing Address (including county):

407 S. Friendswood Drive
Friendswood, Galveston County, Texas 77546

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged and the further consideration of **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE.

The above-mentioned note is in the total sum of **$2,688,750.00, $500,000.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein,

Property (including any improvements):

TRACT ONE:
All of Reserve "D" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision In Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

TRACT FOUR: (EASEMENT)
A perpetual, non-exclusive access easement as described and set forth in instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

TFT172043 20-N

This conveyance and the warranties of title contained herein are expressly made subject to those certain encumbrances, easements, and other matters described below (the "Permitted Encumbrances"), but only to the extent that such Permitted Encumbrances are validly in effect and apply to the Property:

1. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

2. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by Instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

3. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4. A non-exclusive easement for purposes of underground electric lines and facilities located on subject property granted to Texas-New Mexico Power Company by instrument recorded under County Clerk's File No. 2017069838 of the Official Public Records of Galveston County, Texas.

5. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded In/under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

6. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.

7. Oil, gas and mineral lease dated December 04, 1925, recorded in Volume 380, Page 607 In the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.

8. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom, as same are set forth in instrument recorded In Volume 923, Page 65 In the Office of the County Clerk of Galveston County, Texas.

9. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights In connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.

10. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line, as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 02, 2018.

Grantor, for the Consideration and subject to the Permitted Encumbrances, 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 heirs, executors, administrators, successors, and assigns forever. Grantor hereby 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 heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor and not otherwise, except as to the Permitted Encumbrances.

The vendor's lien against and superior title to the Property are retained until the note described herein 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.

EXECUTED this 2 day of APRIL, 2018.

Ron Allen

ROBERT NOLAN ALLEN,
Attorney-in-Fact for JACK A. HOWARD

STATE OF TEXAS)
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 2nd day of April, 2018, by **ROBERT NOLAN ALLEN, Attorney-in-Fact for JACK A. HOWARD (also known as JACK ALLEN HOWARD).**

Donna Marie Jackson

Notary Public in and for THE STATE OF TEXAS

DONNA MARIE JACKSON
Notary Public, State of Texas
Comm. Expires 01-19-2021
Notary ID 38[illegible]78-9

Loan origination organization: HOMETOWN BANK, NATIONAL ASSOCIATION
NMLS ID 478260
Loan Originator: Allan Rasmussen, Jr.
NMLS ID 684576

AFTER RECORDING RETURN TO:

Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Fl.
Houston, Texas 77056

PREPARED IN THE LAW OFFICE OF:

RIDER & WILSON
Suite 802, 2200 Market Street Tower
2200 Market Street
Galveston, Texas 77550

FILED AND RECORDED

Instrument Number: *2018019487*

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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

This is a Correction Deed, given and accepted in place of that certain Contribution Special Warranty Deed dated October 11, 2018, executed from Grantor to Grantee and recorded under Instrument No. 2018062010 of the Official Public Records of Galveston County, Texas, to correct the description of the property conveyed therein.

CORRECTION CONTRIBUTION SPECIAL WARRANTY DEED

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

THAT **Jack A. Howard**, an individual residing in the State of Texas ("*Grantor*"), for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, CONTRIBUTED, and CONVEYED, and by these presents does GRANT, CONTRIBUTE, and CONVEY, unto **Friendswood Detention Reserve Association**, a Texas unincorporated non-profit association with a mailing address of 407 S. Friendswood Drive, Friendswood, Texas 77546 ("*Grantee*"), that certain unimproved real property located in Galveston County, Texas, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "*Property*").

This conveyance, however, is made and accepted subject to (a) the matters herein stated, (b) those easements, restrictions, reservations, and other matters of record set forth in the public records, and (c) real estate taxes and standby fees for the year 2018 (which have been prorated as of the date hereof and assumed by Grantee) and subsequent years.

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend, all and singular, the Property and premises unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page left blank; Signature page follows]

EXECUTED this 11th day of October, 2018.

GRANTOR:

ROBERT NOLAN ALLEN, in his capacity as power-of-attorney for and on behalf of JACK A. HOWARD

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 11 day of October, 2018, by Robert Nolan Allen, in his capacity as power-of-attorney for and on behalf of Jack A. Howard.

MARIA A. VELASCO
My Notary ID # 10865325
Expires May 21, 2021

Notary Public, in and for the State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

All of Restricted Reserve "F" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4836-8668-3254, v. 1

FILED AND RECORDED

Instrument Number: *2018062191*

Recording Fee: 34.00

Number Of Pages:4

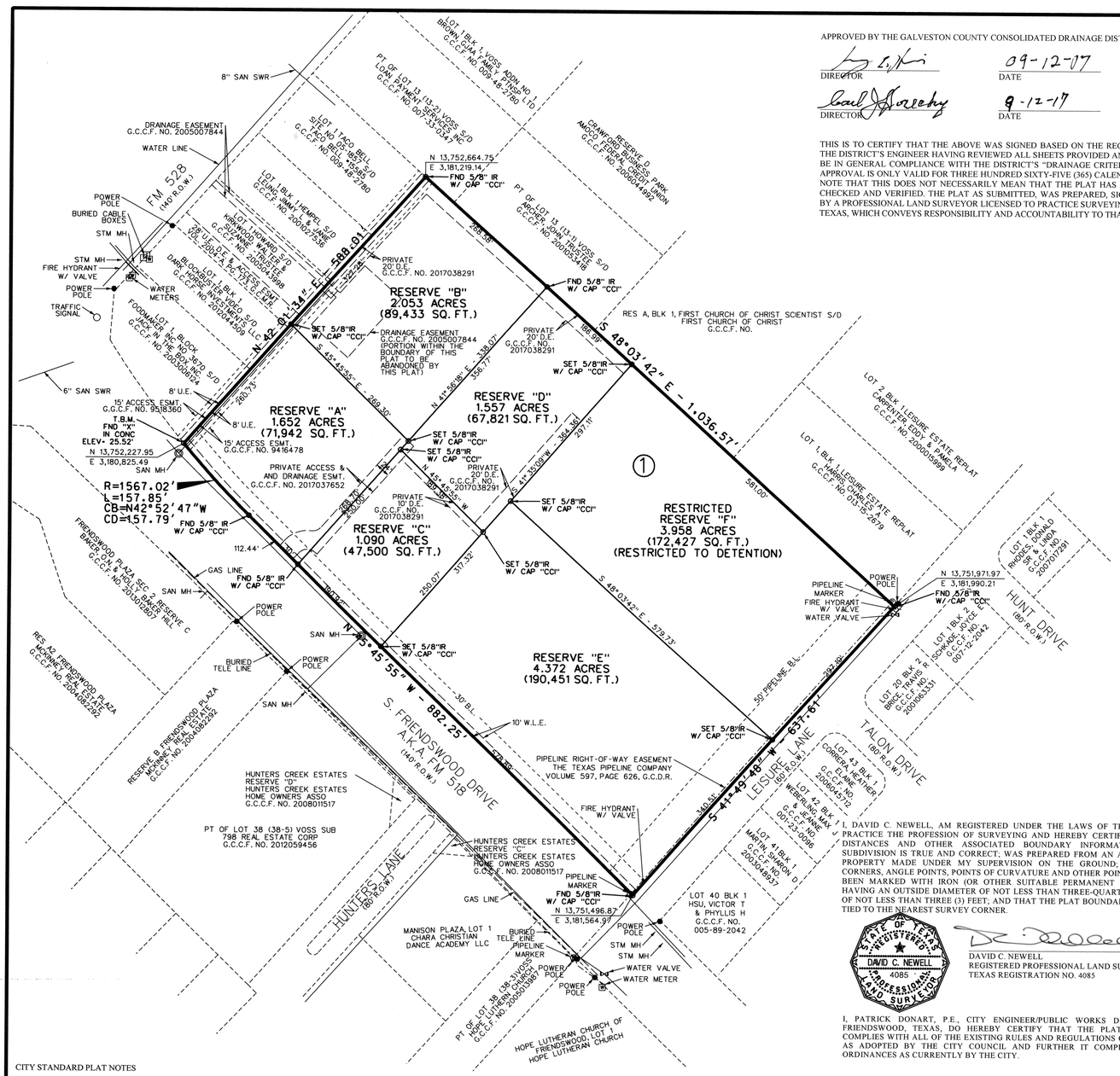
Filing and Recording Date: 10/15/2018 11:11AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR — DATE 09-12-17

DIRECTOR — DATE 9-12-17

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

CITY STANDARD PLAT NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. EACH OWNER OF A RESERVE MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG ITS RESPECTIVE RESERVE 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.
2. 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.
3. 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.
4. 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 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 TEXAS NEW MEXICO POWER.
5. 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.
6. 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.
7. 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 OWNER.

G.C.C.D.D. NOTES

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. 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.

BENCHMARK:
RM010090 IS AN ALUMINUM DISC STAMPED "A 100 BM 04 RESET 2001" MONUMENT IS LOCATED ON SIDEWALK ON DOWNSTREAM SIDE OF BRIDGE AT CENTER OF CLEAR CREEK BRIDGE ON FM 528 APPROX. 4 MILES EAST OF I-45 AND FM 528. DATUM: NAD83, 2001 ADJUSTMENT. ELEVATION = 23.893'

TBM:
"X" SCRIBED IN CONCRETE FOUND AT THE WEST MOST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 25.52'

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

STATE OF TEXAS REGISTERED DAVID C. NEWELL 4085 PROFESSIONAL LAND SURVEYOR

DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

I, PATRICK DONART, P.E., CITY ENGINEER/PUBLIC WORKS DIRECTOR OF THE CITY FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE THE CITY AS ADOPTED BY THE CITY COUNCIL AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY BY THE CITY.

BY: _____
PATRICK DONART, P.E.

I, ALLAN RASMUSSEN, SENIOR VICE PRESIDENT OF HOMETOWN BANK, N.A. OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT HOWARD SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN GALVESTON COUNTY CLERK'S FILE NO. 2017029385, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ALLAN RASMUSSEN, SENIOR VICE PRESIDENT
HOMETOWN BANK, N.A.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLAN RASMUSSEN, SENIOR VICE PRESIDENT OF HOMETOWN BANK, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AVERY R FORD NOTARY PUBLIC STATE OF TEXAS 05-19-2020

STATE OF TEXAS
COUNTY OF GALVESTON

I, JACK A. HOWARD ACTING BY AND THROUGH ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT, WE, TEXAS CITIZENS BANK N.A., ACTING BY AND THROUGH DUNCAN STEWART, CHAIRMAN AND CEO, WE, LEISURE LANE, LLC, ACTING BY AND THROUGH JIM PETERSON, SENIOR PARTNER, AND WE, LT-CN FRIENDSWOOD, LLC, ACTING BY AND THROUGH RICHARD TURCOTTE, MANAGER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 14.682 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PARTIAL REPLAT HOWARD SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS 25th DAY OF SEPTEMBER, 2017.

JACK A HOWARD by ROBERT NOLAN ALLEN
AS ATTORNEY-IN-FACT

DUNCAN STEWART, CHAIRMAN AND CEO
TEXAS CITIZENS BANK N.A

JIM PETERSON, SENIOR PARTNER
LEISURE LANE, LLC

RICHARD TURCOTTE, MANAGER
LT-CN FRIENDSWOOD, LLC

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT ON BEHALF OF JACK A. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TINA KENNEDY NOTARY PUBLIC State of Texas Comm. Exp. 12-02-2019

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN STEWART, CHAIRMAN AND CEO OF TEXAS CITIZENS BANK N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TINA KENNEDY NOTARY PUBLIC State of Texas Comm. Exp. 12-02-2019

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM PETERSON, SENIOR PARTNER, LEISURE LANE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MELANIE REECE-HODGE Notary Public, State of Texas Comm. Expires 10-28-2020 Notary ID 130876729

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD TURCOTTE, MANAGER, LT-CN FRIENDSWOOD, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF SEPTEMBER 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SUSAN WIKARI Notary Public STATE OF TEXAS ID# 131145036 My Comm. Exp. May 25, 2021

I, MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT HOWARD SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN GALVESTON COUNTY CLERK'S FILE NO. 2017034981, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

MICHAEL RAMIREZ, SENIOR VICE PRESIDENT
SOUTHSIDE BANK

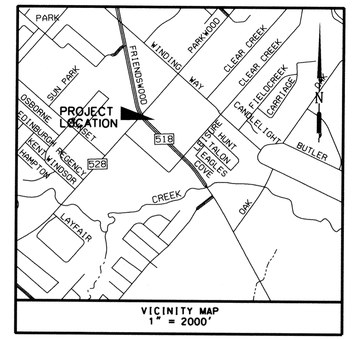
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

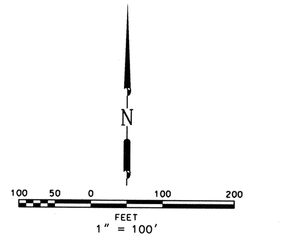
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MARY JOY F BARNES Notary Public STATE OF TEXAS ID# 129153523 My Comm. Exp. Oct 29 2020



VICINITY MAP
1" = 2000'



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARTIAL REPLAT HOWARD SUBDIVISION, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 28 DAY OF September, 2017.

BY: Becky Summers
BECKY SUMMERS
DEVELOPMENT COORDINATOR

BY: Rhonda S Neel
RHONDA NEEL
CHAIRMAN

I, DWIGHT D. SULLIVAN, GALVESTON COUNTY CLERK, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE ON _____, 2017, AT ___ O'CLOCK, ___M. AND DULY RECORDED IN MY OFFICE ON _____, 2017, AT ___ O'CLOCK ___M. IN INSTRUMENT NO. _____, GALVESTON COUNTY RECORDS.

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

BY: _____
DEPUTY

DWIGHT D. SULLIVAN,
COUNTY CLERK
GALVESTON COUNTY, TEXAS

REASONS FOR REPLAT:
1. TO REMOVE INT SIDE 10' B.L. AND 25' REAR B.L.
2. INCORPORATE ADJACENT 8.358 ACRES.
3. SUBDIVIDE RESERVE "A" INTO 4 RESERVES.
5. RELOCATE DETENTION POND FROM RESERVE B AND INCORPORATE DRAINAGE CAPACITY INTO DETENTION POND IN RESERVE F.

PARTIAL REPLAT HOWARD SUBDIVISION

A SUBDIVISION OF 14.682 ACRES OF LAND
BEING ALL OF RESERVE "A"
OF HOWARD SUBDIVISION RECORDED
IN VOLUME 2004-A, PAGE 173, GALVESTON
COUNTY MAP RECORDS AND BEING OUT OF LOT
26, VOSS SUBDIVISION, RECORDED IN VOLUME
254-A, PAGE 9, GALVESTON COUNTY MAP RECORDS.
IN THE
SARA MCKISSICK LEAGUE, ABSTRACT NO. 151
FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

6 RESERVES 1 BLOCK

SEPTEMBER 06, 2017

OWNERS:

TEXAS CITIZENS BANK, N.A.
4949 FAIRMONT PARKWAY
PASADENA, TEXAS
713-948-5700

LEISURE LANE, LLC
407 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546

JACK HOWARD
1419 LOMAX SCHOOL ROAD
LA PORTE, TEXAS 77571
713-456-0420

LT-CN FRIENDSWOOD, LLC
6116 N CENTRAL EXPRESSWAY
SUITE 617
DALLAS, TEXAS 75206

SURVEYOR:
Civil Concepts, Inc.
3425 FEDERAL STREET
PASADENA, TEXAS 77504
OFFICE: 713.947.6606
SURVEYING & MAPPING
CIVIL ENGINEERING

PROJECT 90-10

USER: Unified Workspace DATE: 3/28/2017 - 2:07:52 PM
S:\PROJECTS\2010\90-10 518 & 528 Friendswood\2016\Plat\Eg\90-10 Plat.DGN

STATE OF TEXAS :
COUNTY OF GALVESTON:

We, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, and Friendswood Detention Reserve Association, a Texas unincorporated non-profit association; Owners; hereinafter referred to as Owners of the 13.5989 acre tract described in the above and foregoing map of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever an unobstructed aerial easements above the ground level upward, to all public utility easements shown hereon.

IN TESTIMONY WHEREOF THE, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, thereunto authorized, this 28th day of MARCH, 2019.

Leisure Lane LLC, a Texas limited liability company

By: _____
James E. Peterson, Manager

STATE OF TEXAS:
COUNTY OF Galveston:

BEFORE ME, the undersigned authority, on this day personally appeared James E. Peterson, Manager of Leisure Lane LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas
My Commission Expires 10-26-2020

Melanie Hodge
Notary Public

MELANIE REECE-HODGE
Notary Public, State of Texas
Comm. Expires 10-26-2020
Notary ID 130870729

IN TESTIMONY WHEREOF THE, Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, acting by and through JAMES PETERSON, ~~Manager~~ DIRECTOR, thereunto authorized, this 28th day of MARCH, 2019.

Friendswood Detention Reserve Association, a Texas unincorporated non-profit association

By: _____ JAMES PETERSON DIRECTOR
Signature Print Name and Title

STATE OF TEXAS:
COUNTY OF Galveston:

BEFORE ME, the undersigned authority, on this day personally appeared James Peterson DIRECTOR, ~~Manager~~ of Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas
My Commission Expires 10-26-2020

Melanie Hodge
Notary Public

MELANIE REECE-HODGE
Notary Public, State of Texas
Comm. Expires 10-26-2020
Notary ID 130870729

AVERY R. FORD
NOTARY PUBLIC
STATE OF TEXAS
ID #132004135
EXP. 05-19-2020

STATE OF Texas:
COUNTY OF Galveston:

We, Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as HOWARD SUBDIVISION PARTIAL REPLAT NO 2, said lien being evidenced by instruments of record in Galveston County County Clerk's File Nos. 2017037303, 2017029384, 2017029385, 2017037504, 2017037505, 2018019386, 2018019486, 2018019487, 2018019488, 2018019489, 2018064395, 2018063231, 2018063232, and 2018069071, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____ Attest: _____
Signature Signature

Allan Rasmussen Sr. EVP
Print Name & Title

Scott Asimakis AVP
Print Name & Title

STATE OF TEXAS:
COUNTY OF GALVESTON:

BEFORE ME, the undersigned authority, on this day personally appeared Allan Rasmussen, Sr. EVP, and Scott Asimakis, AVP, of Hometown Bank, National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of MARCH, 2019.

Notary Public in and for the State of Texas
My Commission Expires: 5/19/20

Notary

AVERY R. FORD
NOTARY PUBLIC
STATE OF TEXAS
ID #132004135
EXP. 05-19-2020

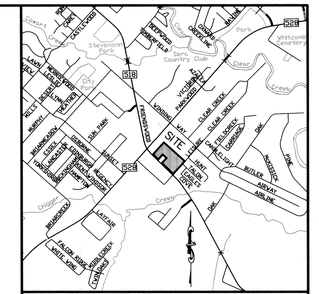
This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, in conformance with the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this 15 day of April, 2019.

BY: Becky Summers
Becky Summers, Development Coordinator

BY: Joe Matranga
Joe Matranga, Chairman

I, Morad Kabiri P.E., City Engineer [redacted] of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas; and further, it complies with all of the ordinances as currently adopted by City Council.

By: _____
Morad Kabiri P.E., [redacted] City Engineer [redacted]



Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ 4-4-19 DATE

DIRECTOR _____ 4-4-19 DATE

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note, this does not necessarily mean that all the calculations provided in these plans have been completely checked and verified. The plans submitted have been prepared, signed, and sealed by a Professional Engineer licensed to practice engineering in the state of Texas, which conveys the engineer's responsibility and accountability.

STATE OF TEXAS :
COUNTY OF GALVESTON:

I, Dwight D. Sullivan, Clerk of the County of Galveston County, Texas, do hereby certify that the written instrument with its certificate and authentication was filed for record in my office on _____, 2019, at _____.m. o'clock and duly recorded on _____, 2019, _____.m. o'clock, and in Instrument # _____, of the Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston, Texas, the day and date last above written.

By: _____
Dwight D. Sullivan
Clerk of the County Court
Galveston County, Texas

By: _____
Deputy

NOTES:

1.) 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.

2.) 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.

3.) 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.

4.) 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; FRIENDSWOOD DETENTION RESERVE ASSOCIATION 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.

5.) 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.

6.) 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.

7.) 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.

8.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NO. 2017058432 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

9.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF EASEMENTS AND RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NOS. 9416478, 2018046832, AND 2018061651 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

10.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2018051176 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

G.C.C.D.D. NOTES:

1.) BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.

2.) THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

3.) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.

4.) ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.

5.) PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

6.) NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.

7.) 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.

