



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 14, 2022 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE AGENDA LISTED BELOW:

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 24, 2022.
- B. Consider approving the Challenge Elite Sports Final Plat.
- C. Consider approving the Final Plat of Georgetown Detention Basin Phase I.

4. ACTION ITEMS

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. REQUEST TO VACATE DRAINAGE EASEMENT AT 1309 FALLING LEAF DRIVE

- i Conduct a public hearing regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.
- ii Consider making a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

5. DISCUSSION ITEM

- A. Discussion regarding the idea of eliminating liaison assignments to various boards and committees.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 28, 2022 and (ii) Thursday, May 12, 2022.

B. Receive liaison updates and City Council actions and ordinance updates.

7. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



Posted by: Leticia Brysch, City Secretary
Posted this 11th day of April, 2022, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 24, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 3-24-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 24, 2022 - 7:00 PM**

Minutes

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

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MARCH 24, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 24, 2022, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER CATHERINE KOERNER AND COUNCIL LIAISON HANKS WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

No comments.

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 Tom Hinckley moved to approve Consent Agenda. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, March 10, 2022.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. PRELIMINARY PLAT: AVALON AT FRIENDSWOOD DETENTION

Consider approving the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

**Vice-Chairman Richard Sasson moved to approve the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

Harbin said this plat would be for the detention pond on the north side of the boulevard. She explained a temporary access easement would be required until the surrounding sections are platted.

B. SITE PLAN: AVALON RECREATION CENTER

Consider approving the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas.

**Commissioner Marcus Perry moved to approve the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin said the site plan was to construct a recreation center including open green space, a pavilion, restrooms, lockers, and sports courts within the Avalon at Friendswood subdivision. Bennett played two YouTube videos depicting the proposed recreation area.

Bobby Skinner/Taylor Morrison explained that Taylor Morrison partners with the National Wildlife Federation on many of their projects to include amenities like butterfly gardens. He said Taylor Morrison will be discussing a possible kayak launch with the Galveston County Consolidated Drainage District.

C. SITE PLAN: OFFICE COMPLEX

Consider approving the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas.

**Vice-Chairman Richard Sasson moved to approve the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

Harbin said the property is a long, narrow tract located within the Downtown District just off of S.

Friendwood Drive. She said the project would include three office buildings and would be required to install a 6-foot concrete sidewalk along Hatcher Lane.

Matranga said the office complex would be a huge upgrade from the old storage buildings. He asked if the project would be similar to the applicant's buildings on Winding Way.

Adam Hill/Sterling Builders said his group is investing in Friendswood and will build to suit.

5. 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, April 14, 2022 and (ii) Thursday, April 28, 2022.

6. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

Commissioner Perry said the Planning Subcommittee would be meeting on April 14th before the regular commission meeting to work on the comprehensive plan. Commissioner Hinckley said the Ordinance Subcommittee was due to meet again, as well. Chairman Matranga reminded the commission that Commissioner Sasson was available to fill in for liaison assignments when necessary.

7. ADJOURNMENT

This meeting was adjourned at 07:21 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Consider approving the Challenge Elite Sports Final Plat.

Action:

SUMMARY / ORIGINATING CAUSE

The preliminary plat of Challenge Elite Sports was approved in December 2021, followed by infrastructure plans to extend a public water line to the site in March 2022. The final plat of Challenge Elite Sports is to create one commercial reserve for future development. A Commercial Site Plan will be considered by the Commission at a later date.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the plat to be recorded thus allowing the project to move forward.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

ATTACHMENTS

1. Challenge Elite Sports Final Plat
2. Challenge Elite Sports Final Plat Compliance Memo

STATE OF TEXAS
COUNTY OF HARRIS

WE, FRIENDSWOOD INVESTMENTS LLC, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 9.5455 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT OF CHALLENGE ELITE SPORTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HANDS IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____.

PHUONG HENRY, MANAGING MEMBER

DAVID MAI, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHUONG HENRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID MAI, 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEES, STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER (OR SUBDIVIDER) OWNS OR HAS A LEGAL INTEREST IN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELED UPON
AS A FINAL SURVEY DOCUMENT

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT OF CHALLENGE ELITE SPORTS 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 _____ OF _____, 20____.

BY: _____
BECKY BENNETT
DEVELOPMENT COORDINATOR

BY: _____
JOE MATRANGA
CHAIRMAN

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

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

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.L.E. = WATER LINE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.M.S.E. = STORM SEWER EASEMENT
M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
I.P. = IRON PIPE
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
SET 1/2" IR W/CAP MARKED "SURVEY 1"
TEMPORARY BENCHMARK
POWER POLE
FIRE HYDRANT