I, Brian Nesvadba, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above referenced subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

STATE OF TEXAS
REGISTERED
BRIAN NESVADBA
5776
PROFESSIONAL
LAND SURVEYOR

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", 'D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (INSTRUMENT NO. 2017058432) IN THE SARAH MCKISSIK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James E. Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

FRIENDSWOOD DETENTION RESERVE ASSOCIATION
a Texas unincorporated non-profit association
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

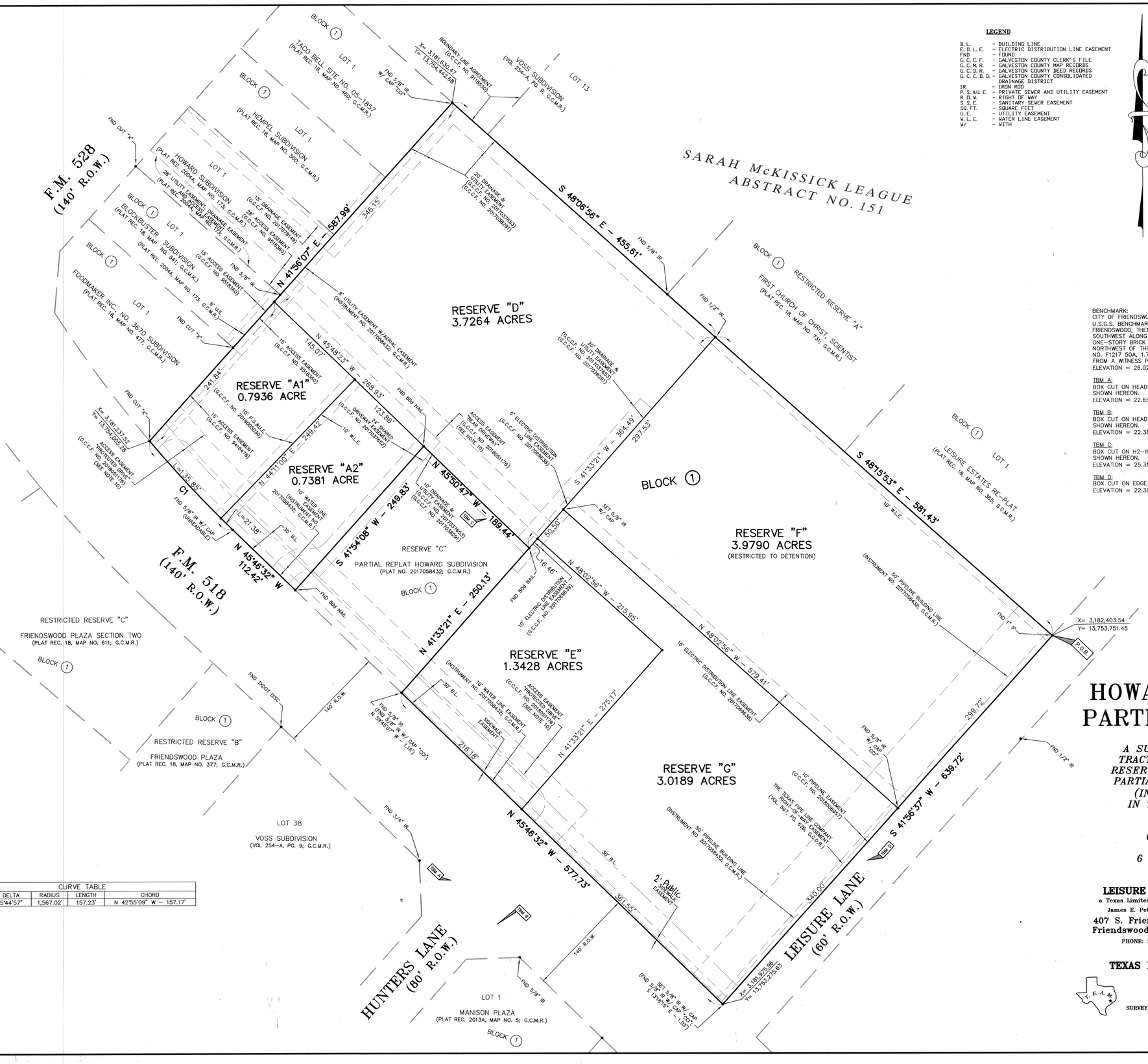
~ SURVEYOR ~

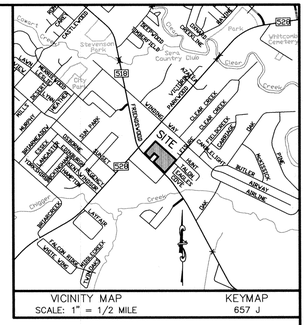
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

Job No. 487-28
MARCH 27, 2019

SHEET 1 OF 2

DRAWING INFO: Z:\Job#\487-28\dwg\487-28_P1_R3.dwg MAR 27, 2019 8:19 AM





GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BENCHMARK:
CITY OF FRIENDSWOOD MARKER E-459:
U.S.G.S. BENCHMARK DISK (PID- AW102), 0.25 MILES SOUTHWEST ALONG F.M. 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. F1217 50A, 1.7 FEET SOUTHEAST OF A BARBED WIRE FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE MARK IS ABOUT LEVEL WITH THE AVENUE.
ELEVATION = 26.02' (1988 ADJUSTMENT)

TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.65'

TBM B:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.38'

TBM C:
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", LOCATION SHOWN HEREON.
ELEVATION = 25.31'

TBM D:
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.31'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°44'57"	1,567.02'	157.23'	N 42°55'09" W - 157.17'

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", "D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (INSTRUMENT NO. 2017058432) IN THE SARAH MCKISSIK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, CALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James E. Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

FRIENDSWOOD DETENTION RESERVE ASSOCIATION
a Texas unicorporated non-profit association
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

Job No. 487-28
MARCH 27, 2019

SHEET 2 OF 2

DRAWING INFO: Z:\Job#\487-28\dwg\487-28_P1_R3.dwg MAR 27, 2019 8:19 AM



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 " = 188 '

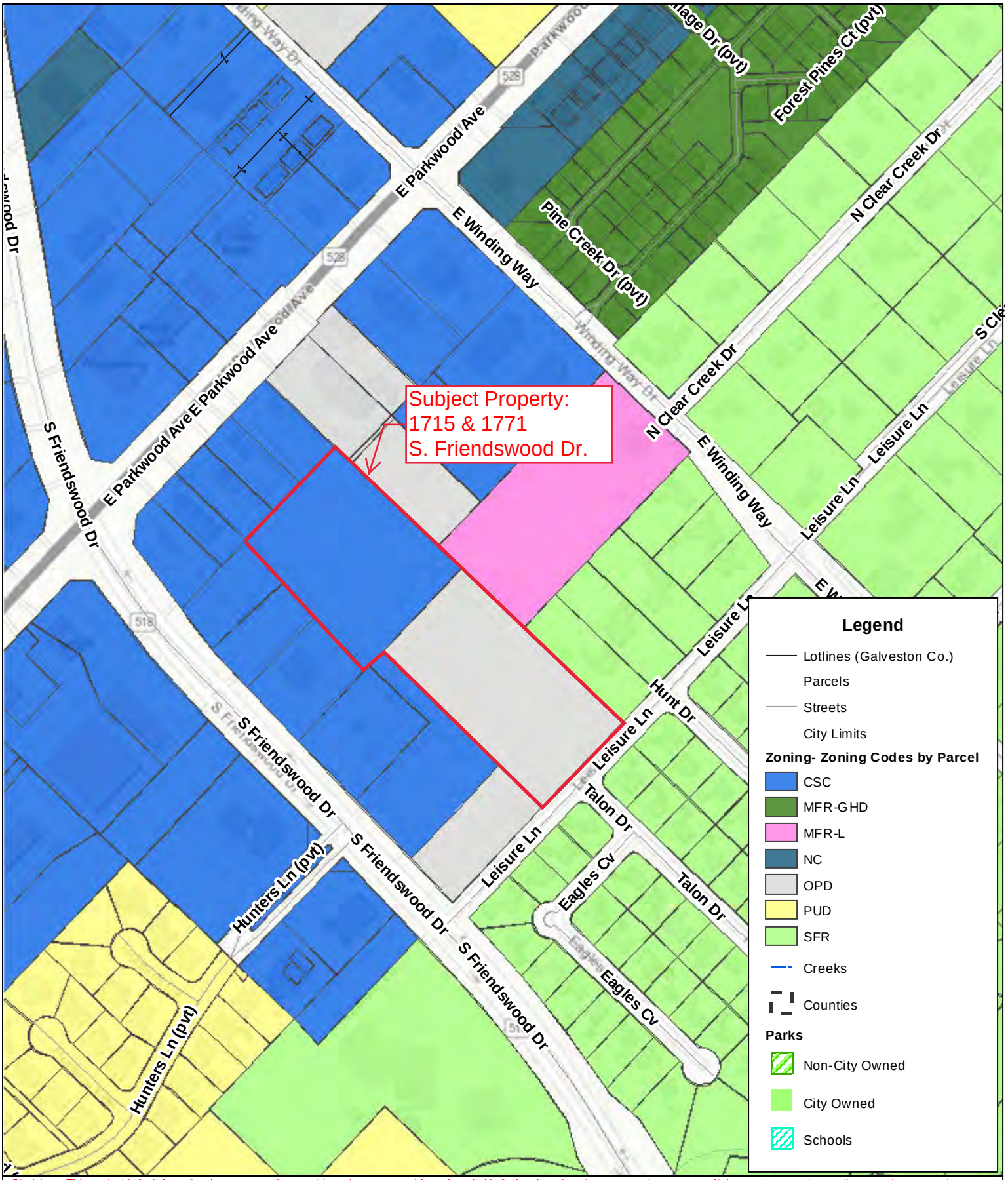


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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 '



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

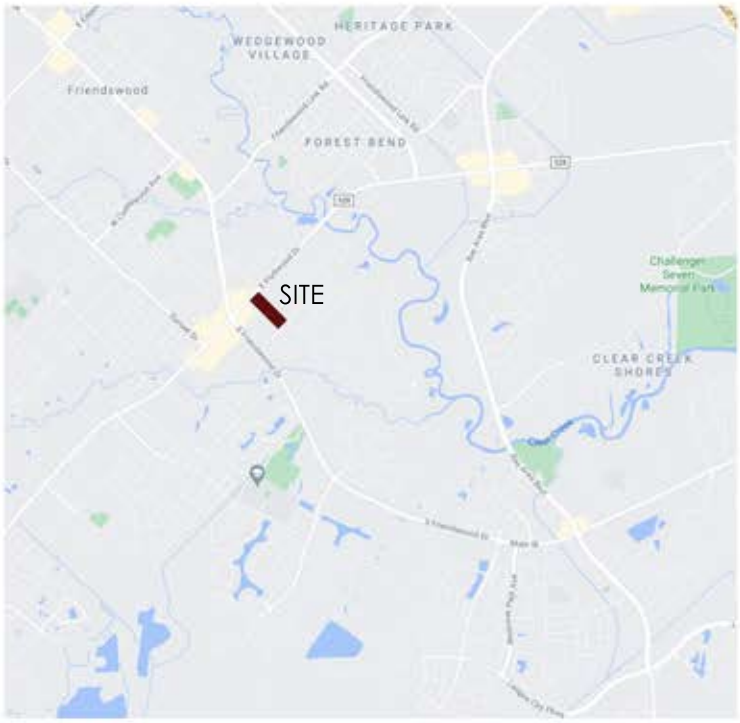
Friendswood GIS Mapping

1 " = 376 '

A DEVELOPMENT FOR
TANNOS LAND HOLDING II
FRIENDSWOOD, TEXAS.

INDEX:

COVER SHEET
MEMO
SURVEY
SITE PLAN (COLORED)
SITE PLAN
BUILDING ELEVATIONS



DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

MEMORANDUM

4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

Building Description

The Proposed Project consist of a four-story Class A Office Building of approximately 100,000 SF office with 290 parking spaces. The Building is designed to attract regional and national tenants into the Friendswood area and will have an occupancy load of approximately 750 people. As the anchor to an established development that already includes many restaurant and retail businesses, the concept of the design is to unite the area into a master planned development that promotes walkability and a relaxed working environment. To accomplish this, the Project will beautify the existing detention area into a park with improved landscaping and security lighting; locate the building as central in the development as possible to create unity with the existing establishments while being as far away from our residential neighbors as possible; and by enhancing a sense of place by continuing the established Architectural Style with a complementary backdrop.

Detention Enhancements

- 45 large trees | 11 small trees
- Approximately 1,434 linear feet of 5 to 7 feet wide crushed granite paths with steel edging
- 7 park benches
- 3 dog stations
- 2 Water Fountains with lighting
- Accent Landscape Lighting in Park Area Trees
- Walk Path and Accent Lighting

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer
Diamond Development Group
700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

MEMORANDUM
4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

PUD Regulation Matrix based on OPD

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b, e and k)	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 Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
PUD	10,000	100	100	30	15	25	10	25	10	70 (max. 4 stories)	Yes	H	30%

Zoning Ordinance Section 7.P. Permitted Use Table

Permitted uses would include:

- Monetary authorities – Central Bank
- Credit intermediation and related activities
- Securities, commodity contracts, and other financial investments and related activities
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Lessors of nonfinancial intangible assets (except copyrighted works)
- Professional, scientific and technical services
- Management of companies and enterprises
- Other school and instruction
- Ambulatory health care services
- Personal care services
- Other personal services
- Business, professional, labor, political, and similar organizations
- Executive, legislative, and other general government support

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM

DIAMOND
DEVELOPMENT
CONSTRUCTION

- Administration of human resource programs
- Administration of environment quality programs
- Administration of housing programs, urban planning, and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Parking Analysis

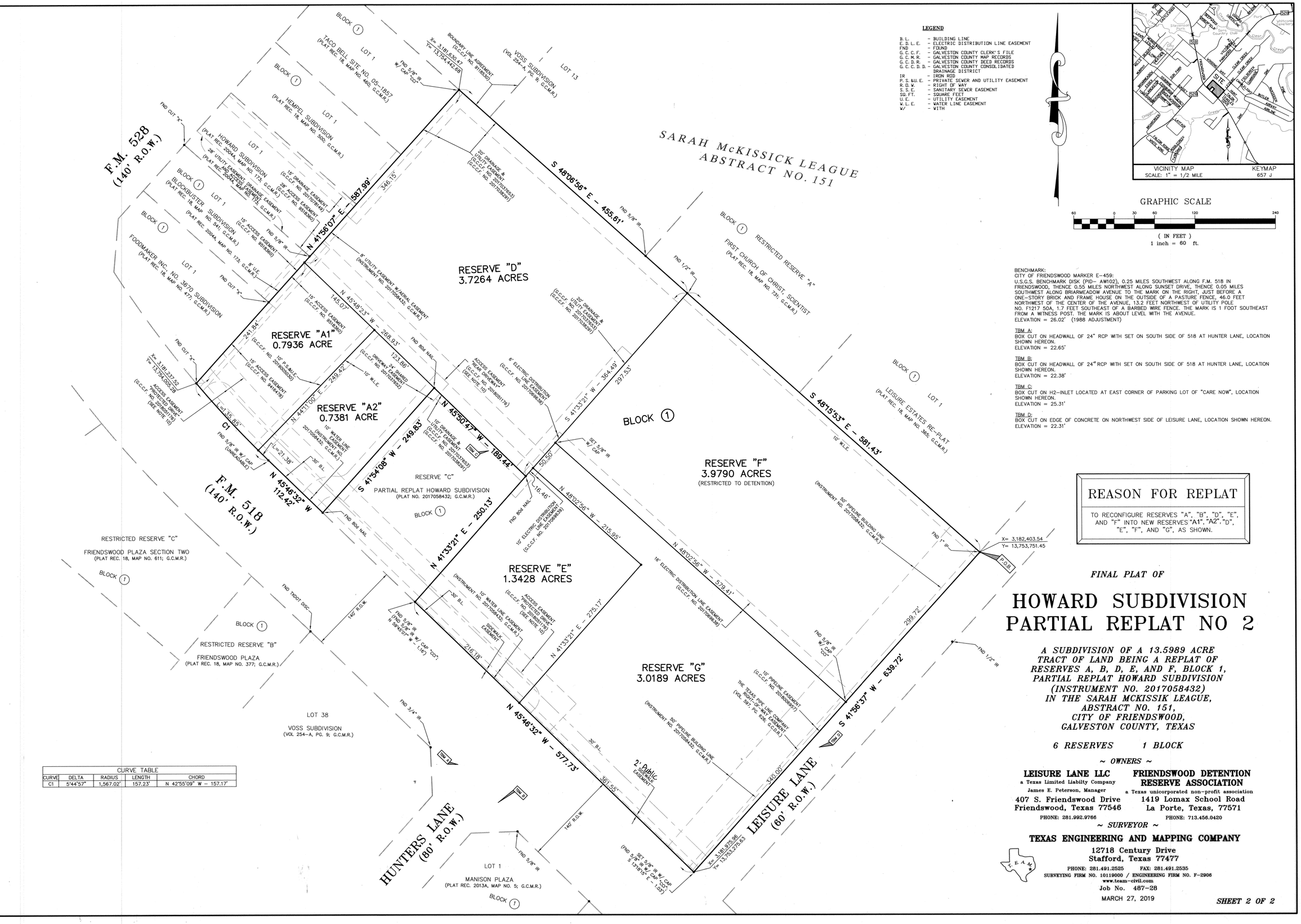
Parking would comply with the City of Friendswood Design Criteria Manual: General Business Offices – 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer
Diamond Development Group

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
281.204.8400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM


F.M. 528
(140' R.O.W.)
F.M. 518
(140' R.O.W.)
HUNTERS LANE
(80' R.O.W.)
LEISURE LANE
(60' R.O.W.)
SARAH McKISSICK LEAGUE
ABSTRACT NO. 151
RESERVE "D"
3.7264 ACRES
RESERVE "A1"
0.7936 ACRE
RESERVE "A2"
0.7381 ACRE
RESERVE "C"
PARTIAL REPLAT HOWARD SUBDIVISION
(PLAT NO. 2017058432; G.C.M.R.)
RESERVE "E"
1.3428 ACRES
RESERVE "F"
3.9790 ACRES
(RESTRICTED TO DETENTION)
RESERVE "G"
3.0189 ACRES
BLOCK 1
LOT 1
TACO BELL SITE NO. 05-1857
(PLAT REC. 18, MAP No. 480; G.C.M.R.)
HEMPEL SUBDIVISION
(PLAT REC. 18, MAP NO. 500; G.C.M.R.)
HOWARD SUBDIVISION
(PLAT REC. 200A, MAP NO. 173; G.C.M.R.)
BLOCKBUSTER SUBDIVISION
(PLAT REC. 18, MAP NO. 341; G.C.M.R.)
FOODMAKER INC. NO. 3670 SUBDIVISION
(PLAT REC. 18, MAP NO. 477; G.C.M.R.)
VOSS SUBDIVISION
(VOL. 254-A, PG. 9; G.C.M.R.)
LOT 13
FIRST CHURCH OF CHRIST, SCIENTIST
(PLAT REC. 18, MAP NO. 731; G.C.M.R.)
RESTRICTED RESERVE "A"
LEISURE ESTATES RE-PLAT
(PLAT REC. 18, MAP NO. 365; G.C.M.R.)
RESTRICTED RESERVE "C"
FRIENDSWOOD PLAZA SECTION TWO
(PLAT REC. 18, MAP NO. 611; G.C.M.R.)
RESTRICTED RESERVE "B"
FRIENDSWOOD PLAZA
(PLAT REC. 18, MAP NO. 377; G.C.M.R.)
LOT 38
VOSS SUBDIVISION
(VOL 254-A, PG. 9; G.C.M.R.)
LOT 1
MANISON PLAZA
(PLAT REC. 2013A, MAP NO. 5; G.C.M.R.)
BOUNDARY LINE AGREEMENT
(G.C.C.F. NO. 8118E930)
VOSS SUBDIVISION
(VOL 254-A, PG. 9, G.C.M.R.)
20' DRAINAGE & UTILITY EASEMENT
(G.C.C.F. NO. 2017037653)
(G.C.C.F. NO. 2017058291)
15' DRAINAGE EASEMENT
(G.C.C.F. NO. 2017078149)
28' ACCESS EASEMENT
(G.C.C.F. NO. 9518A900)
15' ACCESS EASEMENT
(G.C.C.F. NO. 9518A900)
8' U.E.
8' UTILITY EASEMENT W/AERIAL EASEMENT
(INSTRUMENT NO. 2017058432; G.C.M.R.)
15' ACCESS EASEMENT
(G.C.C.F. NO. 9518A900)
10' P.S.&U.E.
(G.C.C.F. NO. 2019000330)
15' ACCESS EASEMENT
(G.C.C.F. NO. 9518A900)
ACCESS EASEMENT
(G.C.C.F. NO. 9714A479)
ACCESS EASEMENT
PROTECTED DRIVE
(G.C.C.F. NO. 2018051776)
(SEE NOTE 10)
24' SHARED DRIVEWAY EASEMENT
(G.C.C.F. NO. 2017037652)
10' W.L.E.
6' ELECTRIC DISTRIBUTION LINE EASEMENT
(G.C.C.F. NO. 2017066435)
10' WATER LINE EASEMENT
(INSTRUMENT NO. 2017058432; G.C.M.R.)
10' DRAINAGE & UTILITY EASEMENT
(G.C.C.F. NO. 2017037653)
(G.C.C.F. NO. 2017038691)
10' ELECTRIC DISTRIBUTION LINE EASEMENT
(G.C.C.F. NO. 2017066436)
16' ELECTRIC DISTRIBUTION LINE EASEMENT
(G.C.C.F. NO. 2017066436)
10' PIPELINE EASEMENT
(G.C.C.F. NO. 2018065807)
THE TEXAS PIPE LINE COMPANY
RIGHT-OF-WAY EASEMENT
(VOL. 3977 PG. 226; G.C.M.R.)
30' PIPELINE BUILDING LINE
(INSTRUMENT NO. 2017058432; G.C.M.R.)
2' PUBLIC UTILITY EASEMENT
SIDEWALK EASEMENT
12' WATER LINE EASEMENT
(INSTRUMENT NO. 2017058432; G.C.M.R.)
ACCESS EASEMENT
PROTECTED DRIVE
(G.C.C.F. NO. 2018051776)
(SEE NOTE 10)
S 48°06'56" E - 455.61'
N 41°58'07" E - 587.99'
S 48°15'53" E - 581.43'
N 45°50'47" W - 189.44'
S 41°54'08" W - 249.83'
N 45°46'32" W 112.42'
N 41°33'21" E - 250.13'
N 48°02'56" W - 215.95'
N 48°02'56" W - 579.41'
N 41°33'21" E - 275.17'
N 45°46'32" W - 577.73'
S 41°56'37" W - 639.72'
N 44°11'00" E - 249.42'
N 45°48'23" W - 268.93'
S 41°33'21" W - 364.49'
346.15'
145.07'
241.84'
123.55'
297.53'
50.50'
16.48'
299.72'
216.18'
361.55'
340.00'
FND 5/8" IR
FND 5/8" IR W/ CAP "COT"
FND 1/2" IR
FND 1" IP
FND 1/2" IR
FND 5/8" IR W/ CAP "COT"
FND 3/4" IR
FND 5/8" IR W/ CAP "COT"
FND 5/8" IR W/ CAP (UNREADABLE)
FND 5/8" IR
FND 5/8" IR W/ CAP "COT"



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS

455.61'
S 48°6'56" E

20' DRAINAGE & UTILITY EASEMENT

15' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

20' DRAINAGE & UTILITY EASEMENT

346.15'
N 41°54'27" E

AREA 100,000 SF

20' DRAINAGE & UTILITY EASEMENT

6' ELECTRIC DISTRIBUTION LINE EASEMENT

S 41°53'21" W
364.49'

6' OPAQUE FENCE

581.43'
S 48°15'53" E

10' W.L.E

6' OPAQUE FENCE

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

DETENTION POND

50' PIPELINE BNLDING LINE

10' W.L.E

16' ELECTRIC DISTRIBUTION LINE EASEMENT

N 48°2'56" W
579.41'

S 41°56'37" W
633.72'

30' BUILDING SETBACK

SHARED ACCESS EASEMENT

N 45°48'23" W
268.92'

5' LANDSCAPE BUFFER

N 45°50'47" W
189.44'

N 48°2'56" W
215.95'

8' UTILITY EASEMENT W/AERIAL EASEMENT

15' ACCESS EASEMENT

241.84'
N 41°56'7" E

NOT IN SCOPE

249.43'
N 44°1'0" E

S 41°54'8" W
249.83'

265.13'
N 41°53'21" E

275.13'
N 41°53'21" E

NOT IN SCOPE

N 45°46'32" W
216.18'

N 45°46'32" W
361.55'

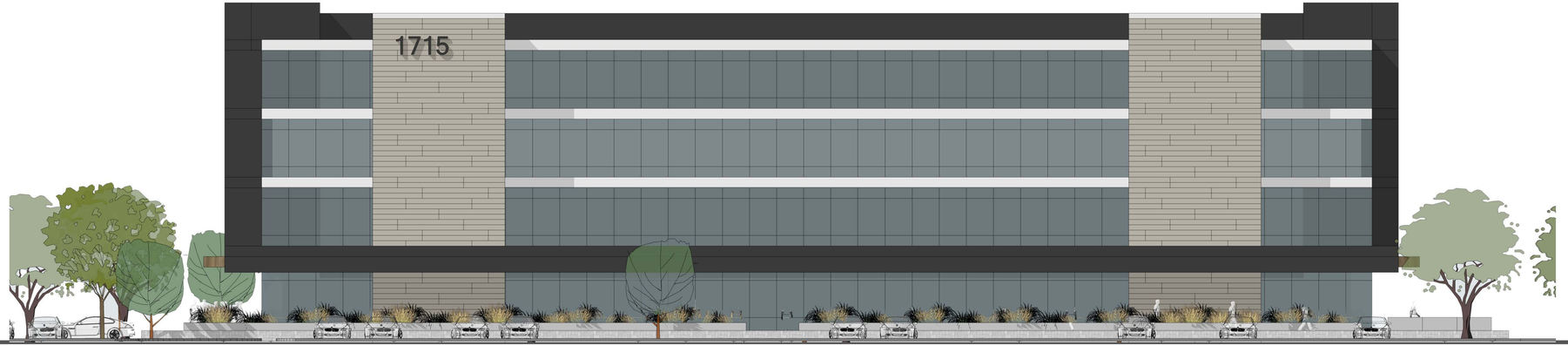
KEY

1 OVERALL SITE PLAN

1 : 30


1715
1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS


1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



FRONT ELEVATION



SIDE ELEVATION

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

TANNOS LAND HOLDING I
1715 FRIENDSWOOD, TEXAS



BACK ELEVATION



SIDE ELEVATION

1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS

Rezoning Report

June 2021

Project: Tannos Development

Address: 1715 and 1771 S. Friendswood Dr.