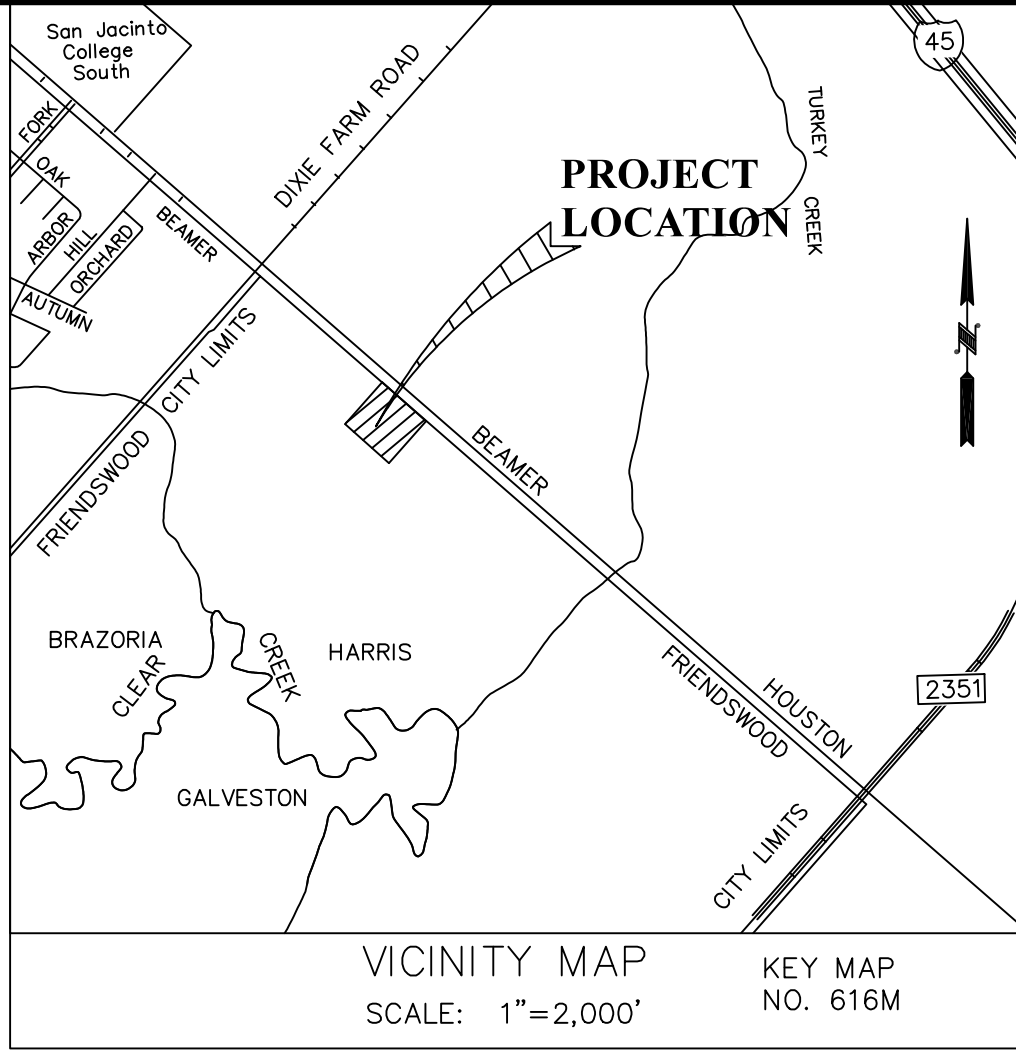
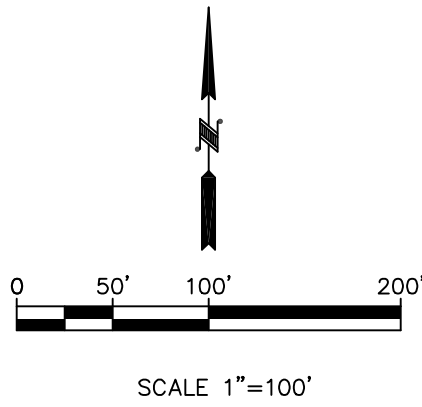
GENERAL NOTES

- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, (GUARANTEE FILE) G.F. NO. 2791021-08921, EFFECTIVE DATE AUGUST 30, 2021.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99987458744720. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C 0005G WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE "AE", 29.7" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN).
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF CENTERPOINT ENERGY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PLAT IS SUBJECT TO AN UNLOCATED PIPELINE EASEMENT TO HUMBLE OIL AND REFINING COMPANY AS RECORDED IN VOL. 1059, PG. 611 D.R.H.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

CURRENT ZONE	MIN LOT AREA (SQ. FT.)	MIN LOT WIDTH (FEET)	MIN LOT DEPTH (FEET)	MIN FRONT YARD SETBACK (FEET)	MIN REAR YARD SETBACK (FEET)	YARDS — MIN FEET				MAX HEIGHT (FEET) & E	LANDSCAPE REQUIREMENTS	EXCEPTION NOTES	MAX LOT COVERAGE (%)
						SIDE							
						INTERIOR		EXTERIOR (CORNER LOT)					
						WHEN ABUTTING PROPERTY IN RESIDENTIAL OR GARDEN HOME DISTRICT	WHEN ABUTTING PROPERTY IN A NON-RESIDENTIAL DISTRICT	BACKING UP TO AN ABUTTING SIDE YARD	BACKING UP TO AN ABUTTING REAR YARD				
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	YES	B, C	60%

REGULATION MATRIX - COMMERCIAL DISTRICTS GENERAL NOTES

- B. WHEN INDUSTRIAL DISTRICT IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT, FRONT YARD SETBACK SHALL BE A MINIMUM OF 50' FROM THE STREET R.O.W.
- C. WHEN INDUSTRIAL DISTRICT ABUTS SIDE AND OR REAR RESIDENTIAL DISTRICT, SETBACK LINES SHALL BE A MINIMUM OF 90'.



DESCRIPTION OF A TRACT OF LAND CONTAINING 9.5455 ACRES (415,800 SQUARE FEET) SITUATED IN THE PERRY & AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS.

BEING A TRACT OF LAND CONTAINING 9.5455 ACRES (415,800 SQUARE FEET), SITUATED IN THE PERRY & AUSTIN LEAGUE, ABSTRACT 55, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 73 OF THE UPPER END OF PERRY AND AUSTIN, AS RECORDED IN VOLUME 3, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 9.5455-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEAMER ROAD (60 FEET WIDE) FOR THE NORTH CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 48°26'00" EAST, CONTINUING SOUTHEASTERLY ALONG SAID BEAMER ROAD TO A FOUND 5/8-INCH IRON ROD, AT A DISTANCE OF 660.00 FEET FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°34'00" WEST, ALONG THE WESTERLY LINE OF LOT 72, OF SAID UPPER END OF PERRY AND AUSTIN, TO A FOUND 5/8-INCH IRON ROD, AT A DISTANCE OF 630.00 FEET FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 48°26'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOT 70, OF SAID UPPER END OF PERRY AND AUSTIN, TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1", AT A DISTANCE OF 660.00 FEET FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 41°34'00" EAST, AT A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.5455 ACRES (415,800 SQUARE FEET), MORE OR LESS.

FINAL PLAT OF CHALLENGE ELITE SPORTS

A SUBDIVISION OF 9.5455 ACRES (415,800 SQ FT)
OUT OF THE PERRY AND AUSTIN LEAGUE, A-55,
BEING LOT 73, OF THE HOIDALE & COFFMAN
SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 6 OF
THE MAP RECORDS OF HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE
MARCH 29, 2022

OWNER:
FRIENDSWOOD INVESTMENTS LLC
PHUONG HENRY & DAVID MAI, MANAGING MEMBERS
902 WOODCREST DR
FRIENDSWOOD, TX 77546

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382
PROJECT NO. 7-99836-21

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 29, 2022

Re: Challenge Elite Sports Final Plat

Project Description: The preliminary plat of Challenge Elite Sports was approved December 2021 followed by infrastructure plans to extend a public water line to the site in March 2022. The final plat of Challenge Elite Sports is to create one commercial reserve for future development. A Commercial Site Plan will be considered by the Commission at a later date.

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.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

None.

Pending Staff Items: *Does not require reconsideration by the Commission. Will be required for final plat.*

None.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Consider approving the Final Plat of Georgetown Detention Basin Phase I.

Action:

SUMMARY / ORIGINATING CAUSE

The preliminary plat of Georgetown Detention Basin Phase I was approved March 25, 2021, and granted an extension on October 14, 2021. This plat for the detention pond is to serve the future sections of the Georgetown development. The plan is to allow the developer to start digging the detention pond while they work out the details regarding water and sewer service to the development.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

A plat is required in order to construct infrastructure for development.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

ATTACHMENTS

1. Georgetown Detention Basin Phase 1 Final Plat
2. Compliance Memo_Georgetown Detention Basin Ph I Final Plat
3. Georgetown 2022 Conceptual Plan

STATE OF TEXAS

COUNTY OF GALVESTON

WE, **D.R. HORTON – TEXAS, LTD.** ACTING BY AND THROUGH _____ BEING OFFICERS OF **D.R. HORTON – TEXAS, LTD.**, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **32.662 ACRE** TRACT DESCRIBED IN THE ABOVE, AND FOREGOING MAP OF **GEORGETOWN DETENTION BASIN PHASE I**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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

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

IN TESTIMONY WHEREOF, THE _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, **2022**.

BY: _____
**NAME OF SIGNED
TITLE**

ATTEST: _____
**NAME OF SIGNED
TITLE**

STATE OF

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____ GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, **2022**.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD**, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **GEORGETOWN DETENTION BASIN PHASE I** 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 _____ DAY OF _____, **2022**.

BY: _____
BECKY BENNETT, DEVELOPMENT COORDINATOR

BY: _____
JOE MATRANGA, CHAIRMAN

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

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

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, **2022**, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON _____, **2022**, AT _____ O'CLOCK, _____ M., INSTRUMENT # _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

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

METES AND BOUNDS DESCRIPTION
FOR

A 32.662 acre, or 1,422,743 square feet more or less, tract of land being a portion of a called 177.58 acre tract of land described as "Tract of land conveyed to Dr. Christopher Angelo, Trustee and GAB, Inc., in a deed recorded in Clerk's File No. 9523753 of the Official Public Records of Real Property of Galveston County, Texas, and same deed filed in Clerk's File No. 95-020415, of the Official Public Records of Brazoria County, Texas, with the undivided interest owned by GAB, Inc. subsequently conveyed to the Estate of George A. Bofsyll, Jr., Deceased, as described in Special Warranty Exchange deed recorded in Clerk's File No. 2012042630 of the Official Public Records of Real Property of Galveston County, Texas, situated in Block 1, Section 23 of the I&GN RR Co. Survey, Abstract No. 624, Galveston County, Texas. Said 32.662 acre tract and being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, established for the South Central Zone, from the North American Datum of 1983 (NA2011), epoch 2010.00:

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

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

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

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

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

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

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

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

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

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

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

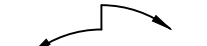
S 66°50'21" W, a distance of 296.34 feet to a point,

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

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

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

NOTES:

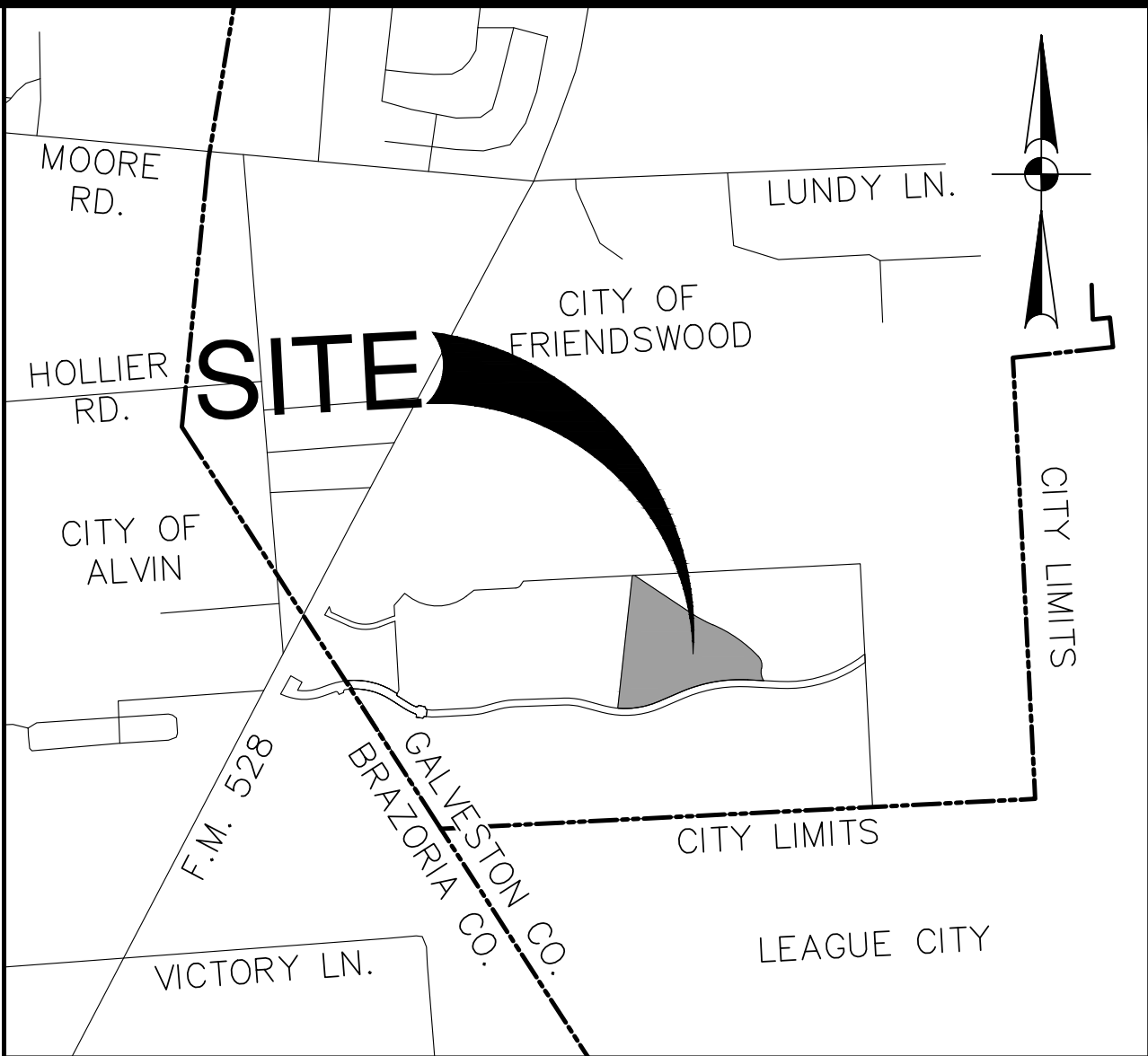
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT VARIANCE NOTES:

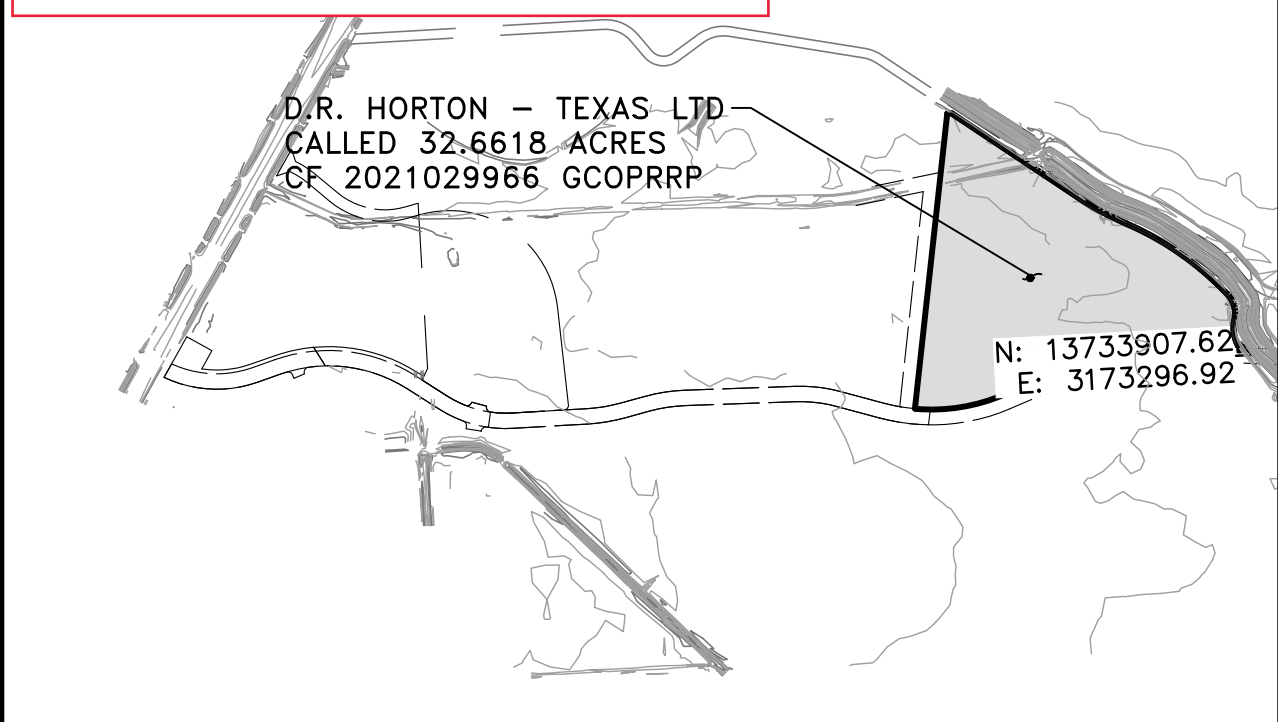
- THE DEVELOPMENT CAN HAVE A SHARED 45' WIDE MINIMUM MAINTENANCE BERM WITH DICKINSON BAYOU.
- A FULL 30' OF THE MAINTENANCE BERM MUST BE PROVIDED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S RIGHT-OF-WAY.
- THE DEVELOPMENT MUST PROVIDE A MINIMUM OF 15' MAINTENANCE BERM ALONG GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S 30' MAINTENANCE BERM.
- THE BACKSLOPE SWALE FOR THE POND AND DICKINSON BAYOU MUST BE COMBINED, THE CENTERLINE OF THE SWALE AND INLET/DROP STRUCTURES MUST BE WITHIN THE DEVELOPMENT'S 15' MAINTENANCE BERM, AND IT MUST OUTFALL TO THE DETENTION POND.
- THIS VARIANCE WAS APPROVED ON 09/28/2021.