Legal: 7.7054 acres known as Reserves D and F in the Howard Subdivision Replat No. 2, Friendswood, Galveston County, Texas

Request: Zone classification change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD)

Applicable Zoning Ordinance Excerpts:

PROPOSED ZONING

Zoning Ordinance
Section 7. Schedule of District Regulations:

J. *PUD, **planned unit development**, general purpose and description*. 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.

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.

The general purposes of all PUD, planned unit development 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…

PUD Application Requirements per Section 7.J. 2. Application

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.

Modification Procedures for a PUD once Approved:

(3) Modification of standards proposed within a PUD.

(a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.

(b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

EXISTING ZONING:

F. *(C-1) CSC,* ***Community Shopping Center District****, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.

4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

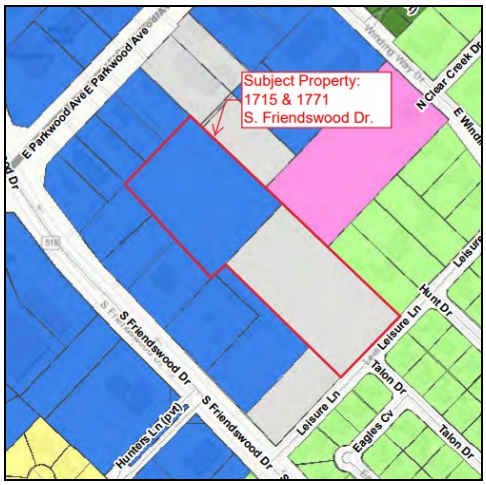
Existing Use/Site Attributes:
Reserve D is currently vacant and the detention pond that serves all of the tracts within the Howard Subdivision is located on Reserve F. All of the tracts except Reserve D are developed.



Aerial Photo – Friendswood GIS

Zoning History:
The current zoning Reserve D is Community Shopping Center (CSC) and Reserve F is Office Park District (OPD). Reserve F is already developed with a detention pond serving the Howard Subdivision tracts and will remain. A zone change was approved in 2017 to change the zoning of 3.202 acres adjacent to the subject property from Office Park District (OPD) to Community Shopping Center (CSC) (Ordinance 2017-30). The 3.202 acres is now platted as Reserve E and part of Reserve F. A 150-foot buffer of Office Park District (OPD) was preserved to limit the types of uses adjacent to the nearby neighborhoods.

Adjacent Zoning/Land Use:
The property is located at the intersection of FM 518 and FM 528. Access to the tracts is from two driveways on FM 518, one shared access from FM 528 between Starbucks and the Texan Bank building, as well as a driveway on Leisure Lane. The zoning of tracts immediately adjacent to the subject property are zoned Multi-Family Residential-Low Density (MFR-L) and tracts across Quaker Drive and E. Heritage Ave. are zoned Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:
The property has been platted and replatted over the years. The current recorded plat is the Howard Subdivision Partial Replat No. 2. No further platting will be required.

Planning Analysis:
The proposed Planned Unit Development is for a four-story Class A office building of approximately 100,000 square feet with 296 parking spaces. A regulation matrix has been provided which details the setbacks and height restrictions that would apply to the building located on 1715 S. Friendswood Drive. The proposed building height is 70 feet and 4 stories. Additionally, the allowed uses would be limited to the list specified within the PUD.

Per the PUD documentation, the intent for this development is to establish an anchor building to support the restaurants and businesses within the Virgatta development. Part of this project will also include improvements to the existing detention pond such as trees, a walking path, park benches, dog stations, improved lighting and water fountains.

Comprehensive Planning Analysis:
The Future Land Use Map identifies 1715 S. Friendswood Drive developing as retail and 1771 S. Friendswood Drive developing as office/business park; however, 1771 S. Friendswood Drive is already developed with a detention pond, which will remain.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:
The existing detention pond and storm sewer system were designed to serve all of the tracts within the Howard Subdivision; no additional detention will be required.

Utilities:
City water and sewer services are available to be extended to the site. Easements have been dedicated on adjacent tracts to facilitate the water and sewer connections. A fire hydrant must be located with 300 feet of any commercial structure.

Access:
The project has direct access to FM 518, Leisure Lane and FM 528 via shared access driveways. Additionally, a traffic light is currently being installed by Texas Department of Transportation at Leisure Lane and FM 518/S. Friendswood Drive.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: June 10, 2021

Subject: Consideration and possible action regarding a Partial Preliminary Plat of Friendswood Trails Section 3A, 4 and 5A, a subdivision of 62.957 acres of land situated in the Mary Sloan, Abstract 84, and William Henry, Abstract 184, City of Friendswood, Galveston County, Texas, also being a partial replat of Reserve "T" of Friendswood Trails Section 1, 2 and Commercial recorded in Doc. 2019069867, G.C.M.R.

Action: Significant

SUMMARY / ORIGINATING CAUSE

This is the preliminary plat for the next section of Friendswood Trails, which will consist of 95 lots. The PUD is included with the attachments. After the PUD was approved, the applicant did not get to purchase all of the land. Denbury retained approximately 30 acres. This section is wo

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The preliminary plat is in accordance with the approved Planned Unit Development (PUD).

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. Staff's recommendation is to either Conditionally Approve with Conditions or Disapprove with Reasons that are noted on the Compliance Memo.

ATTACHMENTS

1. Compliance Memo_Friendswood Trails 3A, 4, 5A Partial Preliminary Plat
2. Friendswood Trails Sec 3A, 4, 5A Prel Plat
3. Exhibit B Friendswood Trails PUD (Ord. 16-211)

City of Friendswood

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: June 7, 2021

Re: Friendswood Trails Sections 3A, 4, and 5A Partial Preliminary Plat

---

Project Description: This plat is to create 95 lots in the next phase of the Friendswood Trails subdivision.

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*:

1) Replat all of Reserve T and give reason for replat. [Subdivision Ord. Section II.f.(d)]
2) Provide contours at one-half foot intervals. Show at least two contours within the subdivision itself. [Subdivision Ord. Section II.b.(2)(d)]
3) Water and sewer lines to be located within right-of-way. [Subdivision Ord. Section III.k.(1)]
4) Easements outside of plat boundary to be dedicated via separate instrument. Place holders required for recording information. [Subdivision Ord. Section III.k.(4)(b)]

5) Metes and bounds acreage and title block acreage do not match. [Subdivision Ord. Section II.b.(2)(a)]
6) Regulation matrix is incorrect. Reference approved Planned Unit Development. [Subdivision Ord. Section III.i.(2)]
7) Verify if temporary easement is still valid, update plat and title report accordingly. [Subdivision Ord. Section III.k.(4)(b)]
8) Need tax certificates for parcel 737679. [Subdivision Ord. Section II.b.3.(e)]
9) Provide owner acknowledgment of partial plat for Denbury. [Subdivision Ord. Section I.b.4.(e)]

Staff Comments:

ONE LINE DRAINAGE & UTILITY PLANS

Sheet 1

- Waterline shown tying subdivision directly into the City's ground storage tank should be constructed before or at the time of construction of sections 3A, 4, and 5A to ensure effective water circulation and pressure. Preliminary calculations requested includes calculation and verification of the minimum size required of the aforementioned waterline. [Subdivision Ord. Sect. II. b.(2)(k)]

Sheet 2

- Existing off-site sheet flow towards site must be addressed. Backyards of existing houses are sloped away from the houses.
- Show proposed storm sewer facilities to address off-site sheet flow. [Subdivision Ord. Sect. II. b.(2)(j)]

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
3. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
4. PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
5. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
6. 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.
7. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; C.P.E. INDICATES CENTERPOINT EASEMENT; A.E. INDICATES AERIAL EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; E.E. INDICATES ELECTRICAL EASEMENT.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

_____ _____
DIRECTOR DATE

_____ _____
DIRECTOR DATE

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMITS. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN (6) MONTHS.

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION I. B. 4.)

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 62.957 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A, 4 AND 5A, 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.

_____ _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

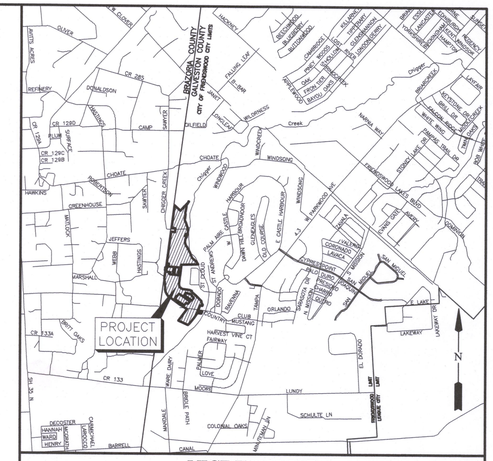
LEGEND:

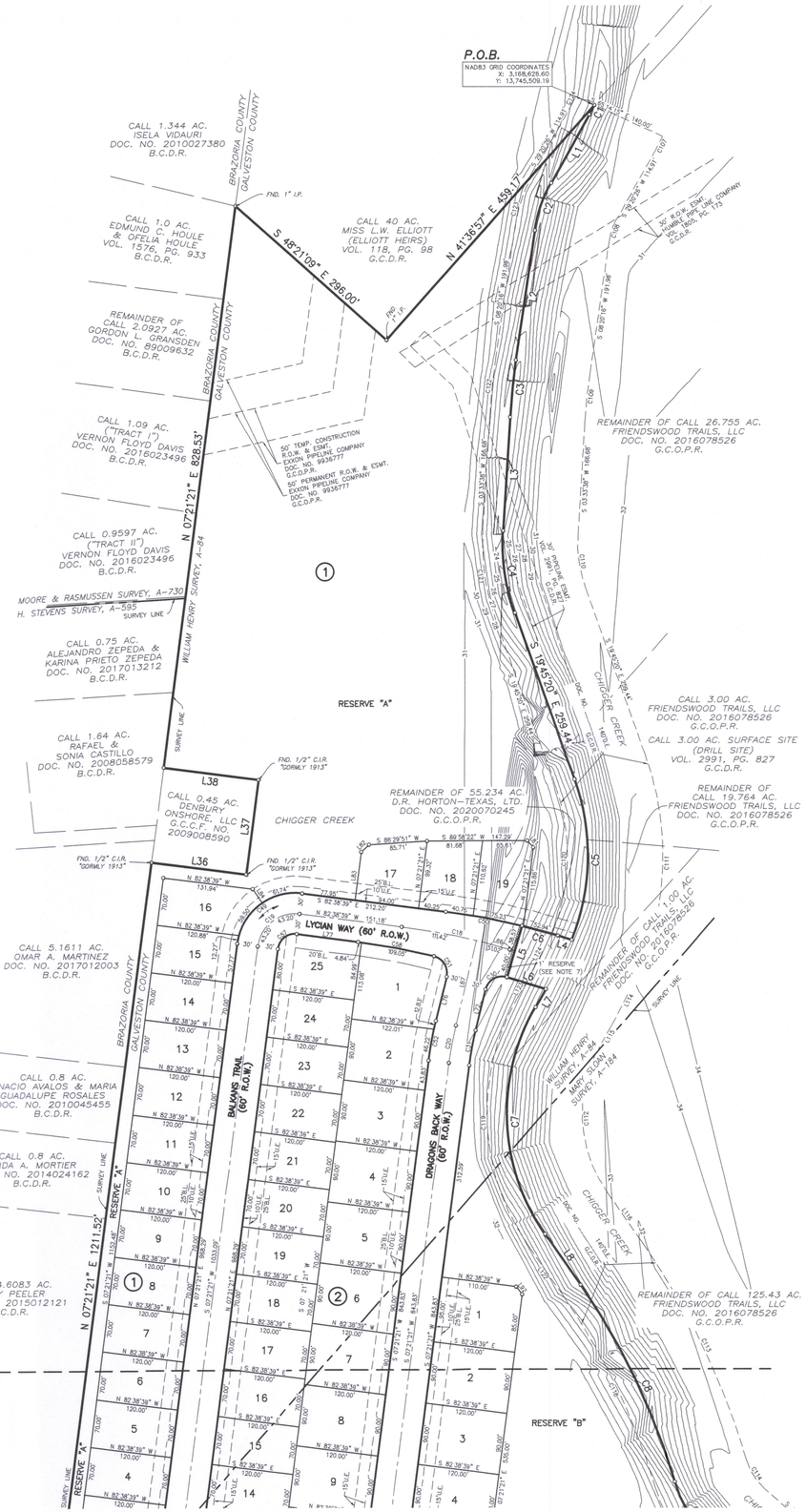
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
I.E./P.U.E	INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
RES.	INDICATES RESERVE
G.C.C.F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

GENERAL NOTES:

1. BENCHMARK: USGS BENCHMARK DISK (PID-AW1000), 3.3 MILES NORTHEAST ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NORTHEAST CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 27ft FEE NORTHEAST OF THE CENTER LINE OF WINDSONG STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD.
2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986942125.
3. THIS PLAT WAS PREPARED TO MEET CITY OF FRIENDSWOOD AND GALVESTON COUNTY REQUIREMENTS.
4. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0201G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

   LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
6. FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
7. 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 SUBDMIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
8. 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.
9. THE WELLS SHOWN HEREON ARE OWNED BY DENBURY OFFSHORE, LLC AND THE BUFFER ZONES ARE PER DENBURY'S REQUIREMENTS. NO STRUCTURE OR UTILITY IS ALLOWED WITHIN THE BUFFER ZONE. THE WELLS ARE NOT CONNECTED TO ANY PIPELINE, ARE NOT ACTIVE AND ARE BEING USED AS GROUNDWATER MONITORING WELLS.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.
15. THIS PROPERTY IS SUBJECT TO A TEXAS-NEW MEXICO POWER COMPANY EASEMENT DATED JANUARY 22, 1987 AND RECORDED UNDER G.C.C.F. NO. 8712854.
16. THIS PROPERTY IS SUBJECT TO A DEVELOPMENT EASEMENT AGREEMENT DATED OCTOBER 30, 2020 AND RECORDED UNDER G.C.C.F. NO. 2020075394.
17. 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 FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC. 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.


PROJECT LOCATION
GALVESTON COUNTY
CITY OF FRIENDSWOOD
CR 128D
CR 128C
CR 133A
CR 133
CR 285
OR 295
DONELSON
REFINERY
CAMP
CHOATE
WINDSONG
HAWKINS
GREENHOUSE
JEFFERS
MARSHALL
CHOCOLATE CREEK
E. CHOCOLATE CREEK
E. WINDSONG
E. CHOATE
E. HAWKINS
E. GREENHOUSE
E. JEFFERS
E. MARSHALL
E. LAKE
E. LAKEWOOD
E. LAKEWOOD DR
E. LAKEWOOD CT
E. LAKEWOOD LOOP
E. LAKEWOOD CIR
E. LAKEWOOD PL
E. LAKEWOOD TRL
E. LAKEWOOD WAY
E. LAKEWOOD PKWY
E. LAKEWOOD CV



A PARTIAL PRELIMINARY PLAT OF

FRIENDSWOOD TRAILS SECTION 3A, 4 AND 5A

A SUBDIVISION OF 62.957 AC. OF LAND SITUATED IN THE MARY SLOAN, ABSTRACT 84 AND WILLIAM HENRY, ABSTRACT 184, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL RECORDED IN DOC. NO. 2019069867, G.C.M.R.

95 LOTS 8 RESERVES (25.425 AC.) 5 BLOCKS

DATE: MAY 28, 2021 JOB NO. 1931-3101

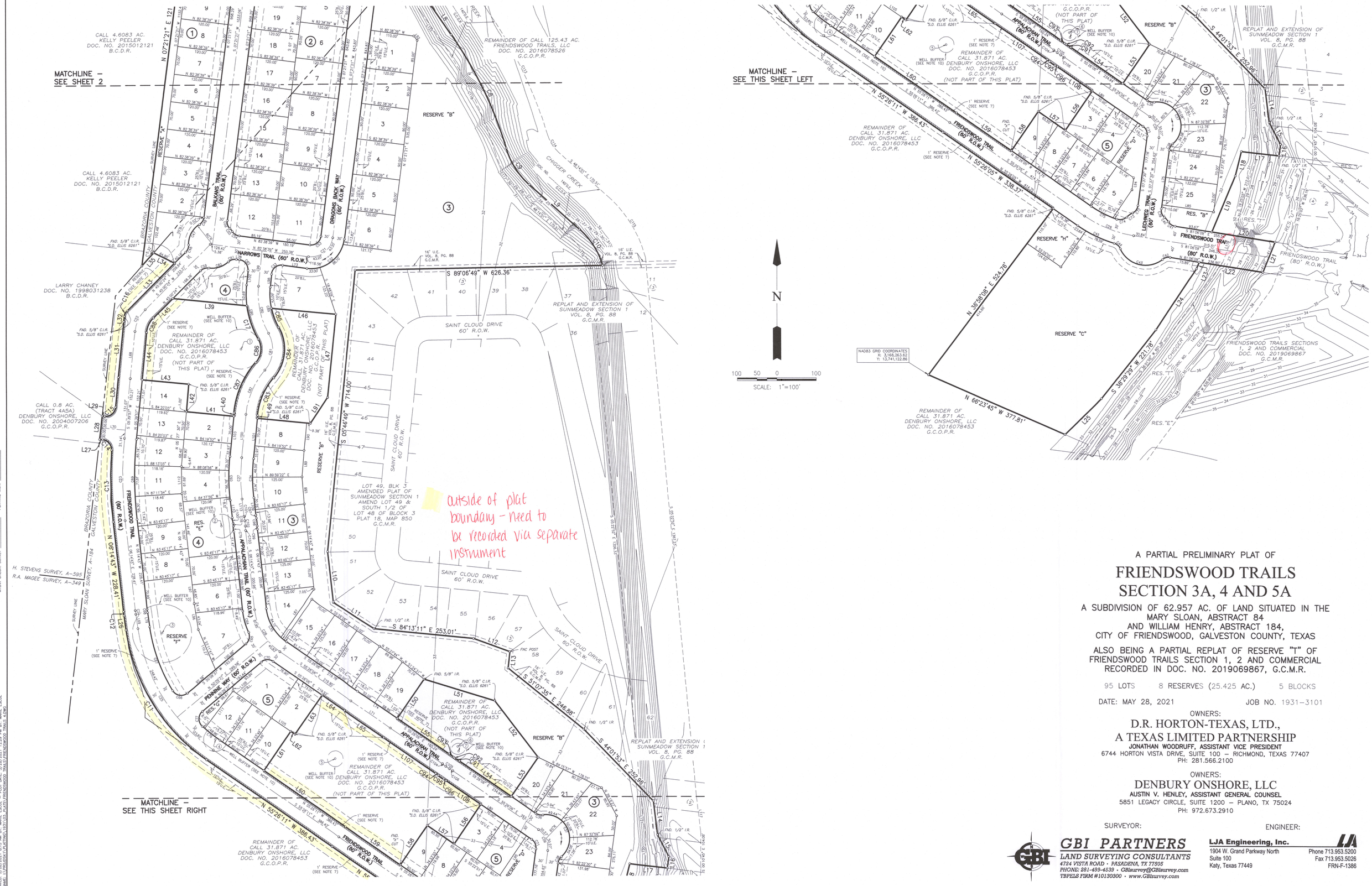
OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 – RICHMOND, TEXAS 77407
PH: 281.566.2100

OWNERS:
DENBURY ONSHORE, LLC
AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL
5851 LEGACY CIRCLE, SUITE 1200 – PLANO, TX 75024
PH: 972.673.2910

SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD · PASADENA, TX 77505
PHONE: 281-499-4539 · GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 · www.GBIsurvey.com

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

LAST SAVED: 5/28/2021 8:15 AM BY: MARIE ESCUE – PLOT DATE: 5/28/2021 12:28 PM BY: MARIE ESCUE
DATA NAME: L:\PROJDATA\LJATEXAS\1931\LDD_PLATS\FRIENDSWOOD TRAILS\FRIENDSWOOD TRAILS 4.DWG
M\FAR CHECK: SURVEY _____ PLATTING MGR. _____



A PARTIAL PRELIMINARY PLAT OF

FRIENDSWOOD TRAILS SECTION 3A, 4 AND 5A

A SUBDIVISION OF 62.957 AC. OF LAND SITUATED IN THE MARY SLOAN, ABSTRACT 84 AND WILLIAM HENRY, ABSTRACT 184, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL RECORDED IN DOC. NO. 2019069867, G.C.M.R.

95 LOTS 8 RESERVES (25.425 AC.) 5 BLOCKS

DATE: MAY 28, 2021 JOB NO. 1931-3101

OWNERS:

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 – RICHMOND, TEXAS 77407
PH: 281.566.2100

OWNERS:

DENBURY ONSHORE, LLC

AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL
5851 LEGACY CIRCLE, SUITE 1200 – PLANO, TX 75024
PH: 972.673.2910

SURVEYOR:

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD · PASADENA, TX 77505
PHONE: 281-499-4539 · GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 · www.GBIsurvey.com

ENGINEER:

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

SHEET 3 OF 4

LAST SAVED: 5/28/2021 8:15 AM BY: MARIE ESCUE – PLOT DATE: 5/28/2021 12:29 PM BY: MARIE ESCUE
XREF NAME: L:\PROJECTS\PLATTING\1931\DGN_PLATS\FRIENDSWOOD TRAILS\FRIENDSWOOD TRAILS 4.DWG
MYLAR CHECK: SURVEY PLOTTING MDR:
FRIENDSWOOD TRAILS_SECTION 3A, 4 AND 5A JOB NO. 1931-3101

FIELD NOTES FOR 56.91 ACRES

BEING A TRACT CONTAINING 56.91 ACRES OF LAND LOCATED IN THE WILLIAM HENRY SURVEY, ABSTRACT NO. 184 AND THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 56.91 ACRES BEING COMPRISED OF PORTIONS OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295, A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453 AND RESTRICTED RESERVE "I" OF FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, A SUBDIVISION RECORDED UNDER G.C.C.F. NO. 2019069867. SAID 56.91 ACRES BEING 62.957 ACRES SAVE AND EXCEPT FOUR (4) TRACTS OF LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES OF LAND. SAID 56.91 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A DISC STAMPED "AMOCO PRODUCTION COMPANY" FOUND AT THE NORTH CORNER OF A CALL 26.755 ACRE TRACT OF LAND (STYLED "TRACT 7") RECORDED IN THE NAME OF FRIENDSWOOD TRAILS, LLC UNDER G.C.C.F. NO. 2016078526, THE EAST CORNER OF A CALL 40 ACRE TRACT OF LAND RECORDED IN THE NAME OF MISS L.W. ELLIOT (NOW ELLIOT HEIRS) IN VOLUME 118, PAGE 98 OF THE GALVESTON COUNTY DEED RECORDS (G.C.D.R.) AND BEING ON THE SOUTHWEST LINE OF A CALL 3.332 ACRE TRACT OF LAND STYLED "TRACT 22" OF THE WINDSONG UNRECORDED SUBDIVISION) RECORDED IN THE NAME OF LOUIS ALLEN ROMANO UNDER G.C.C.F. NO. 9947295 (FURTHER DESCRIBED UNDER G.C.C.F. NO. 8535263), FROM WHICH POINT A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 3.332 ACRES BEARS SOUTH 48 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 428.52 FEET;

1. THENCE, WITH THE COMMON LINE BETWEEN SAID 26.755 ACRES AND SAID 40 ACRES, SOUTH 41 DEGREES 36 MINUTES 57 SECONDS WEST, AT 690 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 780.55 FEET TO A POINT AT THE EXISTING CENTER THREAD OF CHIGGER CREEK (AKA CHIGGER BAYOU) FOR THE POINT OF BEGINNING, THE NORTH CORNER OF AFORESAID 55.234 ACRES AND BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE EASTERLY LINE OF SAID 55.234 ACRES AND THE MEANDERS OF SAID CHIGGER CREEK, THE FOLLOWING NINE (9) COURSES:

1. 15.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 41 SECONDS AND A CHORD WHICH BEARS SOUTH 27 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 15.98 FEET TO A POINT OF TANGENCY;
2. SOUTH 29 DEGREES 20 MINUTES 26 SECONDS WEST, A DISTANCE OF 114.91 FEET TO A POINT OF CURVATURE TO THE LEFT;
3. 73.31 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 00 MINUTES 10 SECONDS AND A CHORD WHICH BEARS SOUTH 18 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 72.90 FEET TO A POINT OF TANGENCY;
4. SOUTH 08 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 191.98 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. 83.38 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 46 MINUTES 38 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 83.36 FEET TO A POINT OF TANGENCY;
6. SOUTH 03 DEGREES 33 MINUTES 38 SECONDS WEST, A DISTANCE OF 166.68 FEET TO A POINT OF CURVATURE TO THE LEFT;
7. 122.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 18 MINUTES 58 SECONDS AND A CHORD WHICH BEARS SOUTH 08 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 121.24 FEET TO A POINT OF TANGENCY;
8. SOUTH 19 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 259.44 FEET TO A POINT OF CURVATURE TO THE RIGHT;
9. 239.81 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 38 MINUTES 14 SECONDS AND A CHORD WHICH BEARS SOUTH 01 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 234.57 FEET;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 73 DEGREES 20 MINUTES 14 SECONDS WEST, A DISTANCE OF 21.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
2. 54.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 16 SECONDS AND A CHORD WHICH BEARS NORTH 74 DEGREES 50 MINUTES 22 SECONDS WEST, A DISTANCE OF 54.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
3. SOUTH 16 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 78.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
4. SOUTH 73 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE OF 59.94 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE EASTERLY LINE OF SAID 55.234 ACRES AT THE EXISTING CENTER THREAD OF AFORESAID CHIGGER CREEK (AKA CHIGGER BAYOU);

THENCE, WITH SAID EASTERLY LINE AND THE MEANDERS OF SAID CHIGGER CREEK, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 30 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.74 FEET TO THE POINT OF CURVATURE TO THE LEFT;
2. SOUTH 06 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 128.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
3. SOUTH 57 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 125.06 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 55 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.6 FEET;
4. SOUTH 84 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 253.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
5. SOUTH 69 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 97.70 FEET TO A POINT FROM WHICH A WROUGHT IRON FENCE POST BEARS NORTH 61 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.7 FEET;
6. SOUTH 08 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 42.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
7. SOUTH 51 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 246.88 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 88 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 0.4 FEET;
8. SOUTH 44 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 252.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 3 AND BEING AN ANGLE POINT IN THE WEST LINE OF BLOCK 2 OF SAID REPLAT AND EXTENSION OF SUNMEADOW SECTION 1;

THENCE, WITH THE COMMON LINES BETWEEN SAID BLOCK 2 AND SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 07 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 85.87 FEET TO A 1/2 INCH IRON ROD FOUND;
2. SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 62.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
3. SOUTH 07 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A POINT ON THE NORTH LINE OF AFORESAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, FROM WHICH POINT A FOUND 1/2 INCH IRON ROD BEARS SOUTH 07 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 0.5 FEET;

THENCE, WITH THE NORTH AND WEST LINES OF SAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, COMMON WITH SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. NORTH 83 DEGREES 21 MINUTES 45 SECONDS WEST, A DISTANCE OF 95.93 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
2. SOUTH 13 DEGREES 55 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
3. SOUTH 22 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 153.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

THENCE, THROUGH AND ACROSS AFORESAID RESTRICTED RESERVE "I", THE FOLLOWING THREE (3) COURSES:

1. SOUTH 81 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 161.87 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
2. SOUTH 22 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 82.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
3. NORTH 81 DEGREES 06 MINUTES 09 SECONDS WEST, A DISTANCE OF 163.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE WEST LINE OF SAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL AND THE EAST LINE OF AFORESAID 55.234 ACRES;

THENCE, WITH THE WEST LINES OF SAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, COMMON WITH SAID 55.234 ACRES, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 22 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 18.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
2. SOUTH 33 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 185.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
3. SOUTH 38 DEGREES 29 MINUTES 29 SECONDS WEST, A DISTANCE OF 221.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
4. SOUTH 45 DEGREES 13 MINUTES 06 SECONDS WEST, A DISTANCE OF 129.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A POINT ON A NORTH LINE OF AFORESAID 31.871 ACRES, FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 31.871 ACRES BEARS SOUTH 66 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF 63.83 FEET;

THENCE, WITH THE COMMON LINES BETWEEN SAID 31.871 ACRES AND 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. NORTH 66 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 377.81 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
2. NORTH 36 DEGREES 58 MINUTES 08 SECONDS EAST, A DISTANCE OF 524.75 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
3. NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.01 FEET TO A POINT FROM WHICH A FOUND "X" CUT ON CONCRETE BEARS NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, NORTH 55 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 338.37 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, NORTH 55 DEGREES 26 MINUTES 11 SECONDS WEST, AT 251.07 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A COMMON RE–ENTRANT CORNER BETWEEN SAID 31.871 ACRES AND AFORESAID 55.234 ACRES, AND CONTINUING ALONG A COMMON LINE BETWEEN SAID 31.871 ACRES AND 55.234 ACRES FOR A TOTAL DISTANCE OF 386.43 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, 397.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 52 SECONDS AND A CHORD WHICH BEARS NORTH 31 DEGREES 44 MINUTES 14 SECONDS WEST, A DISTANCE OF 385.85 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY ON A COMMON LINE BETWEEN SAID 55.234 ACRES AND AFORESAID 31.871 ACRES;

THENCE, WITH SAID COMMON LINE, NORTH 08 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. 10.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 35 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
2. NORTH 06 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
3. 181.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 01 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND AFORESAID 31.871 ACRES, 38.47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, NORTH 84 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.04 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE WEST LINE OF SAID 31.871 ACRES, THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, THE COMMON SURVEY LINE BETWEEN AFORESAID SLOAN SURVEY AND THE H. STEVENS SURVEY, ABSTRACT NO. 595, IN SAID BRAZORIA COUNTY AND THE EAST LINE OF A CALL 0.8 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009006234;

THENCE, WITH SAID COMMON LINES AND SAID EAST AND WEST LINES, NORTH 06 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 60.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE SOUTH CORNER OF A TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER B.C.C.F. NO. 1998031238;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, SOUTH 84 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 6.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND AFORESAID 55.234 ACRES, 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS NORTH 50 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, NORTH 05 DEGREES 39 MINUTES 57 SECONDS EAST, AT 6.36 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS" FOUND ON A COMMON LINE BETWEEN SAID 55.234 ACRES AND AFORESAID 31.871 ACRES, AND CONTINUING FOR A TOTAL DISTANCE OF 76.07 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS" FOUND AT A COMMON RE–ENTRANT CORNER BETWEEN SAID 55.234 ACRES AND 31.871 ACRES;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, NORTH 05 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 140.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS" FOUND AT A COMMON RE–ENTRANT CORNER BETWEEN SAID 31.871 ACRES AND AFORESAID 55.234 ACRES;

THENCE, WITH COMMON LINES BETWEEN SAID 55.234 ACRES AND 31.871 ACRES, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 05 DEGREES 39 MINUTES 53 SECONDS EAST, A DISTANCE OF 12.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A POINT OF CURVATURE TO THE RIGHT;
2. 17.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 10 MINUTES 56 SECONDS AND A CHORD WHICH BEARS NORTH 25 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A POINT OF TANGENCY;
3. NORTH 45 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 169.48 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
4. NORTH 62 DEGREES 52 MINUTES 25 SECONDS WEST, A DISTANCE OF 59.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT THE NORTH CORNER OF SAID 31.871 ACRES AND BEING ON THE COMMON SURVEY LINE BETWEEN AFORESAID HENRY SURVEY AND SLOAN SURVEY;

THENCE, CONTINUING WITH SAID COMMON LINE AND SAID COMMON SURVEY LINE, SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE SOUTH CORNER OF SAID HENRY SURVEY, BEING ON THE EAST LINE OF AFORESAID CHANEY TRACT AND THE OCCUPIED COMMON SURVEY LINE BETWEEN SAID HENRY SURVEY AND AFORESAID STEVENS SURVEY, SAME BEING THE COUNTY LINE BETWEEN AFORESAID GALVESTON AND BRAZORIA COUNTIES, AND FROM WHICH POINT A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT THE NORTHWEST CORNER OF SAID 31.871 ACRES AND SAID SLOAN SURVEY BEARS SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 101.24 FEET;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID EAST LINE, THE WEST LINE OF SAID 55.234 ACRES AND THE EAST LINES OF THOSE FOUR (4) TRACTS OF LAND BEING A CALL 4.6083 ACRE TRACT RECORDED IN THE NAME OF KELLY PEELER UNDER B.C.C.F. NO. 2015012121, A CALL 0.8 ACRE TRACT RECORDED IN THE NAME OF LINDA G. MORTIER UNDER B.C.C.F. NO. 2014024162, A CALL 0.8 ACRE TRACT RECORDED IN THE NAME OF IGNACIO AVALOS AND MARIA GUADALUPE ROSALES UNDER B.C.C.F. NO. 2010045455, AND A CALL 5.1611 ACRE TRACT RECORDED IN THE NAME OF OMAR A. MARTINEZ UNDER B.C.C.F. NO. 2017012003, NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, AT 37.64 FEET, 686.07 FEET AND 796.76 FEET PASSING FOUND 5/8 INCH IRON RODS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,211.54 FEET TO THE SOUTHWEST CORNER OF A CALL 0.45 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2009008590, FROM WHICH A FOUND 1/2 INCH CAPPED IRON ROD STAMPED "GORMLY 1913" BEARS SOUTH 82 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 0.3 FEET;

THENCE, WITH THE COMMON LINES BETWEEN SAID 0.45 ACRE AND SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 82 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.34 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "GORMLY 1913" FOUND;
2. NORTH 07 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "GORMLY 1913" FOUND;
3. NORTH 82 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 140.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE NORTHWEST CORNER OF SAID 0.45 ACRE, BEING AT THE AFORESAID OCCUPIED COMMON SURVEY LINE BETWEEN SAID STEVENS SURVEY AND SAID HENRY SURVEY, AND BEING AT THE EAST LINE OF A CALL 1.64 ACRE TRACT OF LAND RECORDED IN THE NAME OF RAFAEL AND SONIA CASTILLO;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID EAST LINE, THE WEST LINE OF SAID 55.234 ACRES, THE OCCUPIED COMMON SURVEY LINE BETWEEN SAID HENRY SURVEY AND THE MOORE AND RASMUSSEN SURVEY, ABSTRACT NO. 730, IN SAID BRAZORIA COUNTY, AND THE EAST LINES OF THOSE FIVE (5) TRACTS OF LAND BEING A CALL 0.75 ACRE RECORDED IN THE NAME OF ALEJANDRO ZEPEDA AND KARINA PRIETO ZEPEDA UNDER B.C.C.F. NO. 2017013212, THOSE CALL 0.9597 ACRE (STYLED "TRACT II") AND 1.09 ACRES (STYLED "TRACT I") RECORDED IN THE NAME OF VERNON FLOYD DAVIS UNDER B.C.C.F. NO. 2016023496, THE REMAINDER OF A CALL 2.0927 ACRES RECORDED IN THE NAME OF GORDON L. GRANSDEN UNDER B.C.C.F. NO. 8909632, AND A CALL 1.0 ACRES RECORDED IN THE NAME OF EDMUND C. HOULE AND OFELIA HOULE IN VOLUME 1576, PAGE 933 OF THE B.C.D.R., NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, AT 249.44 FEET PASSING A FOUND 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 828.53 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 55.234 ACRES AND MOST WESTERLY CORNER OF AFORESAID ELLIOT 40 ACRES;

THENCE, WITH THE COMMON LINES BETWEEN SAID 55.234 ACRES AND SAID 40 ACRES, THE FOLLOWING TWO (2) COURSES:

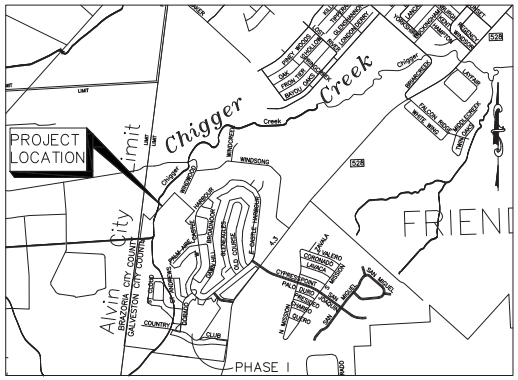
1. SOUTH 48 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 296.00 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTH CORNER OF SAID 40 ACRES, FROM WHICH POINT A FOUND DISC STAMPED "AMOCO PRODUCTION COMPANY" BEARS SOUTH 46 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 122.00 FEET;
2. NORTH 41 DEGREES 36 MINUTES 57 SECONDS EAST, A DISTANCE OF 459.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.957 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING FOUR (4) TRACTS OF LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES, AND LEAVING A NET AREA OF 56.91 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°20'26" W	114.91'
L2	S 08°20'16" W	191.98'
L3	S 03°33'38" W	166.68'
L4	N 73°20'14" W	21.05'
L5	S 16°39'46" W	78.57'
L6	S 73°20'14" E	59.94'
L7	S 30°04'11" W	30.74'
L8	S 34°53'23" E	90.72'
L9	S 48°14'01" E	170.51'
L10	S 06°14'43" E	128.20'
L11	S 57°04'43" E	125.06'
L12	S 69°55'01" E	97.70'
L13	S 08°32'19" W	42.00'
L14	S 07°09'29" E	85.87'
L15	S 27°15'57" E	62.35'
L16	S 07°22'03" W	29.00'
L17	N 83°21'45" W	95.93'
L18	S 13°55'10" W	63.80'
L19	S 22°46'58" W	153.88'
L20	S 81°06'09" E	161.87'
L21	S 22°00'51" W	82.14'
L22	N 81°06'09" W	163.01'
L23	S 22°46'58" W	18.28'
L24	S 33°25'12" W	185.49'
L25	S 45°13'06" W	129.00'
L26	N 08°02'18" W	37.26'
L27	N 84°20'03" W	8.04'
L28	N 06°28'08" E	60.01'
L29	S 84°20'03" E	6.66'
L30	N 05°39'57" E	76.07'
L31	N 05°40'06" E	140.01'
L32	N 05°39'53" E	12.50'
L33	N 45°00'24" E	169.48'
L34	N 62°52'25" W	59.63'
L35	S 41°13'50" W	44.86'
L36	S 82°38'42" E	140.34'
L37	N 07°21'18" E	140.00'
L38	N 82°38'42" W	140.34'
L39	S 84°19'52" E	188.60'
L40	S 05°40'08" W	7.53'
L41	N 84°19'52" W	120.38'
L42	N 04°38'03" E	70.02'
L43	N 84°20'04" W	118.35'
L44	N 05°40'06" E	118.55'
L45	N 45°00'24" E	69.11'
L46	S 84°19'52" E	163.66'
L47	S 05°40'08" W	210.03'
L48	N 84°19'52" W	134.38'
L49	N 05°40'08" E	7.53'
L50	N 34°33'55" E	120.02'
L51	S 72°49'57" E	187.03'
L52	S 37°22'53" E	180.45'
L53	S 34°33'55" W	120.02'
L54	N 55°26'06" W	159.00'
L55	N 55°26'06" W	159.22'
L56	S 34°33'55" W	120.10'
L57	N 55°22'51" W	83.01'
L58	S 34°33'55" W	120.02'
L59	N 55°26'05" W	168.99'
L60	N 55°26'11" W	251.07'
L61	N 34°33'55" E	120.02'
L62	S 55°05'21" E	13.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N 34°33'55" E	120.02'
L64	S 55°26'06" E	70.01'
L65	S 55°28'18" E	121.01'
L66	N 73°20'14" W	7.33'
L67	S 13°44'22" W	128.26'
L68	S 05°40'06" W	118.55'
L69	S 08°02'18" E	37.26'
L70	S 84°20'03" E	62.08'
L71	S 55°28'18" E	121.02'
L72	S 13°44'22" W	61.67'
L73	N 82°38'39" W	61.94'
L74	S 55°28'18" E	121.01'
L75	S 07°37'30" W	148.99'
L76	S 13°44'22" W	66.39'
L77	S 82°38'39" E	90.16'
L78	S 82°38'39" E	8.21'
L79	N 08°02'18" W	37.26'
L80	S 55°26'06" E	263.11'
L81	N 40°56'48" W	13.30'
L82	N 40°56'48" E	15.41'
L83	N 07°21'21" E	71.30'
L84	N 34°15'51" W	25.00'
L85	S 82°22'30" E	132.00'
L86	N 34°33'54" E	124.72'
L87	N 34°33'54" E	147.37'
L88	N 04°31'10" W	67.76'
L89	N 04°13'25" E	67.14'
L90	N 05°40'08" E	70.00'
L91	S 33°50'46" W	79.42'
L92	N 37°38'39" W	14.14'
L93	N 34°33'55" E	85.47'
L94	N 07°37'30" E	30.55'
L95	S 34°33'54" W	120.23'
L96	S 08°42'26" E	67.21'
L97	S 06°14'43" E	70.00'
L98	S 05°40'08" W	33.23'
L99	S 05°40'08" W	89.87'
L100	S 05°40'08" W	110.51'
L101	S 05°40'08" W	110.51'
L102	S 05°40'08" W	36.47'
L103	S 05°40'08" W	110.51'
L104	N 54°41'37" W	118.87'
L105	N 55°29'53" W	60.00'
L106	S 02°16'36" E	12.25'
L107	S 55°26'06" E	160.22'
L108	S 55°26'06" E	107.00'
L109	S 06°14'43" E	44.22'
L110	S 06°14'43" E	44.22'
L111	N 37°08'47" E	118.77'
L112	S 40°45'35" E	68.13'
L113	N 06°14'43" W	44.22'
L114	S 27°42'15" W	88.97'
L115	S 30°04'11" W	33.01'
L116	S 34°53'23" E	90.72'
L