VICINITY MAP

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

Exhibit and statement to
be updated to reflect
sale of part of the parcel



PARTIAL PLAT LOCATION

SCALE 1"=1000'

FINAL PLAT

GEORGETOWN DETENTION BASIN PHASE I

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

0 LOTS 1 RESERVE 1 BLOCK

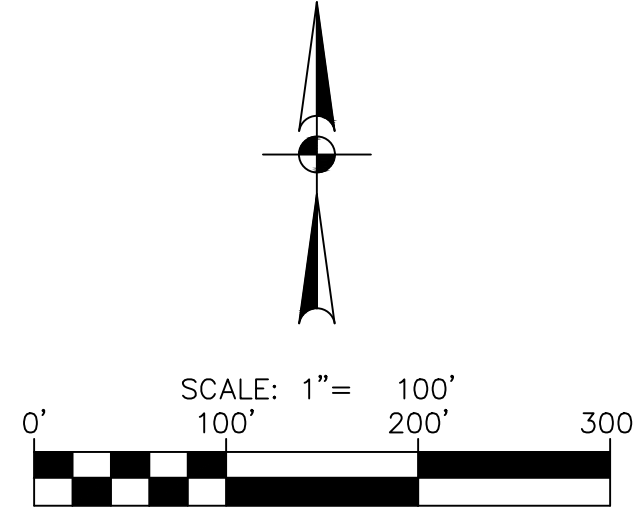
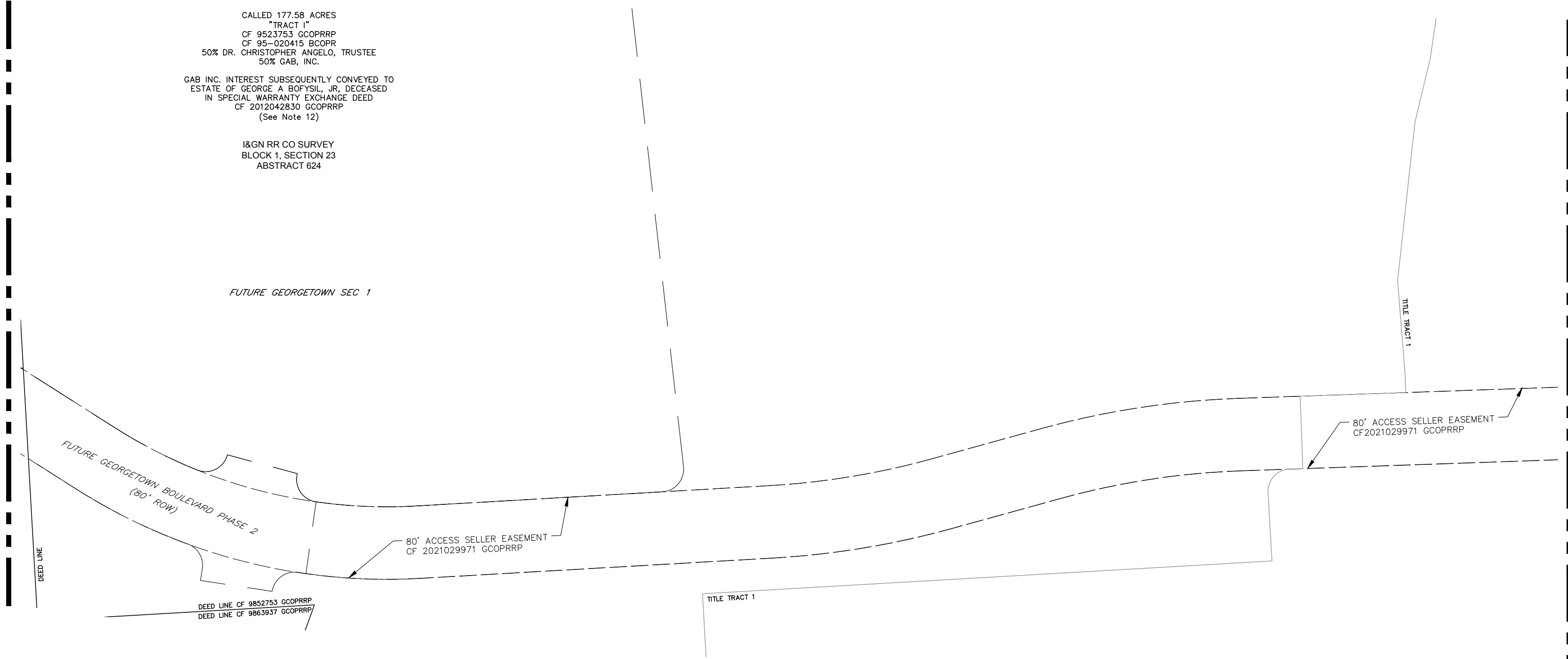
SCALE: 1"= 100' APRIL 1, 2022