ZONING CHANGE

FROM:	TO:
SINGLE FAMILY RESIDENTIAL (SFR)	PLANNED UNIT DEVELOPMENT (PUD)
MULTIFAMILY RESIDENTIAL (MFR-M)	PLANNED UNIT DEVELOPMENT (PUD)
NEIGHBORHOOD COMMERCIAL (NC)	NEIGHBORHOOD COMMERCIAL (NC)
MULTIFAMILY RESIDENTIAL (MFR-M)	



VICINITY MAP
SCALE : 1"=2000'
KEY MAP 658/U

FOR

FRIENDSWOOD TRAILS

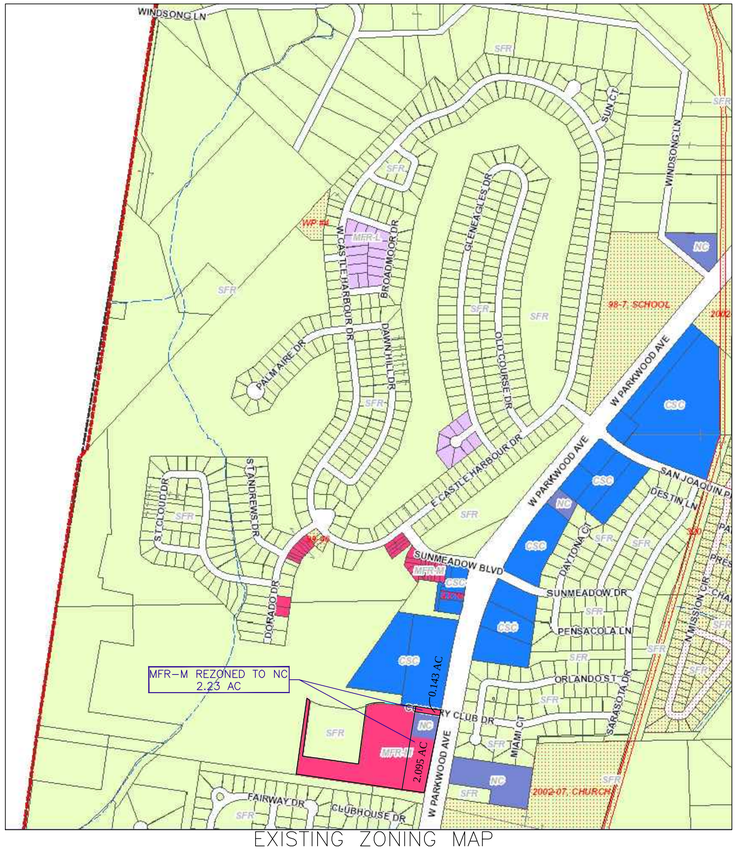
FRIENDSWOOD, TEXAS

CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

1. COVER SHEET
2. EXISTING ZONING AND PROPOSED PUD NARRATIVE
3. GENERAL LAND USE AND DENSITY PLAN
4. TREE PRESERVATION PLAN
5. LEGAL DESCRIPTIONS

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294



EXISTING ZONING MAP
(NTS)

Metes and bounds description

2 tracts of land totaling 2.238 acres of land to be rezoned:

Tract 1: 0.143 acres

A tract of land containing 0.143 acres of land out of a called 12.1317 acres, more or less, as recorded under Clerk's File No.2002008893 said 12.1317 acres being comprised of two tracts of land containing a called 11.62 acres and a called 0.53 acres, being part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and being a part of that certain tract conveyed to The Lowe Family 1988 Trusts recorded under G.C.C.F. # 8912613, Film Code No. 006-39-0972 in the Office of the County Clerk of Galveston County, Texas, said 0.1426 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

THENCE North 08°45'46" East, along the Westerly line of FM 528, a distance of 679.18 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE North 83°28'00" West, a distance of 208.10 feet to the Southwest corner of the herein described tract of land;

THENCE North 08°24'27" East, a distance of 29.73 feet to the Northwesterly corner of the herein described tract of land;

THENCE South 83°32'37" East, a distance of 208.30 feet to the Northeasterly corner of the herein described tract;

THENCE South 08°45'46" West, a distance of 30.01 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.143 acres of land, more or less.

Tract 2: 2.095 acres

A tract of land containing 2.095 acres of land out of a called 12.1317 acres, more or less, as recorded under Clerk's File No.2002008893 said 12.1317 acres being comprised of two tracts of land containing a called 11.62 acres and a called 0.53 acres, being part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and being a part of that certain tract conveyed to The Lowe Family 1988 Trusts recorded under G.C.C.F. # 8912613, Film Code No. 006-39-0972 in the Office of the County Clerk of Galveston County, Texas, said 0.1426 acres of land being more particularly described by metes and bounds as follows:

BEGINNNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

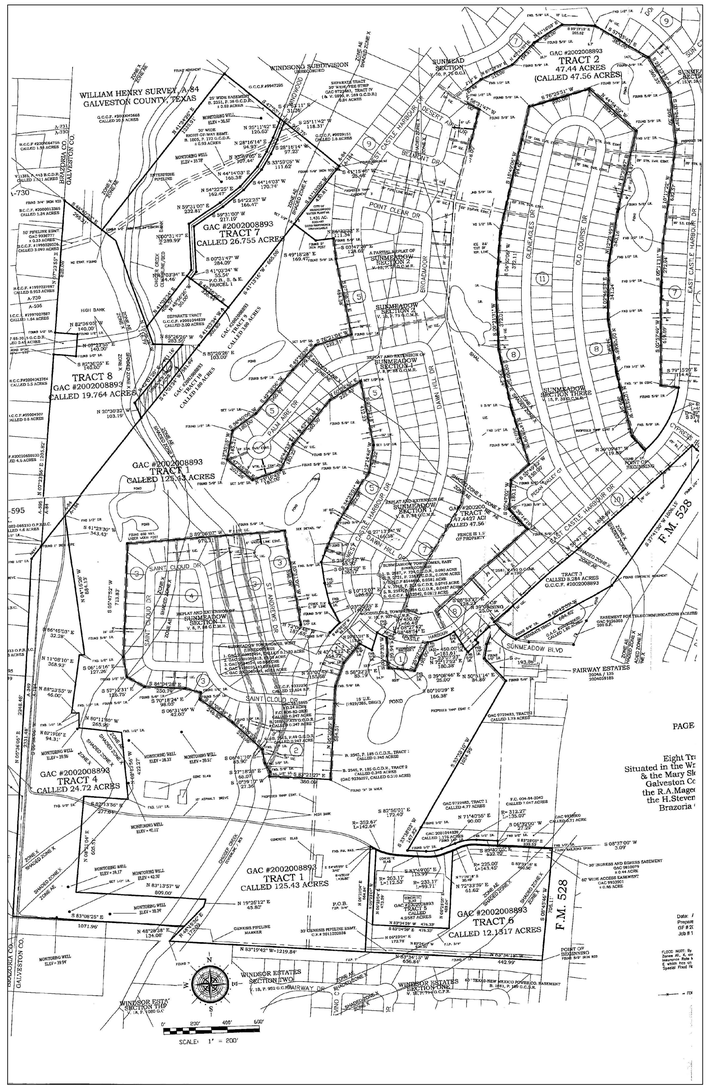
THENCE North 83°34'15" West, along the line common to said 11.62 acre tract and said Windsor Estates, Section 1, a distance of 206.55 feet to the Southwest corner of the herein described tract;

THENCE North 08°43'52" east, a distance of 441.95 feet to the Northwest corner of the herein described tract of land;

THENCE South 83°40'01" East, a distance of 206.79 feet to a point for corner in the Westerly line of FM 528;

THENCE South 08°45'46" East, a distance of 441.95 feet to the POINT OF BEGINNING of the herein described tract of land and containing 2.095 acres of land, more or less.

STATE OF TEXAS
REGISTERED
TOBY P. COUCHMAN III
5566
PROFESSIONAL LAND SURVEYOR



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

TRACT 1–125.43 AC
TRACT 2–47.44 AC
TRACT 3–(NOT INCLUDED IN REZONING)
TRACT 4–24.72 AC
TRACT 5–4.9587 AC
TRACT 6–12.137 AC
TRACT 7–25.915 AC
TRACT 8–19.764 AC
TRACT 9–3.00 AC
TRACT 10–1.00 AC
THIS PUD AREA=264.36 AC

The property is currently zoned SFR, MFR-M & NC. A request is being made to change the zoning for the subject tract to Planned Unit Development to allow overall master planning of single family homes development with mixed lot sizes, trail amenities, park amenities and water feature amenities. The proposed hike/bike/trail system incorporates existing terrain and forestation to provide connectivity through the entire 260 acres. Additionally, expansion of approximately 1 acre tract zoned NC to 3.289 acres to be zoned NC along FM 528 frontage.

Trees & Green Space

In order to preserve existing majestic oak trees with 48" to 60" diameter, the proposed roadway alignment and lot sizes are configured to save these trees, as many as possible. With consideration of the existing homeowners request to have a green space separation between their back yards and the proposed new lots, the design provides functional green space/trail system at a minimum width of 20 ft along all existing back yards.

The proposed PUD plan provides numerous pocket parks throughout each Section of the development, in addition to the two primary parks. The four (4) storm water detention ponds will be wet ponds to provide the community with water elements.

Density

The proposed PUD plan provides the following lot mixtures:

64 lots – 55' x 125' (Section 2)
82 lots – 60' x 120' (Section 3)
69 lots – 65' x 125' (Section 1)
102 lots – 70' x 120' (Section 4)
17 lots – 90' x 120' (Section 5)
52 lots – 90' x 130' (Section 5)
38 lots – 120' x 130' (Section 5)

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7
Permitted Number of Lots = 702 lots
Thus, the proposed density of 1.61 is 59.6% of allowable density.

In addition to the General Land Use and Density Plan, a Tree preservation plan with pictures of the trees to be saved is included along with lot layout superimposed upon the aerial photo.

As can be seen from the Tree Preservation Plan, a gated section is proposed with the road right-of-way width of 50 ft to save the large diameter trees, labeled as Section 1. Additionally, the area that is zoned for MFR-M, 64-55 ft wide single family lots are proposed instead of the permitted 108 multi-family residential units, labeled as Section 2.

Within the 47 acre "horse shoe" tract, no lots are proposed. The 47 acre will be planned as a park amenity at a future date.

Amenity

Total linear feet of trail system = 21,171 lf or 5.2 miles
Wet Detention Pond #1 = 6.52 acres
Wet Detention Pond #2 = 7.17 acres
Wet Detention Pond #3 = 4.57 acres
Wet Detention Pond #4 = 6.02 acres
Primary Park #1 = 2.20 acres
Primary Park #2 = 3.28 acres
Pocket Park/Open Space = 57.5 acres
Total Green Area provided = 80.29 acres
Open Space = 30.3%

Traffic

The vehicular traffic from the proposed development will travel via a boulevard roadway directly to FM 528. The proposed PUD shows a 30 feet gated emergency vehicle access to West Castle Harbour Drive adjacent to the existing water tower as requested by the City of Friendswood. No roadway connection is proposed at Windsong and to East Castle Harbour Drive. For emergency access, a roadway tic-in is provided to exisstting public road. The proposed lots in Brazoria county for west of chigger creek.

Drainage

Storm water runoff from the proposed lots drains toward the proposed streets where runoff is collected by storm inlets and conveyed via storm sewer pipes into the proposed detention ponds. No runoff drains toward existing neighborhood. An updated Drainage Study will be performed using HEC-RAS hydrology modeling in accordance with GCCDD criteria. The proposed drainage system and four (4) ponds will mitigate fill placed within the flood plain and the proposed impervious areas of the project and will ensure that no adverse impact (no rise to the water surface elevation) at Chigger Creek.

Water & Sewer

The proposed development will be served by the existing 12" watermain along FM 528 and the existing sanitary sewer lift station off Sun Meadows Drive. Loop waterline from WP#4 back to FM 528: 12"-16" pipe will be provided. City of Friendswood shall participate in oversize cost of water main or will consider reducing impact fees.

Project Phasing

The project will be developed in multiple phases. The first Phase will consist of construction of the boulevard roadway section from FM 528 to Chigger Creek; the storm water detention pond East of Chigger Creek; 64-55 ft wide lots and 69-65 ft wide lots with associated utilities, drainage and park amenities to service a total of 134 lots in Phase One.

As market demand dictates, Phase II will consist of Section 3 (82-60 x 120 Lots) and Section 4 (102-70 x120 Lots). Phase III will consist of Section 5 (17-90 x120 Lots, 52-90 x 130 and 38- 120 x 130).Section 5 will have its primary vehicular access from the roadway across the creek via a 4 lanes boulevard bridge section. Only emergency gated access will be provided at west Castle Harbour Drive, since this connection is currently being used by the water department to service the water tower.

Section 1: Gated Sections with 50 ft Road ROW.

In order to preserve existing trees and provide 20 feet wide green space/trail along the rear of existing lots on Dorado Drive and to obtain 20 feet wide walking trail along the perimeter of the amenity pond, the private road right-of-way is established at 50 feet, along with cul-du-sac length longer than standard length.

In summary, the proposed PUD plan has been developed with consideration for: existing single family homes; vehicular traffic intrusion to the exiting neighborhood; preservation of existing trees; allowance of green space separation to the existing homeowners' backyard; and drainage improvements for the entire community at 59.6% of allowable density.

PUD NARRATIVE

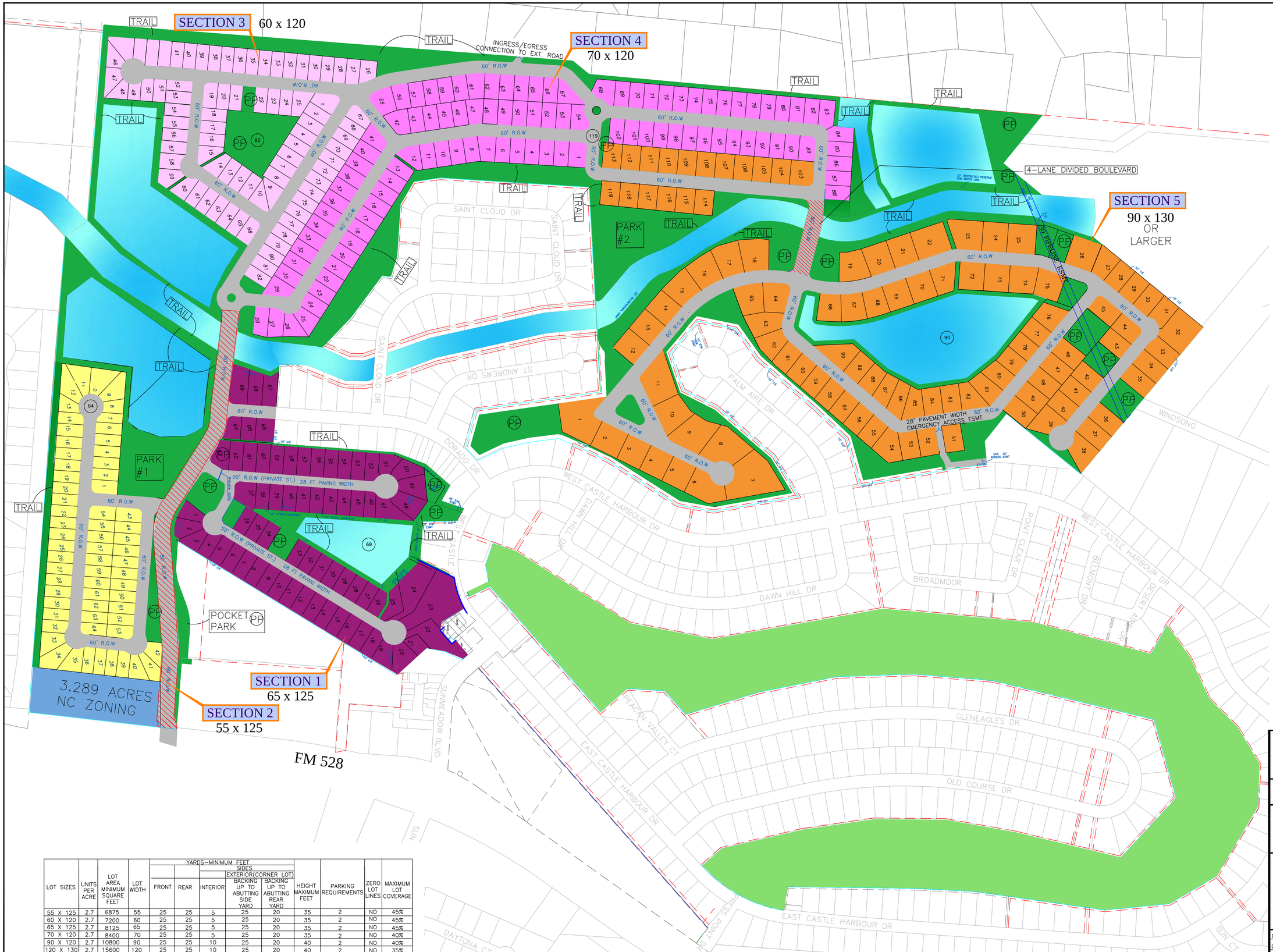
Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

DRAWN BY: BP	PROJECT NO. 2016-101	SHEET NO.	
DESIGNED BY: ST	DATE: JULY 7 2016	2	
APPROVED BY: ST	SCALE: AS SHOWN		

N:\COD_SHARE_DOCUMENTS\EVEREST DESIGN GROUP PROJECTS\DESIGN PROJECTS\TRAILS @ FRIENDSWOOD\PARKS PATTERSON PUD SUBMITTALS\2_EXISTING ZONING AND PUD NARRATIVE #2.DWG



AMENITY SUMMARY

1. TRAIL = 21,171 LF
2. DETENTION POND #1 = 6.52 AC
3. DETENTION POND #2 = 7.17 AC
4. DETENTION POND #3 = 4.57 AC
5. DETENTION POND #4 = 6.02 AC
6. PARK #1 = 2.20 AC
7. PARK #2 = 3.28 AC
8. POCKET PARK/ OPEN SPACE = 57.52

TOTAL GREEN AREA = 80.29 AC

THE PARKS AND THE TRAIL SYSTEM ARE OWNED AND MAINTAINED BY THE FRIENDSWOOD TRAILS HOME OWNER ASSOCIATION

LEGEND

PP POCKET PARK

80' R.O.W

NORTH

200 0 200

(IN FEET)
Scale : 1"=200'

LOT SUMMARY

SECTION 2	55x125 = 64
SECTION 3	60x120 = 82
SECTION 1	65x 125= 69
SECTION 4	70x120 = 102
SECTION 5	90 x120=17
	90 x130=52
	120x130 =38
	TOTAL = 424

NOTE:
TOTAL LOT NUMBERS AND TOTAL GREEN AREAS ARE SUBJECT TO CHANGE BASED UPON THE DRAINAGE STUDY AND ENGINEERING DESIGN.

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS–MINIMUM FEET FRONT	REAR	SIDES INTERIOR	SIDES EXTERIOR(CORNER LOT) BACKING UP TO ABUTTING SIDE YARD	SIDES EXTERIOR(CORNER LOT) BACKING UP TO ABUTTING REAR YARD	HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
55 X 125	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7200	60	25	25	5	25	20	35	2	NO	45%
65 X 125	2.7	8125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15600	120	25	25	10	25	20	40	2	NO	35%

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

GENERAL LAND USE AND DENSITY PLAN

DRAWN BY: BP	PROJECT NO. 2016-101	SHEET NO.	
DESIGNED BY: ST	DATE: JULY 7 2016	1	
APPROVED BY: ST	SCALE: AS SHOWN		





















NOTE:

THE TREES TO BE RETAINED AS SHOWN ON THIS PLAN ARE LOCATED BASED ON AERIAL INFORMATION AVAILABLE. FIELD SURVEY WILL BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THESE TREES. THE PROPOSED ROADWAY ALIGNMENT AND LOT CONFIGURATIONS ARE SUBJECT TO CHANGE BASED ON NECESSARY ADJUSTMENTS TO ATTEMPT TO SAVE THE TREES.

DISCLAIMER:

THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3–INCH CALIPER CLASS 1 OR 2 TREE.

BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE DESIGN REQUIREMENTS MAY PROHIBIT RETAINING OF ALL TREES SHOWN ON THIS SHEET.