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100
JONATHAN WOODRUFF – ASSISTANT VICE PRESIDENT

**PAPE-DAWSON
ENGINEERS**

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

MATCHLINE "A" - SEE THIS SHEET



FINAL PLAT

GEORGETOWN DETENTION BASIN PHASE I

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

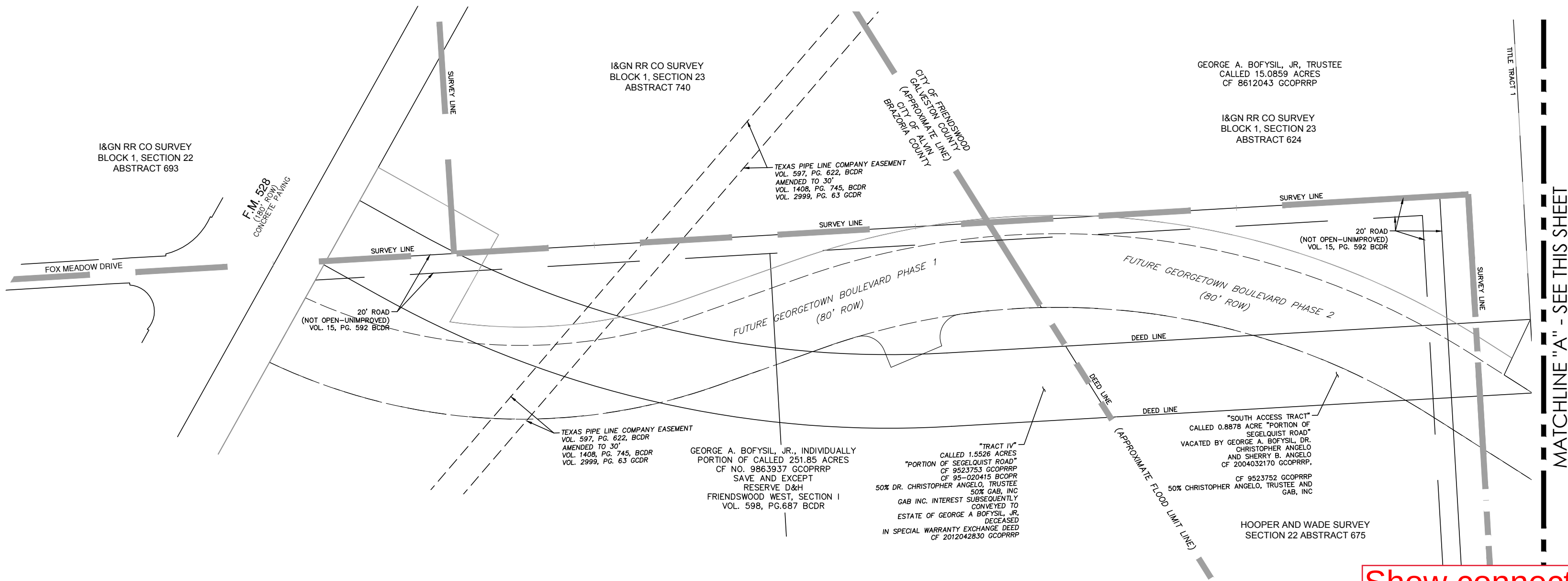
0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 100' APRIL 1, 2022

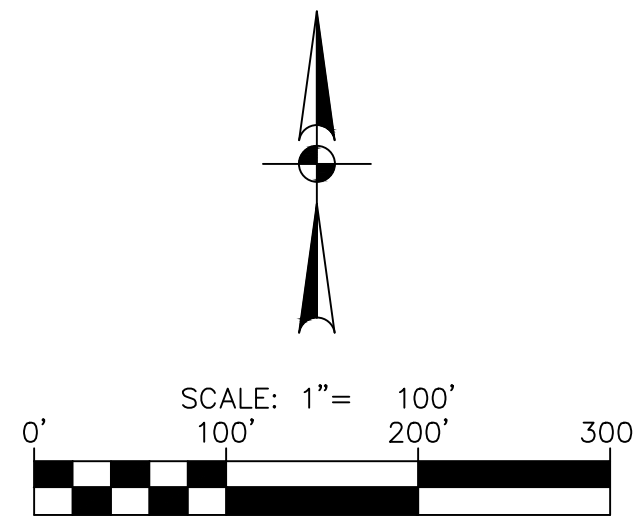
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JONATHAN WOODRUFF - ASSISTANT VICE PRESIDENT

**PAPE-DAWSON
ENGINEERS**

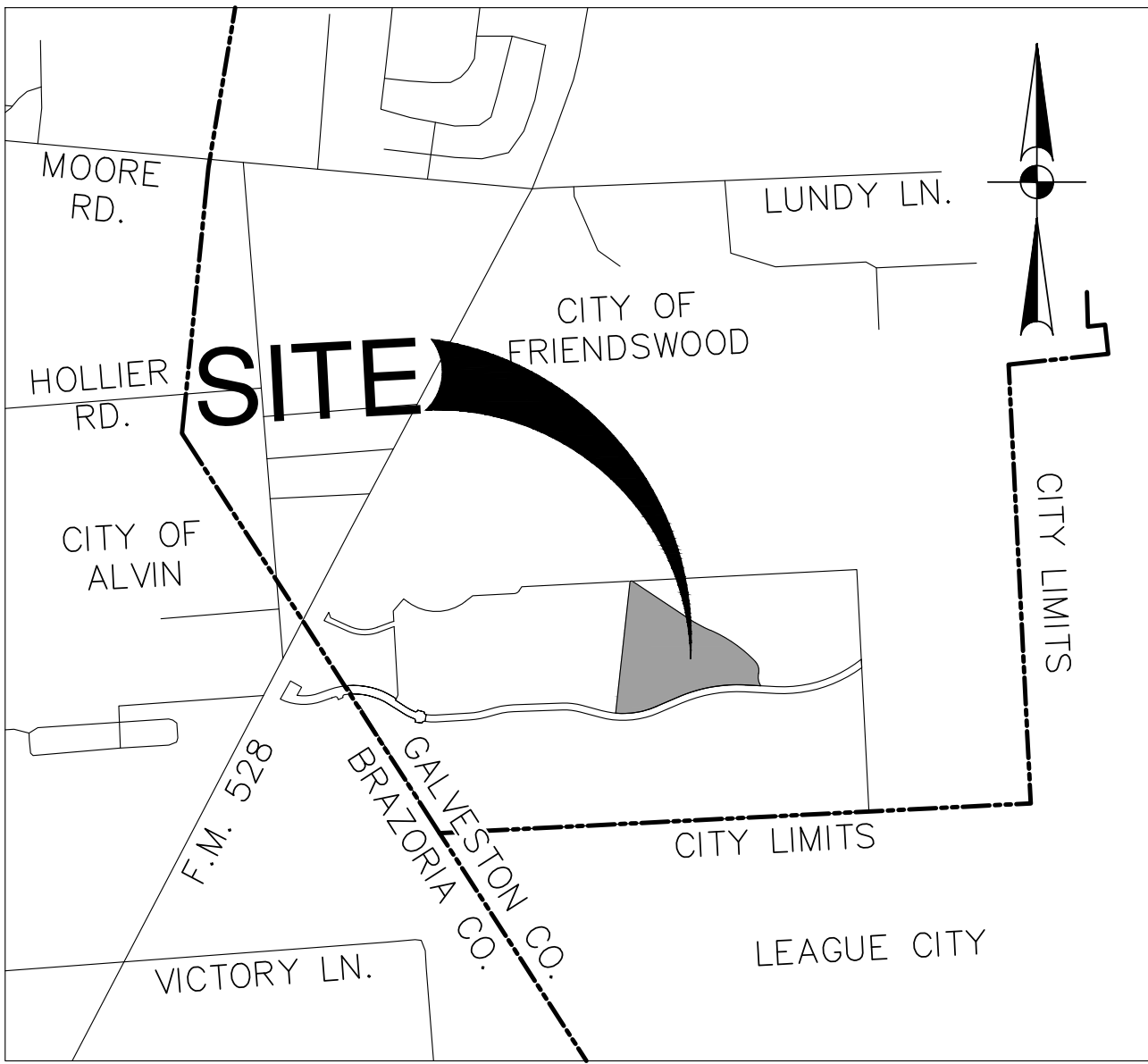
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



Show connection of
buyer easement



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



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

RESERVES

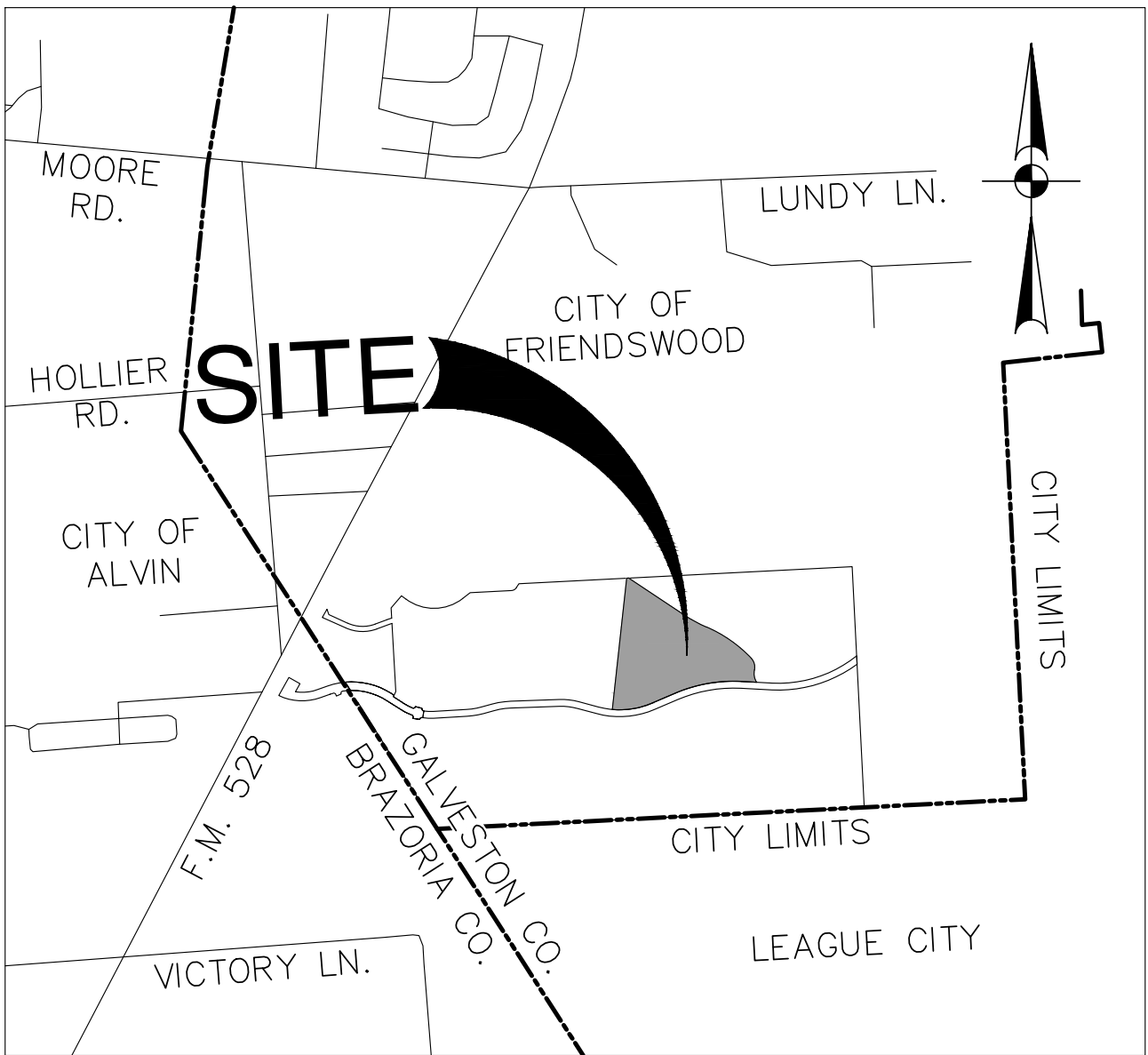
Ⓐ RESTRICTED RESERVE "A"
(RESTRICTED TO DRAINAGE OR
DETENTION, LANDSCAPE,
INCIDENTAL UTILITIES, AND
OPEN SPACE PURPOSES ONLY)
32.662 AC 1,422,743 SQ FT