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

DRAWN BY: BP	PROJECT NO. 2016-101	SHEET NO.	
DESIGNED BY: ST	DATE: JANUARY 29, 2016	4 OF 5	
APPROVED BY: ST	SCALE: AS SHOWN		

Tract 1

Being 125.43 acres of land, more or less, in the Mary Sloan Survey, Abstract 184, and the William Henry Survey, Abstract 84, Galveston County, Texas, being all of a called "Tract 1" as recorded in the name of Sister Dale @ Point-Internet Association, Limited recorded as Doc GAC 2020068881, of the Official Public Records of Real Property of Galveston County, (O.P.R.R.P.G.C.) and being more particularly described by metes and bounds as following (basis of bearing: Texas State Plane Coordinate System, South Central Zone, NAD-83 by GPS observations):

BEGINNING at a found 5/8-inch iron rod & the West right-of-way line of S.H. 288 (Width Varied), being the Southeast corner of said Tract 1 and the Northeast corner of Windsor Estates, Section One, recorded in Volume 18, Page 711 of the Galveston County Map Records;

THENCE North 87°7'15" West, a distance of 482.99 feet, with the south line of said Windsor Estates, Section One, and the South line of said Tract 1 to a found 5-inch iron pipe;

THENCE North 87°34'17" West, a distance of 694.84 feet, continuing with the North line of said Windsor Estates, Section One, the North line of Windsor Estates, Section Two, recorded in Volume 18, Page 823 of the Galveston County Map Records, and the South line of said Tract 1, to a 1/2-inch iron rod found at the Southwest corner of said Tract 1 and the most South Southeast corner of said Tract 2;

THENCE North 02°19'43" East, a distance of 2319.84 feet, with the west line of said Windsor Estates, Section Two, the north line of Windsor Estates, Section Three, recorded in Volume 18, Page 1680 of the Galveston County Map Records, and the South line of said Tract 1 to a 5/8-inch iron pipe found at the intersection of Chigger Creek for the most South Southeast corner of said Tract 2 and the Northwest corner of said Windsor Estates, Section Three;

THENCE North 88°28'52" East, a distance of 134.66 feet, with a Northwesterly line of said Tract 1, to a 1/2-inch iron rod found for the Southeast corner of said Tract 2;

THENCE with the Easterly lines of said Tract 1, the following courses and distances:
THENCE North 42°15'56" East, a distance of 179.52 feet to a 5/8-inch iron rod found for corner;
THENCE North 19°26'12" East, a distance of 43.89 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°13'27" West, a distance of 650.00 feet to a 5/8-inch iron rod found for corner;
THENCE North 04°23'56" East, a distance of 1,200.00 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°13'56" East, a distance of 277.04 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°13'56" West, a distance of 28.27 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°11'45" East, a distance of 2,395.95 feet to a 5/8-inch iron rod found for corner;
THENCE North 00°19'46" West, a distance of 98.51 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°13'56" West, a distance of 648.66 feet to a 5/8-inch iron rod found for corner;
THENCE North 89°49'45" West, a distance of 98.38 feet to a 5/8-inch iron rod found for corner;

THENCE North 04°16'06" West, a distance of 1,284.15 feet to a 5/8-inch iron rod found for corner in the Southeast line of the Stratford Oil & Gas Company (Annex) tract described in Volume 283, Page 327, Deed Records, in the Northwest line of a 197.55 acre tract, more being the Southeast line of Tract 6 (C.F.# 2020066492);

THENCE North 41°39'39" East (called North 41°21'11" East, along the Southeast line of said Tract 6, a distance of 788.84 feet to the most East corner of said Tract 6 (not found);

THENCE North 41°05'47" East, along the Southeast line of said 1 tract and a 0.68 acre tract recorded under G.C. # 2020049893, a distance of 892.14 feet to a point for corner, the East corner of said 0.68 acre tract and the Southeast corner of Tract 5 (C.F. 2020066492);

THENCE North 41°13'16" East, along the Southeast line of said Tract 7, a distance of 665.04 feet to a 5/8 inch iron rod found for the North corner of the herein described tract;

THENCE South 48°12'28" East, a distance of 1,169.67 feet to a 5-inch iron pipe found for the an interior corner of the herein described tract;

THENCE North 89°20'51" East, a distance of 1,112.94 feet to a 5/8-inch iron rod found in the west line of said "Remainder Section 3" for a corner of the herein described tract;

THENCE, with the west line of said "Remainder Section 3", the following two (2) courses:

1. South 01°47'18" East, a distance of 512.69 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
2. South 01°39'27" East, a distance of 454.52 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

THENCE, with the boundary lines of the Replat and Resection of "Remainder Section 3" as recorded in Volume 8, Page 82 of the G.C.M.R., the following thirty four (34) courses:

1. South 79°21'06" West, a distance of 252.81 feet to a 1/2 -inch iron rod set for a corner of the herein described tract;
2. South 42°01'01" West, a distance of 269.34 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
3. South 47°09'06" West, a distance of 269.66 feet to a 1/2 -inch iron rod set for a corner of the herein described tract;
4. South 28°09'06" West, a distance of 139.00 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
5. South 12°39'53" West, a distance of 105.21 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
6. South 47°19'06" West, a distance of 309.26 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
7. South 77°19'06" West, a distance of 183.80 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
8. South 38°04'53" East, a distance of 180.25 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
9. South 47°19'06" West, a distance of 249.50 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
10. North 69°19'07" West, a distance of 329.68 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
11. South 89°37'16" West, a distance of 412.29 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
12. South 13°19'06" West, a distance of 172.82 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
13. South 34°39'01" West, a distance of 295.98 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
14. South 21°13'54" West, a distance of 146.26 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
15. South 29°22'22" West, a distance of 29.78 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
16. South 84°55'51" West, a distance of 134.97 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
17. South 18°13'07" West, a distance of 154.52 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
18. South 39°39'57" West, a distance of 148.34 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
19. South 48°39'28" West, a distance of 258.26 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
20. North 72°04'08" West, a distance of 187.85 feet to a 1/2-inch iron rod found, for a corner of the herein described tract;
21. North 82°31'06" West, a distance of 599.34 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
22. South 89°09'52" West, a distance of 870.71 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
23. South 82°47'52" West, a distance of 213.25 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
24. South 66°19'16" East, a distance of 127.26 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
25. South 51°39'31" East, a distance of 134.33 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
26. South 76°04'28" East, a distance of 239.79 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
27. South 79°18'34" East, a distance of 94.87 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
28. South 84°49'48" East, a distance of 42.68 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
29. South 57°02'37" East, a distance of 246.83 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
30. North 84°49'52" East, a distance of 1372.96 feet to a 1/2-inch iron rod set for a corner of the herein described tract;
31. South 89°44'18" East, a distance of 85.99 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

Tract 2

Being 47.44 acres of land, in the Mary Sloan Survey, Abstract 184, Galveston County, Texas, being all of a called 47.361 acre tract (Tract 2), all as recorded in the name of Sister Dale @ Point-Internet Association, Limited, recorded under GAC 2020066881 of the Official Public Records of Real Property of Galveston County, (O.P.R.R.P.G.C.) and being more particularly described by metes and bounds as following: (basis of bearing: Texas State Plane Coordinate System, South Central Zone, NAD-83 by GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southeasterly right-of-way line of Bermudian Boulevard (80-foot width, Vol. 1, Pg. 91 of the Galveston County Map Records (G.C.M.R.), at the northwest corner of Block 18 of Bermudian, Section Three, recorded in Volume 19, Page 38 of the G.C.M.R., being the most west corner of said Tract 2;

THENCE North 39°47'07" East, a distance of 1,038.52 feet, along and with the west line of said Block 18 & 1/2-inch iron rod found in the south right-of-way line of Cypress Point Drive (width varies, Vol. 15, Pg. 38 G.C.M.R.) for the northeast corner of said Tract 2 and the herein described tract;

THENCE South 47°37'19" East, a distance of 10.46 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found for a corner of the herein described tract;

THENCE 127.17'50" East, a distance of 48.77 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found at the point of tangencies of the south right of way line of Cypress Point Drive and the south right-of-way line of W.M. 288 (Width Varied), for the most corner of the herein described tract, from which a found monument bears North 36°39'08" East, 3.56 feet;

THENCE South 37°41'58" West, with the northwesterly right-of-way line of F.M. 288 and the northeasterly line of said Tract 2, a distance of 1,006.33 feet to a concrete monument found at an angle point, said point being the Northwest corner of a 1.00 acre tract recorded under G.C.C.F.# 2020066890;

THENCE South 42°39'09" West, along the Northwest line of said 1.00 acre tract, a distance of 264.42 feet to a 5/8 inch iron rod found marking the most Southerly corner of the herein described tract, same being the West corner of said 1.00 acre tract, said point being the south right-of-way line of Summerlow Boulevard;

THENCE, in a northwesterly direction, on the arc of a curve to the right and the south line of said called Tract 2, having a radius of 760.00 feet, a delta angle of 10°04'22", and a chord which bears North 39°13'57" West, 133.57 feet, to a 5/8-inch iron pipe found at the end of said curve;

THENCE North 34°11'58" West, a distance of 52.04 feet, with the south line of said Tract 2 and the south right-of-way line of Summerlow Boulevard, to the POINT OF BEGINNING, having an area of 2.264 acres of land, more or less.

Tract 3

Being 5.288 acres of land, in the Mary Sloan Survey, Abstract 184, Galveston County, Texas, being the same tract (Tract 3), as Sister Dale @ Point-Internet Association, Limited, recorded under GAC 2020066881 of the Official Public Records of Real Property of Galveston County, (O.P.R.R.P.G.C.) and being more particularly described by metes and bounds as follows: (basis of bearing: Texas State Plane Coordinate System, South Central Zone, NAD-83 by GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southeasterly right-of-way line of Bermudian Boulevard (80-foot width, Vol. 1, Pg. 91 of the Galveston County Map Records (G.C.M.R.), at the northwest corner of Block 18 of Bermudian, Section Three, recorded in Volume 19, Page 38 of the G.C.M.R., being the most west corner of said Tract 2;

THENCE North 39°47'07" East, a distance of 1,038.52 feet, along and with the west line of said Block 18 & 1/2-inch iron rod found in the south right-of-way line of Cypress Point Drive (width varies, Vol. 15, Pg. 38 G.C.M.R.) for the northeast corner of said Tract 2 and the herein described tract;

THENCE South 47°37'19" East, a distance of 10.46 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found for a corner of the herein described tract;

THENCE 127.17'50" East, a distance of 48.77 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found at the point of tangencies of the south right of way line of Cypress Point Drive and the south right-of-way line of W.M. 288 (Width Varied), for the most corner of the herein described tract, from which a found monument bears North 36°39'08" East, 3.56 feet;

THENCE South 37°41'58" West, with the northwesterly right-of-way line of F.M. 288 and the northeasterly line of said Tract 2, a distance of 1006.33 feet to a concrete monument found at an angle point, said point being the Northwest corner of a 1.00 acre tract recorded under G.C.C.F.# 2020066890;

THENCE South 42°39'09" West, along the Northwest line of said 1.00 acre tract, a distance of 264.42 feet to a 5/8 inch iron rod found marking the most Southerly corner of the herein described tract, same being the West corner of said 1.00 acre tract, said point being the south right-of-way line of Summerlow Boulevard;

THENCE, in a northwesterly direction, on the arc of a curve to the right and the south line of said called Tract 2, having a radius of 760.00 feet, a delta angle of 10°04'22", and a chord which bears North 39°13'57" West, 133.57 feet, to a 5/8-inch iron pipe found at the end of said curve;

THENCE North 34°11'58" West, a distance of 52.04 feet, with the south line of said Tract 2 and the south right-of-way line of Summerlow Boulevard, to the POINT OF BEGINNING, having an area of 5.264 acres of land, more or less.

North 39°39'07" West, a distance of 119.80 feet to a found 5/8-inch iron rod for corner;
North 18°39'37" West, a distance of 299.24 feet to a found 1/2-inch iron rod for corner;
North 60°06'08" West, a distance of 340.56 feet to a found 1/2-inch iron rod for corner;
North 68°46'27" East, a distance of 541.24 feet to a found 1/2-inch iron rod for corner;
North 12°11'45" East, a distance of 149.16 feet to a found 5/8-inch iron rod for corner;
North 15°13'07" East, a distance of 51.67 feet to a found 5/8-inch iron rod for corner;
North 04°39'06" West, a distance of 389.73 feet to a found 5/8-inch iron rod for corner;
South 79°29'21" West, a distance of 190.86 feet to a found 5/8-inch iron rod for corner;
South 13°49'06" West, a distance of 794.63 feet to a found 1/2-inch iron rod for corner;
South 58°39'06" West, a distance of 372.31 feet to a found 5/8-inch iron rod for corner;
South 00°21'51" West, a distance of 372.81 feet to a found 1/2-inch iron rod for corner;
South 0°09'08" East, a distance of 374.54 feet to a found 5/8-inch iron rod for corner;
South 14°39'06" East, a distance of 249.33 feet to a found 1/2-inch iron rod for corner;
South 39°49'52" West, a distance of 198.85 feet to a found 5/8-inch iron rod for corner;
South 62°47'52" West, a distance of 180.31 feet to a found 5/8-inch iron rod for corner;
South 17°41'19" East, a distance of 149.39 feet to a found 5/8-inch iron rod for corner;

THENCE South 39°47'07" West, a distance of 990.08 feet, with the east line of Block 2, Bermudian, Section Three, to a 1/2-inch iron rod found at the most south corner of said Block 2, for an interior corner of the herein described tract;

THENCE South 32°40'49" East, a distance of 537.77 feet, with the southwest line of said Block 2, to a 5/8-inch iron rod found at the southwest corner of said Woodville 2 Townhouse, for a corner of the herein described tract;

THENCE, North 39°22'07" East, a distance of 131.81 feet, with the east line of said Woodville 2 Townhouse, to a 5/8-inch iron rod found in the south right-of-way line of West Castle Harbor Drive, at the northwest corner of said Woodville 2 Townhouse, for a corner of the herein described tract;

THENCE, Along the south right-of-way of West Castle Harbor Drive, 50.61 feet with the arc of a curve to the left, said curve having a radius of 650.00 feet, a central angle of 04° 27' 45", and a chord bearing and distance of South 58° 49' 59" East, 50.59 feet, to a 1/2-inch iron rod found at the northwest corner of Block 1 of said Replat and Resection of Bermudian, Section 1, for a corner of the herein described tract;

THENCE, with the west lines of Block 1 of said "Replat and Resection of Bermudian Section 1", the following three (3) courses:

1. South 31°57'52" West, a distance of 189.34 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
2. South 36°17'29" East, a distance of 166.35 feet to a point for a corner of the herein described tract;
3. North 26°07'02" East, a distance of 155.60 feet to 1/2-inch iron rod found in the south right-of-way line of said Castle Harbor Drive at the northeast corner of said Block 1, for a corner of the herein described tract;

THENCE, along the south right-of-way of West Castle Harbor Drive, a distance of 181.61 feet, with the arc of a curve to the left, said curve having a radius of 650.00 feet, a central angle of 22° 57' 25", and a chord bearing and distance of North 72° 17' 57" East, 180.38 feet, to a 5/8-inch iron rod found for a corner of the herein described tract;

THENCE, with the lines of the (3) tracts of land; (1) 0.699 acres as recorded in Book 2227, Page 734 G.C.O.R., (2) 0.6979 acres as recorded in Book 2221, Page 238 G.C.O.R., (3) 0.6981 acre as recorded under G.C.C.F. 2140636, (4) 0.6981 acre, as described in Volume 2217, Page 315 G.C.O.R., (5) 0.6982 acres as recorded in Book 2201, Page 384 G.C.O.R. and (6) 0.6982 acres as recorded under G.C.C.F. 9122242 the following five (5) courses:

1. South 28°39'22" West, a distance of 139.25 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
2. South 39°39'06" East, a distance of 35.99 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
3. North 50°51'54" East, a distance of 98.06 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
4. North 39°09'06" West, a distance of 250.00 feet to 1/2-inch iron rod found for a corner of the herein described tract;
5. North 50°51'54" East, a distance of 118.81 feet to a 5/8-inch iron rod found in the south right-of-way line of Summerlow Boulevard for a corner of the herein described tract;

THENCE, South 32°12'52" East, a distance of 50.08 feet, with the south right-of-way of said Summerlow Boulevard, to a 1/2-inch iron rod found for a corner of the herein described tract;

THENCE, with the west lines of "Fairway Estates" as recorded under 2008A, 126 (G.C.C.F. 2004 056715) the following four (4) courses:

1. South 27°12'52" West, a distance of 32.76 feet to an "X" notched in concrete for a corner of the herein described tract;
2. South 13°51'08" West, a distance of 98.24 feet to a 5/8-inch iron rod found for a corner of the herein described tract;
3. South 20°09'04" East a distance of 180.86 feet to a 5/8-inch iron rod found at an interior corner of a called 1.76 acre tract of land described in a deed recorded under G.C.C.F. 9725403 (Tract 2), for a corner of the herein described tract;
4. South 23°19'56" East, a distance of 1,034.58 feet, with the west line of said called 1.76 acre tract and a 4.77 acre tract of land as recorded under G.C.C.F. 9725403, to a 1/2-inch iron rod found at the southwest corner of a called 4.77 acre tract of land described in a deed recorded under G.C.C.F. 2001064832, for a corner of the herein described tract;

THENCE South 87°28'06" West, a distance of 167.82 feet, to a 1/2-inch iron rod found at the southwest corner of said called 1.776 acre tract, for an interior corner of the herein described tract;

THENCE with the south line of said 1.776 acre tract the following five (5) courses:

1. South 87°45'05" East, a distance of 115.59 feet, to a 1/2-inch iron rod found for corner;
2. In a northeasterly direction, with the arc of a curve to the following a length of 53.71 feet, a radius of 124.17 feet, a delta angle of 24°46'59", a chord which bears North 79°39'25" East, 53.29 feet, to a 1/2-inch iron rod found for corner;
3. North 71°59'55" East, a distance of 170.00 feet, to a 1/2-inch iron rod found for corner;
4. In a northeasterly direction, with the arc of a curve to the right having a length of 153.80 feet, a radius of 232.27 feet, a delta angle of 26°49'28", and a chord which bears North 85°04'26" East, 194.52 feet, to a 1/2-inch iron rod found for corner;
5. South 83°50'02" East, a distance of 220.76 feet, to a 1/2-inch iron rod found in the west line of a called 0.71 acre tract of land described in a deed recorded under G.C.C.F. 8951986, at the southeast corner of said 1.776 acre tract, for a corner of the herein described tract;

THENCE South 20°32'05" West, a distance of 21.29 feet, with the west line of said called 0.71 acre tract & a 1/2-inch iron rod found at the southwest corner of said called 0.71 acre tract for an interior corner of the herein described tract;

THENCE South 87°28'06" East, a distance of 150.35 feet, with the south line of said called 0.71 acre tract, to a 1/2-inch iron rod found in the west right-of-way line of F.M. 528 for the most east corner of the herein described tract;

THENCE South 20°32'05" West, a distance of 705.51 feet, with the west right-of-way line of F.M. 528, to the POINT OF BEGINNING, LAVE AND EXCEPT the 4.5687 acre "Tract 2" and the 11.62 acre "Tract 4", having a net area of 152.43 acres of land, more or less.

Tract 4

Being 11.62 acres of land, in the William Henry Survey, Abstract 84, Galveston County, Texas, being all of a called 11.62 acre tract (Tract 4), all as recorded in the name of Sister Dale @ Point-Internet Association, Limited, recorded under GAC 2020066881 of the Official Public Records of Real Property of Galveston County, (O.P.R.R.P.G.C.) and being more particularly described by metes and bounds as following: (basis of bearing: Texas State Plane Coordinate System, South Central Zone, NAD-83 by GPS observations):

BEGINNING at a 5/8-inch iron rod found in the northeasterly right-of-way line of Bermudian Boulevard (80-foot width, Vol. 1, Pg. 91 of the Galveston County Map Records (G.C.M.R.), at the northwest corner of Block 18 of Bermudian, Section Three, recorded in Volume 19, Page 38 of the G.C.M.R., being the most west corner of said Tract 2;

THENCE North 39°47'07" East, a distance of 1038.52 feet, along and with the west line of said Block 18 & 1/2-inch iron rod found in the south right-of-way line of Cypress Point Drive (width varies, Vol. 15, Pg. 38 G.C.M.R.) for the northeast corner of said Tract 2 and the herein described tract;

THENCE South 47°37'19" East, a distance of 10.46 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found for a corner of the herein described tract;

THENCE 127.17'50" East, a distance of 48.77 feet, with the south right-of-way line of Cypress Point Drive, to a 1/2-inch iron rod found at the point of tangencies of the south right of way line of Cypress Point Drive and the south right-of-way line of W.M. 288 (Width Varied), for the most corner of the herein described tract, from which a found monument bears North 36°39'08" East, 3.56 feet;

THENCE South 37°41'58" West, with the northwesterly right-of-way line of F.M. 288 and the northeasterly line of said Tract 2, a distance of 1006.33 feet to a concrete monument found at an angle point, said point being the Northwest corner of a 1.00 acre tract recorded under G.C.C.F.# 2020066890;

THENCE South 42°39'09" West, along the Northwest line of said 1.00 acre tract, a distance of 264.42 feet to a 5/8 inch iron rod found marking the most Southerly corner of the herein described tract, same being the West corner of said 1.00 acre tract, said point being the south right-of-way line of Summerlow Boulevard;

THENCE, in a northwesterly direction, on the arc of a curve to the right and the south line of said called Tract 2, having a radius of 760.00 feet, a delta angle of 10°04'22", and a chord which bears North 39°13'57" West, 133.57 feet, to a 5/8-inch iron pipe found at the end of said curve;

THENCE North 34°11'58" West, a distance of 52.04 feet, with the south line of said Tract 2 and the south right-of-way line of Summerlow Boulevard, to the POINT OF BEGINNING, having an area of 5.264 acres of land, more or less.

Tract 6

Being 24.74 acres, more or less, out of the Mary Sloan Survey, Abstract No. 184 and the William Henry Survey, Abstract No. 84, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5 inch iron rod found for the Southwest corner of the herein described tract, the East corner of the Northwest corner of the Annex Appeal tract described in Film Code No. 666-25-0127, said point being in the common line of the Mary Sloan Survey, A-184, Galveston County, Texas, and the R.A. Magee Survey, A-349, Brazoria County, said point being South 39°09'06" East - 150.00 feet from the Northwest corner of a called 134.226 acre tract in Ralph L. Lowe by deed recorded in Volume 2937, Page 709, Deed Records, Galveston County, Texas;

THENCE North 50° 09'52" East, along the North line of the Annex tract, at a distance of 922.52 pass the West most corner of said Appeal tract and the Northwest corner of the Lowe called tract, said continue for a total distance of 1271.86 feet to a point in the centerline of Chigger Creek, for the Southeast corner of the herein described tract;

THENCE North 40° 19'58" East, along the centerline of Chigger Creek, a distance of 972.80 feet to a 5/8 inch iron rod found for an angle point;

THENCE North 19° 10'52" East, a distance of 44.89 feet to a 5 inch iron rod found for corner;

THENCE North 02° 17'27" West, a distance of 869.20 feet to a 5 inch iron rod found for corner;

THENCE North 08° 21'06" East, a distance of 602.31 feet to a 5 inch iron rod found for corner;

THENCE North 32° 17'06" East, a distance of 677.84 feet to a 5/8 inch iron rod found for corner;

THENCE North 82° 13'56" West, a distance of 622.27 feet to a 5 inch iron rod found for corner;

THENCE North 89° 11'06" West, a distance of 795.56 feet to a 5 inch iron rod found for corner;

THENCE North 83° 10'06" West, a distance of 84.31 feet to a 5 inch iron rod found for corner;

THENCE North 89° 22'52" West, a distance of 44.66 feet to a 5/8 inch iron rod found for corner;

THENCE North 13° 06'36" East, a distance of 1461.39 feet to a 5/8 inch iron rod found for corner;

THENCE North 00° 47'09" East, a distance of 1,134.38 feet to a 5/8 inch iron rod found for corner;

THENCE North 89° 29'06" West, a distance of 1,961.54 feet to a 5 inch iron rod found for corner in the Southeast line of the Stratford Oil & Gas Company (Annex) tract described in Volume 283, Page 327, Deed Records, in the Northwest line of said Tract 6;

THENCE North 41° 39'39" East, along the Southeast line of said Tract 6, a distance of 1,108.18 feet to a 1/2 inch iron rod found for corner, at the South corner of a called 20.2 acre tract recorded under G.C.C.F.# 2020066892;

THENCE North 41°39'39" East, along the Southeast line of said 20.2 acre tract, a distance of 1228.24 feet to a 5 inch iron rod found marking the North corner of the herein described tract;

THENCE South 47°57'17" East, along the Southwest line of Wienberg Subdivision and the tract recorded in the C.R.S 594'21E AND 2020181, a distance of 918.78 feet to the POINT OF BEGINNING and containing 26.775 acres, more or less, SAVE AND EXCEPT a 0.020 of an acre tract of land, in the William Henry Survey, Abstract 84, Galveston County, Texas, being out of a called 26.795-acre tract (Tract 7), recorded under GAC 2020066889, described in a deed recorded under G.C.C.F. 1197228(3), and 0.0455-acre tract of land being more particularly described as follows:

COMMENCING at a concrete monument found in the west line of "Summerlow, Section 3" as recorded in Volume 10, Page 75 D.R.M.R., as the most Northerly Northeast corner of said Tract 7;

THENCE South 41°39'40" West, a distance of 25.46 feet, with the Southeast line of said Summerlow, Section 3, to a 5/8-inch iron rod found at the north corner of a called 1.0 acre City of Friendswood tract;

THENCE, North 41°39'00" West, a distance of 490.51 feet, with the west line of said called 1.0 acre tract and the east line of said Tract 7, to a 1/2-inch iron rod found at the Southwest corner of said called 1.0 acre tract and the northwest corner of a called 125.43 acre tract (Tract 1), as recorded under G.C.C.F. 2020066883;

THENCE, South 41°39'16" West, a distance of 665.06 feet, with the east line of said Tract 7 and the west line of said Tract 1;

THENCE North 48°30'30" West, a distance of 296.64 feet, over and across said Tract 7, to a point for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE over and across said Tract 7 as follows:

North 48°30'30" West, a distance of 52.00 feet to a point for corner;
North 41°02'54" East, a distance of 46.66 feet to a point for corner;
North 00°21'07" East, a distance of 253.39 feet to a point for corner;
North 59°31'56" East, a distance of 228.81 feet to a point for corner;
North 54°22'25" East, a distance of 162.47 feet to a point for corner;
North 44°14'52" East, a distance of 163.31 feet to a point for corner;
North 33°55'58" East, a distance of 187.46 feet to a point for corner;
North 28°16'14" East, a distance of 94.13 feet to a point for corner;

THENCE North 23°11'42" East, a distance of 125.63 feet to a point in the north line of said Tract 7 for the Northeast corner of the herein described tract;

THENCE North 47°37'11" East, a distance of 21.36 feet, with the north line of said Tract 7, to a point for the Northeast corner of the herein described tract;

THENCE over and across said Tract 7 as follows:

South 23°11'42" West, a distance of 118.21 feet to a point for corner;
South 32°54'54" West, a distance of 97.25 feet to a point for corner;
South 33°09'09" West, a distance of 111.68 feet to a point for corner;
South 44°14'52" West, a distance of 170.74 feet to a point for corner;
South 54°22'25" West, a distance of 156.67 feet to a point for corner;
South 59°31'09" West, a distance of 217.19 feet to a point for corner;
South 00°21'49" West, a distance of 284.09 feet to a point for corner;

THENCE North 41°39'34" West, a distance of 29.84 feet to the POINT OF BEGINNING and containing 0.020 acre of land, more or less, being a net area of 29.915 acres of land, more or less.

Tract 7

A tract of land containing 19.768 acres, more or less, being part of a tract conveyed to Stratford Oil and Gas Company by deed recorded in Volume 283, Page 327, in the Office of the County Clerk of Galveston County, Texas, in the William Henry Survey, Abstract 84, Galveston County, Texas, being called Tract 2 in a deed recorded under G.C.C.F.# 2020066892, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the South corner of said Stratford Oil and Gas Company tract, on the Galveston and Texarcia County Line, set in the Northwest line of a called 26.79 acre tract recorded under G.C.C.F.# 2020066892, said point being the South corner of the herein described tract;

THENCE North 07°33'56" East, along the Westerly line of said Stratford Oil and Gas Company tract, and said County Line, a distance of 1005.52 feet to a point for corner, from which a railroad spike (found) bears North 39°34'10" West - 1.72 feet, said point being the Southeast corner of a 0.65 acre tract of land recorded in Film Code No. 667-62-1013;

THENCE North 82°26'09" East, a distance of 148.00 feet to a ½ inch iron rod found for the Southeast corner of said 0.65 acre tract;

THENCE North 07°33'51" East, a distance of 148.00 feet to a ½ inch iron rod found for the Northeast corner of said 0.65 acre tract;

THENCE North 82°26'09" West, a distance of 148.00 feet to a ½ inch iron rod found for the Northwest corner of said 0.65 acre tract on the Westerly line of said Stratford Oil and Gas Company tract and said County Line;

THENCE North 07°33'51" East, a distance of 473.53 feet to a ½ inch iron pipe found for corner, being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066893;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066894;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066895;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066896;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066897;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066898;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066899;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066900;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066901;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066902;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066903;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066904;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066905;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066906;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066907;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066908;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066909;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066910;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066911;

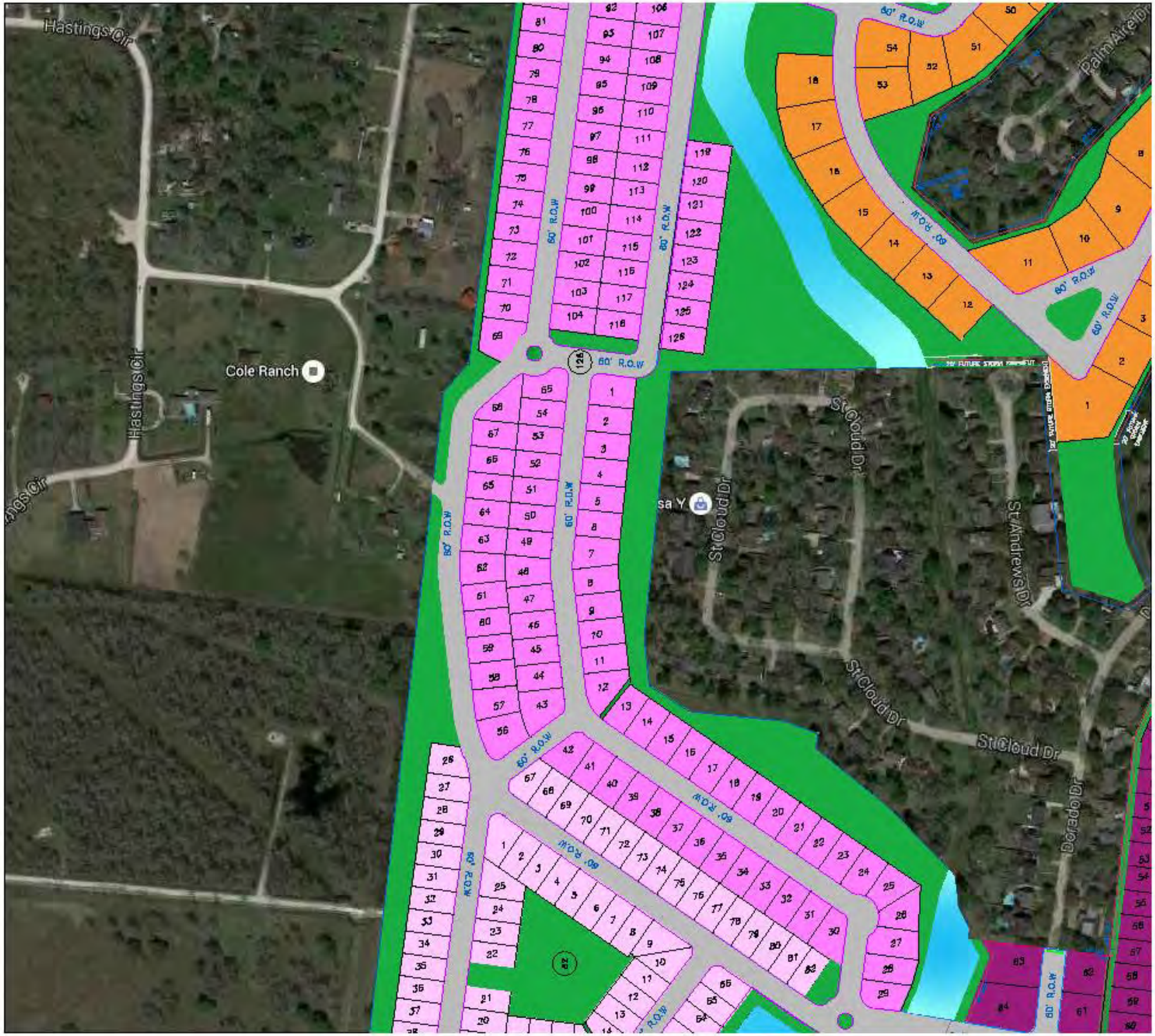
THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066912;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066913;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066914;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod found for the Southeast corner of said 0.687 acre tract, same being the Southwest corner of a called 0.687 acre tract recorded under G.C.C.F.# 2020066915;

THENCE South 82°26'09" East, along the South line of said 0.687 acre tract, a distance of 204.35 feet to a ½ inch iron rod


Hastings Cir
Cole Ranch
Hastings Cir
60' R.O.W
St Cloud Dr
St Andrews Dr
Dorado Dr
Palm Aire Dr

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: June 10, 2021

Subject: Receive an update on tasks from the Planning Subcommittee

Action: n/a

SUMMARY / ORIGINATING CAUSE

Update on Future Land Use Map - Public Outreach
June 5 - Farmers Market - rescheduled to June 12; 9-11am; Stevenson Park
June 11 - Concert in the Park - 6:30-7:30pm; Stevenson Park
June 14 - Town Hall Meeting - 6-7pm; Council Chambers at City Hall
Library Display - June 7 to July 2

QR Code site provides draft map (May 2021), current map (2008), spreadsheet of changes, and Frequently Asked Questions. Comment/Question box is provided for public comment.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Public Outreach to obtain input from the public regarding the changes to the Future Land Use Map.

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Draft Future Land Use Map May 2021
2. Future Land Use Map Changes from 2008 to 2021
3. FLUM Public Outreach Flyer
4. 2008 Future Land use Map
5. Future Land Use Map FAQ

Future Land Use
Draft
May 2021

" A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

CITY OF FRIENDSWOOD
FOUNDED 1895

Future Land Use- Proposed 2021

- Brio
- Buyout Lots
- High Density Residential
- Industrial
- Low Density
- Mixed Use
- Office, Business Park
- Parks
- Public and Semi-Public
- Regional Detention
- Retail
- SFR- Estate

Major Thoroughfare Plan- Adopted 2018

- Major - Sufficient Width
- Major - To Be Acquired
- Boulevard - Sufficient Width
- Boulevard - To Be Acquired
- Boulevard - To Be Widened
- Collector - Sufficient Width
- Collector - To Be Acquired
- Collector - To Be Widened

Layer

- Downtown District Outline
- City Limits

N W E S

0 0.38 0.75 1.5 Miles

City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Source: The City of Friendswood Department of Community Development and GIS Division, 2021

PROPOSED CHANGES TO FUTURE LAND USE MAP
April 2021

Overall changes:

Added statement "A comprehensive plan shall not consitute zoning regulations or determine zoning district boundaries." This is in accordance with LGC 213.005 Notation on Map of Comprehensive Plan.
Changed the color scheme to match standard Land Use map guidelines.
Changed OPD/BP zoned properties to "Office, Business Park" Classification
Separated the previous "Open Space, Floodway, Public" category into four categories:

1. Parks
2. Buyout Lots
3. Regional Detention
4. Public & Semi-Public (schools, churches, city owned facilities)

Land use changes from 2008 Future Land Use Map :

1	Changed Northeastern section of map that was Special Study NonResidential with Industrial Emphasis changed to Industrial with a Retail corridor along FM 2351
2	Changed to Open Space; land purchased by Harris County
3	Alton Todd property -Changed from Special Study NonResidential with Commercial Emphasis to Single Family Residential
4	Changed eastern parcel (undeveloped land) that was Special Study NonResidential with Commercial Emphasis to be Retail along FM 528 and Single Family Residential behind, which also matches up to City of League City Future Land Use Map
5	The parcels indicated on the map have been changed to Retail; one zone change was already approved to Neighborhood Commercial (NC) and adjacent property is also zoned Community Shopping Center (CSC)
6	Changed southern portion of map that was Special Study NonResidential with Light Industrial Emphasis to reflect Residential and Industrial use; many development difficulties in this area including lack of utilities, gun range, pipelines, etc.; development of Georgetown Subdivision is in process
7	Changed from Special Study NonResidential with Light Industrial Emphasis to Retail (frontage along FM 528 in front of future Georgetown Subdivision)
8	Created a 500 ft Retail setback along W Parkwood Ave and future Friendswood Lakes Blvd. per FM 528 Strategy Plan
9	Changed from Special Study NonResidential with Commercial Emphasis to Single Family Residential
10	Changed from Special Study NonResidential with Commercial Emphasis to Retail
11	Changed all tracts within the DD Boundary to Mixed Use with the exception of the city and school facilites and parks
12	Changed from Open Space to Industrial
13	Changed from Mixed Use to Retail; several requests to change the zoning over the years to include a residentail component has failed.

PROPOSED CHANGES TO FUTURE LAND USE MAP

April 2021

14	Changed from Low Density Residential to Parks - portion of Lake Friendswood
15	Changed from Low Density Residential to Retail - frontage on FM 528 and in accordance with FM 528 Strategy Plan
16	Changed from Industrial to Office, Business Park in the interest of protecting adjacent residential property
17	Changed from Public to Low Density Residential - FISD plans to sell the property
18	Future Discussion: do we want to plan for commercial along the future Friendswood Lakes Blvd/Friendswood Parkway

Future Land Use Map Update 2021
Planning & Zoning Commission

PROPOSED MAP & PUBLIC COMMENTS

Take a picture of the QR code with your phone and you will be directed to a web site to provide your comment or suggestion regarding the proposed map. The site includes the proposed map, the current map (2008), and Frequently Asked Questions.

PUBLIC OUTREACH

P&Z Commissioners will be present at the following events to answer questions:

June 5—Farmers Market 9am to 11am @ Stevenson Park

June 11—Concert in the Park 6:30 to 7:30pm @ Stevenson Park

June 14—Town Hall Meeting 6pm to 7pm @ City Hall Council Chambers

Information will also be on display at the Friendswood Public Library for the following dates:

June 7 thru July 2

QUESTIONS?

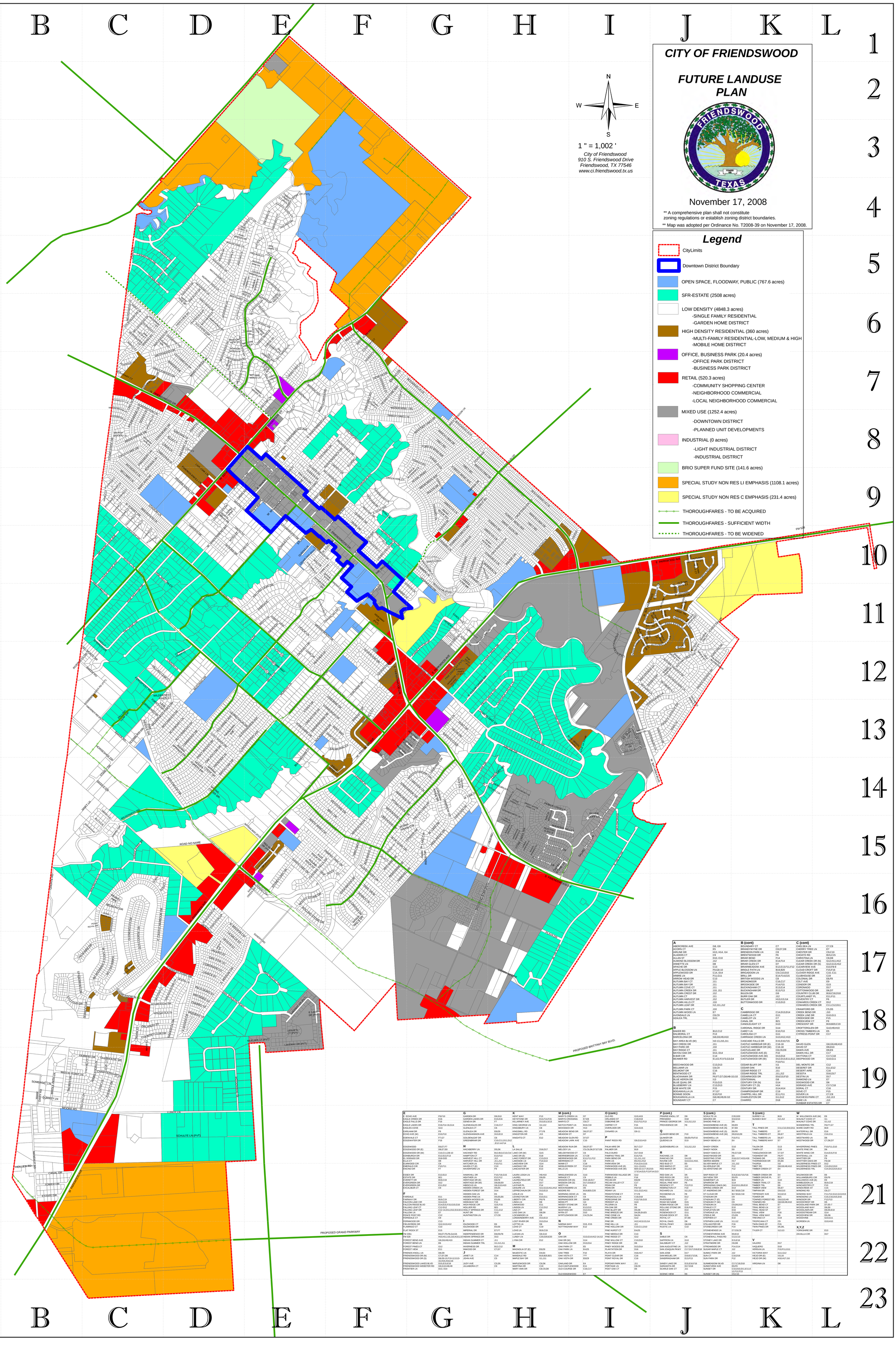
What is a Future Land Use Map?

The map is a part of the City's comprehensive plan. It provides guidance as to the land use type and location of future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

How can the community impact the proposed FLUM?

Part of the map update process is to obtain public input from residents, property owners, realtors, developers, builders and any other interested parties. Once all public comments are received, they will be reviewed and considered. Then any necessary amendments to the proposed map will be incorporated.

Staff contact: Aubrey Harbin, Director of Community Development/Planner
281-996-3280 aharbin@friendswood.com



A		B (cont)		C (cont)	
ABERCREEK AVE	G8, G9	BOUNDARY CT	C7	CHELSEA LN	C7,C8
ACORN CT	E5	BRANDYWYNE DR	C8,D7,D8	CHERRY TREE LN	E7
AIRLINE DR	H13, H14, I14	BRENDON PARK LN	C8	CHESTER DR	C9,C10
ALADDIN CT	C9	BRENTWOOD DR	F6	CHOATE RD	B15,C15
ALLAN ST	D10, E10	BRIAR BEND	F14	CHRISTINA LN	C8,D8
ALMOND BLOSSOM DR	J12	BRIAR CREEK DR	E14,F14	CLEAR CREEK DR (N)	G12,H11,H12
ANNETTE LN	D8	BRIAR GLEN CT	D7	CLEAR CREEK DR (S)	G12,G13,H12
APACHE DR	C13	BRIARMEADOW AVE	E12,E13,F11,F12	CLEARVIEW AVE	E10,F8-9
APPLE BLOSSOM LN	F9,G8-10	BRIDLE PATH LN	B19,B20	CLOUD CROFT DR	F15,F16
APPLEWOOD DR	C14, D14	BRIGADOON LN	C9,C10,D10	CLOVER RIDGE AVE	C10, C11
ARBRE LN	F13,G11	BRILL DR	E14,F14,E15	CLUBHOUSE DR	C19
ARROW HEAD DR	C13	BRITISH WOODS LN	C8	COLONIAL DR	E8,F8
AUTUMN BAY CT	J11	BROADMOOR	C16,C17	COLT AVE	E9
AUTUMN BAY DR	J11	BROOKSIDE DR	F14,F15	CONDOR DR	G15
AUTUMN COVE CT	J11	BUCKINGHAM CT	E13,E14	CORONADO	D17
AUTUMN CREEK DR	J10, J11	BUCKINGHAM DR	E13,F13	COTTONWOOD DR	D6,D7
AUTUMN CREST DR	J12	BULEN DR	G9	COUNTRY CLUB DR	B18,C18,D18
AUTUMN CT	J11	BURR OAK DR	J12	COURTLANDT PL	E11,F11
AUTUMN HARVEST DR	J12	BUTLER DR	H13,I13,J14	COVENTRY CT	F6
AUTUMN HILLS CT	J10	BUTTONWOOD DR	C13,D13	COWARDS CREEK CT	D12
AUTUMN LEAF DR	I12,J11,J12			COWARDS CREEK DR	C11,C12,D11
AUTUMN PARK CT	J10	**C**		CRAWFORD DR	C5,D5
AUTUMN WOOD LN	E7	CAMBRIDGE DR	C14,D13,D14	CREEK BEND DR	J10
AVONDALE LN	C8,C9	CAMELLIA CT	G11	CREEK LINE DR	G10,G11
AZALEA TRL	G11	CAMELOT LN	C7	CREEKSIDE DR	F15
		CANAL DR	B21	CREEKVIEW CT	F9
B		CANDLELIGHT CT	G13	CRESCENT DR	B19,B20,C19
BAKER RD	B12,C12	CARDINAL RIDGE DR	G14	CROFTERGLEN DR	G10,H9,H10
BALMORAL CT	F13	CAREY LN	E10,F10	CROSS TIMBERS LN	E5
BARCELONA DR	G8,G9,H9,H10	CARRIAGE CREEK LN	G13,H12,H13	CYPRESS POINT DR	C17
BAY AREA BLVD (W)	I10-13,J10,J11	CASCADE FALLS DR	E15,E16,F15	**D**	
BAY CREEK DR	J11	CASTLE HARBOUR DR (E)	C16-18	DAVID GLEN	G8,G9,H9,H10
BAY PARK DR	J10	CASTLE HARBOUR DR (W)	C16-18	DAVID ST	D9,D10
BAY RIDGE CT	J11	CASTLELAKE DR	C8,C9,D9	DAWN AVE	D9,E9
BAYOU OAK DR	D13, D14	CASTLEWOOD AVE (E)	F10	DAWN HILL DR	C17
B-BAR CIR	C14	CASTLEWOOD AVE (W)	D13,D14	DAYTONA CT	C17,C18
BEAMER RD	E1,E2,F2,F3,G3,G4	CASTLEWOOD DR (W)	D12,D13,E11,E12, F10,F11	DEEPWOOD DR	G10,G11
BEECHWOOD DR	C13,D13	CEDAR BLUFF DR	I11	DEL MONTE DR	C12
BELLMAR LN	C8,C9	CEDAR OAK	E10	DESERET DR	E11,E12
BELMONT DR	C16	CEDAR RIDGE CT	J11	DESERT AIRE	C16
BENTWOOD CT	E5	CEDAR RIDGE TRL	J11,J12	DESOTA	D16,D17
BLACKHAWK DR	F6,F7,G7,G8,H8-10,I10	CEDARWOOD DR	E8,E10,F10	DESTIN LN	D17
BLUE HERON DR	I13	CENTENNIAL	G8	DIAMOND LN	E7
BLUE QUAIL DR	F15,G15	CENTURY CIR (N)	G14	DOGWOOD CIR	D6
BLUEBERRY LN	C13,D13	CENTURY CT (S)	H14	DORADO AVE	C17,C18
BOB WHITE DR	F15	CENTURY DR	G14,H14	DORAL CT	C16
BOGAINVILLA LN	F7,G7	CHAMPIONSHIP DR	C13	DOVE CT	F15
BONNIE DOON	E10,F10	CHAPPEL HILL DR	E11,F11	DOVER LN	C7,C8
BOUGAINVILLA LN	G8,H8,H9,I9,I10	CHARLESTON DR	G11,G12	DUCHESS PARK CT	J12,J13
BOUNDARY CT	C7	CHARRO	D18	DUKE LN	J13
				DUNBAR ESTATES DR	C7

E		G		K		M (cont.)		O (cont.)		P (cont.)		S (cont.)		S (cont.)		W	
E. ECHO AVE	F8;F10	GARDEN DR	D9,D10	KENT WAY	F13	MARY'S CREEK LN	D7	OLD RD	G15,H15	PRAIRIE KNOLL ST	D9	SCHULTE LN	C20,D20	SURREY LN	B19	W. WILLOWICK AVE (W)	E9
EAGLE CREEK DR	E16	GARDEN LAKES DR	E15,E16	KEYSTONE DR	E14,F14,F15	MARYS CROSSING	E7,E8	ORLANDO ST	C18;D18	PRESIDEO	D18	SEDORA DR	D10,E10	SUSSEX WAY	I12,J12	WALNUT COVE CT	I11
EAGLE FALLS DR	F16	GENEVA DR	F7	KILLARNEY AVE	D13,E12,E13	MARYS CT	C6,C7	OSBORNE DR	E12;F12,F13	PRINCE GEORGE DR	I13,J12,J13	SHANE PINE LN	D5			WALNUT COVE DR	I11,I12
EAGLE LAKES DR	E16,F14-16,G14	GLENEAGLES DR	C16,C17	KING GEORGE LN	I12,J12	MATCH POINT LN	B18;C19	OSPREY CT	F15	PROVIDENCE DR	F8	SHADOWBEND AVE (E)	E8,E9	**T**		WANDERING TRL	F6,F7,G7
EAGLES COVE CT	G13	GLENLEA CT	C6	KINGSBURY LN	C8	MOVISSCK DR	H13	OVERLOOK DR	G14;G15			SHADOWBEND AVE (N)	E7,E8	TALL PINES DR	C11,C12,D10,D11	WARE DAIRY RD	B19
EARLHAM DR	F9	GLENLEA DR	E8,E9	KINGSMILL RD	F7,F8	MEADOW BEND DR	D6,D7,E7	OXNARD LN	G9-11	**Q**		SHADOWBEND AVE (S)	E8,F8	TALL TIMBERS	E7	WATERFALL DR	E16
ECHO AVE (W)	E10,F10	GLENSHANNON AVE	D13,E13	KINGSTON DR	J13	MEADOW CT	D7			QUAKER BEND DR	F10	SHADOWBEND AVE (W)	D9,D10,E9	TALL TIMBERS CT	E6,E7	WESTFIELD LN	C10,C11
EDENVALE CT	F7;G7	GOLDENLEAF DR	C6	KNIGHTS CT	E12	MEADOW GLEN RD	D7,E7	**P**		QUAKER DR	E8,E9;F9,F10	SHADWELL LN	F10;F11	TALL TIMBERS LN	E6,E7	WESTWARD LN	D6
EDGEWATER DR	F16	GREENBRIAR DR	C10,C11,D11,D12 ;E12-14;F14			MEADOW LARK AVE	C10	PAINT ROCK RD	G9,G10;H10	QUEENS LN	E10	SHADY BEND LN	E4	TALL TIMBERS WAY	E7	WESTWOOD DR	C7,D6,D7
EDGEWOOD	E6,E7,F7	**H**		**L**		MEADOW RUN DR	D6,D7,E7	PALM ARE DR	B17,C17	QUEENSBURG LN	I13,J12,J13	SHADY CREEK	G10	TALON DR	G13	WHISPERING PINES	F10;F11,G10
EDGEWOOD DR (E)	D8;E7,E8	HACKBERRY LN	D5,D6	LA SALLE	D16,D17	MELODY LN	C5,C6,D6,D7,E7,E8	PALMER DR	B19			SHADY NOOK	E8	TAMPA ST	C18	WHITE PINE DR	D6
EDGEWOOD DR (W)	C10,C11,D8-10	HACKNEY RD	B12,B13,C13,C14	LAKE CIR (W)	G15	MELODYWOOD CT	C6	PALO DURO	D17;D18	**R**		SHADY OAKS LN	F6,G7,G8	TANGLEWOOD DR	C7,D7	WHITE WING CIR	E14;E15,F15
EDINBURGH DR	E12,E13;F13	HAMPTON CT	E13;F13	LAKE DR (E)	E18	MERRIEBROOK LN	C7,C8	PAMPAS TRAIL DR	E15;F15	RACHAEL LN	D8	SHADYCREST DR	E5	TASHKENT DR	F6;F7	WHITEHALL LN	C8
EL DORADO DR	D18-D20	HARVEST HILL CT	J12	LAKE FOREST DR	C13,D13	MERRIEWOOD DR	E11,F11,F12	PARK BEND DR	I11,J11,J12	RANCHO CIR	I14,I15	SHOOTING STAR	G16;G17;H15,H16	THOMAS DR	C5,D5	WHITTIER DR	F9
ELLA CT	D8	HARVEST HILL DR	J11,J12	LAKESIDE LN	F14,G14	MERRIMAN CT	C6	PARK LN	E5,H11,H12	RAVINE CIR	G10,G11,H10,	SIERRA MADRE	H17	THORNWOOD DR	E5,E6	WHITTIER OAKS DR	F6,G6
ELMWOOD CIR	C6	HATCHER LN	F10;F11	LAKEVIEW CIR	G14	MIAMI CT	C18	PARKVIEW DR	F14;G14,G15	RED BUD CT	E5	SILVER MAPLE CT	J11,J12	THURSA	I10	WILDERNESS PINES CT	D12
EMERALD CIR	F10;F11	HAVEN CT (S)	C10	LAKEWAY DR	E18	MIDDLECREEK ST	F14;F15	PARKWOOD AVE (E)	G11-13;H11	RED MAPLE CT	J12	SILVERLEAF DR	F12	TIBET RD	G8,G9,H9,H10	WILDERNESS PINES DR	C13;D12,D13
ENCINO DR	F7	HAVERFORD LN	F9	LANCASTER DR	E13	MILLS LN	E12	PARKWOOD AVE (W)	B20-22;C17-20;D15-17;E14;E15,F13;F14,G13	RED MAPLE DR	I11,J11	SILVERSTONE DR	F12	TIMBER CREEK CT	E4	WILDERNESS TRL	C14,D13,D14,E13
ESSEX DR	E12,E13	HAWKHILL DR	F15,F16,G15	LAURA LEIGH LN	H9;H10	MINGLEWOOD LN	G10	PARKWOOD VILLAGE DR	G12	REID OAK LN	D5	SKIP ROCK ST	E15;E16,F15,F16	TIMBER CREEK DR	E4	WILDWOOD DR	E6
ESTATE DR	B21	HEATHER LN	E12;F12	LAUREL	D8,E9	MIRAGE CT	C8	PEBBLE LN	F16	REID ROCK DR	E15	SKYVIEW TER	E9;F9	TIMBER GROVE PL	E7	WILLIAMSBURG CIR	E9;F9
EVERETT DR	B19;C19	HERITAGE DR (E)	E8,F8	LAURELFIELD DR	F10	MISSION CIR (N)	D16-18,E17	PECAN DR	E8,E9	RED WING DR	F15;F16	SOMERSET LN	B19	TIMBER LN	G10	WILLOWICK AVE (E)	E9
EVERGREEN DR	D12	HERITAGE DR (W)	D8,E8,E9	LAVACA	D17	MISSION CIR (S)	D17,D18,E17	PECAN VALLEY CT	C17	REGAL PINE WAY	F6	SPARROW DR	G14	TIMBER TRAIL CT	E6	WIMBLEDON LN	B19;C19
EVERGREEN DR	E11,E12	HIBISCUS LN	G9,G10;H10	LAYFAIR PL	F12	MISTY LN	E11	PENN CIR	F9	REGENCY CT	F12;F13	SPREADING OAKS (W)	D10,D11,E9,E10	TIMBER TRL	E6	WINCHESTER CT	F10
EXCALIBUR CT	C9	HIDDEN CREEK LN	D5,E5	LEBSACK LN	E12;G13,H11,H12	MOCKINGBIRD LN	E13	PENNY CT	E12;F12	REGENT CT	F13	SPRING CREEK DR	F6	TIMBERLAKE DR	E6,E7	WINDING RD	C6,C7
		HIDDEN FOREST DR	G14	LEPRECHAUN DR	D12,E13	MOORE RD	B19,B20,C20	PENNY LN	G11;G12,H11	RICHMOND LN	I12,J12	ST ANDREWS DR	B17,B18,C18	TIMPAN DR	G8;G10	WINDING RD	C6,C7
F		HIDDEN OAK LN	E5	LESLIE LN	I11	MORNINGSIDE DR	D5	PENNYSTONE CT	F7;F8	RICHMOND LN	F8	ST CLOUD DR	B17,B18,C18	TIPPERARRY AVE	D13;E13	WINDMILL WAY	F11;F12;G12,G13;H13
FAIRDALE	E11	HIDDEN PINE LN	D5,E5,E6	LEXINGTON DR	E10;E11	MORNINGSIDE CT	C6	PENSACOLA LN	C18;D18	RIGEL	E12	STADIUM CIR	C9	TOWER DR	B21	WINDSONG LN	C15,C16,D15,D16
FAIRWAY DR	B18;C19	HIDDEN WOODS LN	E5,E6	LIBERTY CT	F8,F9	MORNINGSIDE DR	E8;E9	PENSACOLA PL	F15;F16,G15	RIGGS DR	C11	STADIUM DR (E)	C9	TOWNES FOREST RD	G8;G9,H9,H10	WINDSONG RD	F12;F13
FALCON LAKE CIR	G14;G15	HIGH CREEK CT	E14,E15	LIMESTONE CT	F8,F9	MOSSY FT	E16	PERSIMMON DR	D10	ROAD NO NAME	C17	STADIUM DR (W)	C9	TOWNES RD	G8;G9,H9,H10	WINDSORTER DR	E7
FALCON RIDGE BLVD	E14;E15,F15,G15,G16	HIGH RIDGE CIR	G15;F15	LINKWOOD	E11	MOSSY STONE DR	E16	PILGRIM LN	F8	ROBIN RIDGE CIR	G15	STADIUM LN	C9;D9,D10	TRAIL BEND CT	E7	WOODLAND PARK DR	D7;E5-7
FALLING LEAF CT	C12-G12	HOLLER RD	B21	LINSON LN	C12;D12	MURPHY LN	E12;E13	PINE OAK DR	D5	ROLLING STONE DR	E6;F16	STANLEY CT	E10	TRAIL BEND LN	E7	WOODLAND WAY	D6,E6
FALLING LEAF DR	C12-14,D11,D12,E10,E11	HOLLY SPRINGS DR	C11,C12	LISA CT	D8	MUSTANG DR	D12,D13	PINE BLUFF DR	D5,D6	RON CIR	E10	STAPLETON DR	D16	TRAIL HEAD ST	E7	WOODLAWN DR	D6;E9,E10
FALLON LN	E7	HUNT DR	G13	LIVE OAK LN	E6,E7	NAHUA ST	D10	PINE BREEZE DR	D4;D5,E4,E5	ROSEWOOD CT	G11	STARDALE LN	G10;H10	TRAIL VIEW	F16	WOODSTREAM CIR	G14
FENCE POST RD	C12	HUNTINGTON LN	C7,C8	LOCKMOOR LN	C8	MYRTLEWOOD DR	C4,C5,D4	PINE CONE LN	D4;E4	ROUND ROCK ST	E15	STEELE DR	C5,D5	TRAIL VIEW WAY	E6	WOODVIEW DR	D5,D6
FERNDALE CT	C9			LONDONDERRY AVE	D13;E13			PINE CREEK DR	G12	ROYAL CT	E7,E8	STEPHEN CT	E10	TREVINO CT	C19	WOODVINE	G10;G11
FERNWOOD DR	C13	**I**		LOST RIVER DR	D13,D14	**N**		PINE DR	H12;H13;I13,I14	ROYAL OAKS	D6	STEPHEN LUKE LN	I11,I12	TROPICANA CT	C9	WORDEN LN	G10;H10
FIELDCREEK DR	G12;G13;H12	IDLEWOOD CT	E5,E6	LOTTIE LN	G8	NARNIA WAY	D15, E15	PINE HILL LN	J11	ROYAL PKWY	G8,G9	STILLWATER DR	F16	TWIN OAKS ST	F15		
FLAMINGO CT	C10	IDLEWOOD DR	E5,E6	LOVE CT	C19	NOTTINGHAM WAY	E12	PINE HOLLOW DR	C10;C11,D10	RUSTIC LN	C10	STONECREEK CIR	F14	TWIN PINES DR	D5,D6	**X,Y,Z**	
FLAT ROCK ST	E15	IMPERIAL DR	E7;F7	LOVE LN	B18;C19			PINE HURST CT	E4;E5			STONEHENGE LN	C7;C8,C9	TYLER CT	I12;I13	YORKSHIRE DR	E13
FM 2351	E6,E7,F5,F6,G4,G5	INDEPENDENCE DR	E8;E9,F8	LUCIAN LN	G9,G10	**O**		PINE NEEDLE DR	C13	**S**		STONESHROW AVE	E9,E10			ZAVALLA CIR	D17
FM 528	H10,H11,I10,J10,K10,L10	INDIAN SPRINGS DR	D13	LUNDY LN	C20,D20,E20	OAK DR	G13,G14;H12-14,I12	PINE RIDGE CT	G12	SABLE DR	C6	STONEWALL PASS RD	C12,C13				
FOREST BEND AVE	G8,G9,H9,H10	INDIAN SUMMER CT	J11	LYNN CIR	E12	OAK DR (W)	G14	PINE WILLOW CT	C10;D10	SAFFRON LN	G10	STONEY LAKE DR	E15,E16	**V**			
FOREST BEND LN	E6	INDIAN SUMMER TRL	I11,I12,J11			OAK HOLLOW DR	D13,D14	PINEY RIDGE DR	D6	SALISBURY CT	J12	STRATMORE DR	C8;D8	VALERO	D17		
FOREST PINES CT	G12	INVERNESS DR	B12;C12	**M**		OAK PARK CT	E5	PINEY WOODS DR	D13;D14	SAN AUGUSTINE LN	D17;D18	STREAMSIDE DR	F14;G14	VAQUERO	D18		
FOREST VIEW	E11	INWOOD DR	C7,D7	MAGNOLIA ST (E)	E8,E9	OAK PARK LN	E4,E5	PLANTATION DR	D16	SAN JOAQUIN PKWY	C17;D17,D18,E18	SUGAR MAPLE CT	J12	VERDUN LN	F10;F11,G11		
FRIENDS KNOLL LN	D8;D9	**J**		MAJESTIC LN	D4;E4	OAK TREE	F10	PLAYA DR	H16;H17	SAN JOSE	D17	SUMAC PARK DR	J12	VICTORIA WAY	G11;G12		
FRIENDSWOOD DR (N)	C7,D7,D8	JANET LN	C14	MANDALE RD	B19,B20,B21	OAK VISTA CT	???	POINT CLEAR DR	C16	SAN MIGUEL DR	D18;E17,E18,	SUN CT	C16;D16	VIEJO DR (E)	I15,I16		
FRIENDSWOOD DR (S)	D8;E8-10;F10-12;G13-15;H15,H16,I16	JOHN AVE	C5	MAPLE BAY DR	G1,J11	OAK VISTA DR	E8;E9	POINT ROYAL DR	C16	SANDRINGHAM DR	E13;F13	SUN PARK DR	F12	VIEJO DR (W)	H16;H17,I16		
FRIENDSWOOD LAKES BLVD	D15,E15,E16	JUDY AVE	C5,D5	MAPLEWOOD DR	C6,D6	OAKLAND DR	E4	POPDAR PARK WAY	J11	SANDY LAKE DR	E15,E16,F16	SUNMEADOW BLVD	C17;C18,D18	VIRGINIA LN	D8		
FRIENDSWOOD WEBSTER RD	G9,G10;H8,H9	JULIABORA CT	C9	MARTINA DR	C19	OLD CASTLEWOOD	E11	PORTAGE LN	C8;C9	SARASOTA DR	D17,D18	SUNNYVIEW AVE	E8;F8				
FRONTIER LN	D13, D14			MARY ANN DR	C8;C9,D8	OLD COURSE DR	C16;C17	POST OAK CT	D5	SCARLE OAK CT	J11	SUNSET DR	C10,D10,D11,E11,E12;F12;F13				
						OLD EDGEWOOD	E7			SCENIC VIEW	E6	SUNSET DR (N)	C9,C10				

Future Land Use Map

Frequently Asked Questions

What is a Future Land Use Map?

The map is a part of the City's comprehensive plan. It provides guidance as to the land use type and location of future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

What is FLUM?

FLUM is an acronym for "Future Land Use Map."

When was the last FLUM adopted?

The last FLUM was adopted 1998 as part of the 1998 Comprehensive Plan.

Why is Friendswood updating this now?

City representatives are collecting updates to the Comprehensive Plan for City Council to consider and adopt through ordinance. The plans associated with the Comprehensive Plan are intended to represent the best path forward for the City. The version of the FLUM adopted by Council will be used to guide decisions related to zone change requests for both the Planning and Zoning Commission and City Council.

What do the colors mean?

The legend on the map identifies the specific land use categories. Generally, yellows and oranges portray residential uses, red is commercial, light blue is regional detention and green is parks.

Is this map adopted?

No, the current draft is a proposal. ONCE COMMENTS HAVE BEEN RECEIVED FROM THE PUBLIC AND CITY BOARDS AND DEPARTMENTS THE plan is for the draft to be PRESENTED TO CITY COUNCIL AND POSSIBLY adopted by ordinance towards the end of 2021.

Once adopted, can the map be amended?

Yes, if a zone change is not consistent with the FLUM, an amendment to the map is required.

Does this map change the zoning on a parcel of land?

No, the official zoning map adopted by the City identifies current zoning districts that are assigned to parcels of land. The FLUM is a plan for future land use.

Does this map change the roads that are planned for the City of Friendswood?

No, future major roadways are planned by means of the Major Thoroughfare Plan, which is another component of the Comprehensive Plan. The most recent MTP was adopted in 2017.

What strategies were applied in forming the proposed land uses on the draft map?

- Potential impacts and effects of reaching 50,000 person population
- 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use)
- Best use of the land considering neighboring properties, while also considering community goals

What plans were referenced in forming the proposed land uses on the draft map?

- FM 528 Strategy Plan (2013)
- Vision 20/20
- City of Pearland Thoroughfare Plan
- League City Comprehensive Plan Future Land Use Plan

How can the community impact the proposed FLUM?

Part of the map update process is to obtain public input from residents, property owners, realtors, developers, builders and any other interested parties. Once all public comments are received, they will be reviewed and considered. Then any necessary amendments to the proposed map will be incorporated.

City of Friendswood

Community Development Department

Memo

To: Planning & Zoning Commission
From: Aubrey Harbin, Director of Community Development/Planner
Date: June 2, 2021
Re: DRC Report

The following DRC Meetings were held in May 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
14150 Beamer Rd. Volleyball facility	Industrial (I)	No	Preliminary and Final Plats required; short form final may be an option if no easements are required; site plan approval required; water is available from future Red Ball Oxygen extension; sanitary sewer is not available – septic system is an option – permit through Galveston County Health District; on-site detention required; high hazard flood zones exist; development plans must meet current flood zone and engineering standards in place at the time of development; occupant load and building size determines fire sprinkler system and alarm requirements; vent hood required for any open flame cooking; alcohol permit required via City Secretary's Office	