MATCHLINE "B" - SEE SHEET 2 OF 3

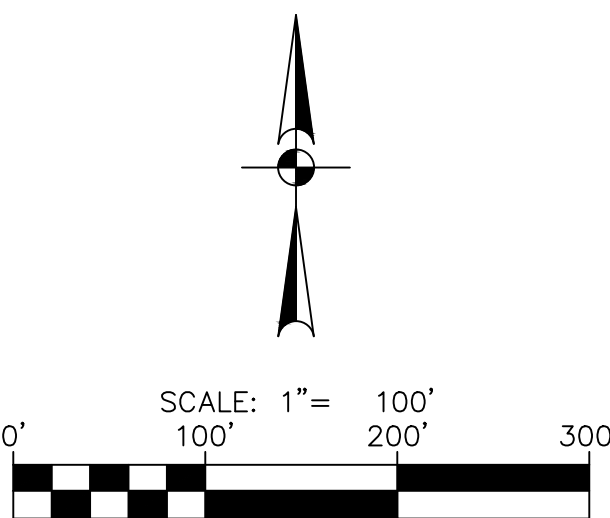
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°03'17"E	24.03'

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

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



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



RESERVES

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

FINAL PLAT

GEORGETOWN DETENTION BASIN PHASE I

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

0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 100' APRIL 1, 2022

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100
JONATHAN WOODRUFF - ASSISTANT VICE PRESIDENT

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HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: April 11, 2022

Re: Georgetown Detention Basin Ph I Final Plat

Project Description: The preliminary plat of Georgetown Detention Basin Phase I was approved March 25, 2021 and granted an extension October 14, 2021. This plat for the detention pond is to serve the future, first sections of the Georgetown development.

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.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

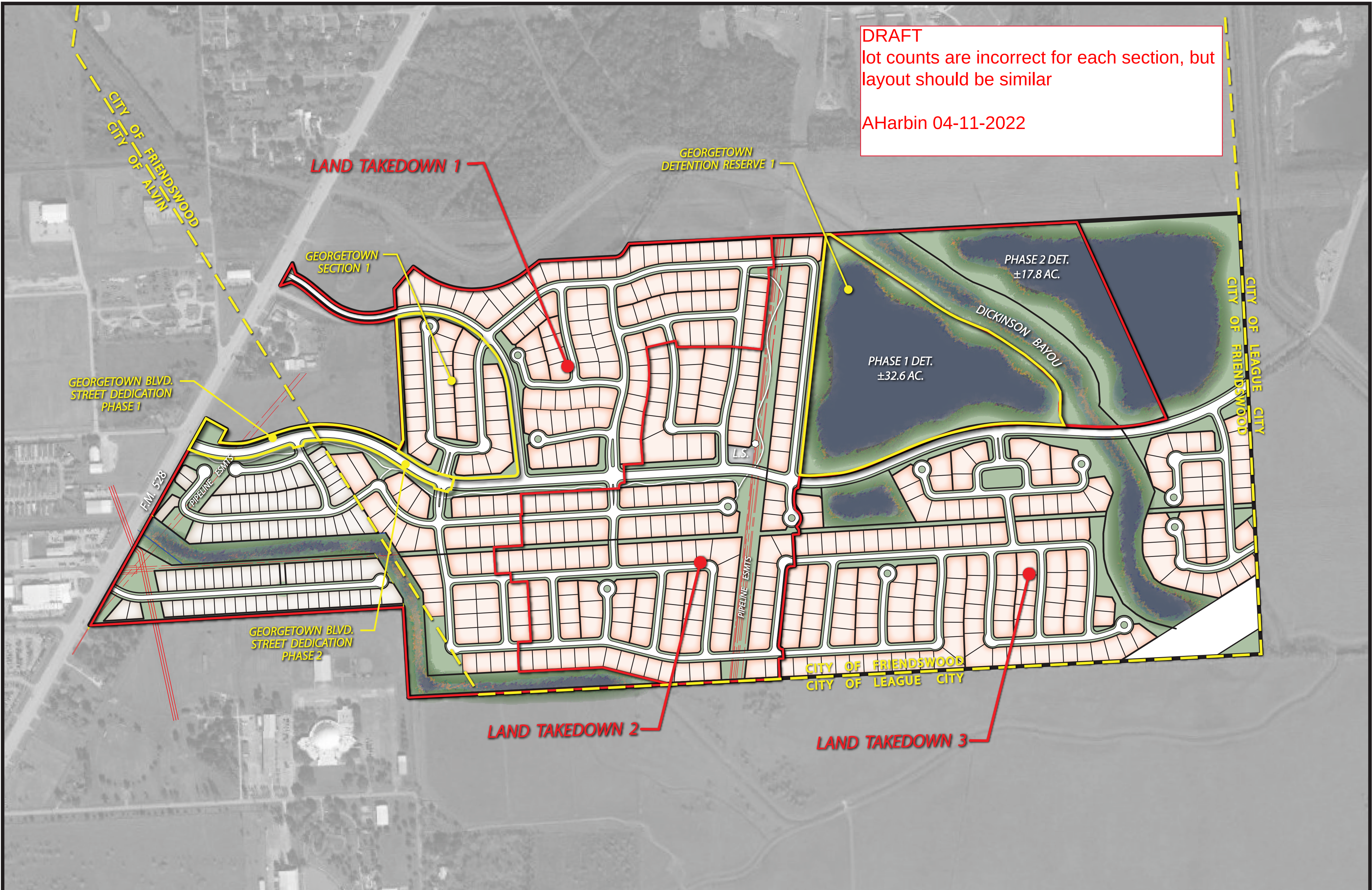
None.

Pending Staff Items: *Does not require reconsideration by the Commission. Will be required for final plat.*

- 1) Name as Final Plat on page 3.
- 2) Update the Partial Plat exhibit and statement to reflect the portion of land sold by metes and bounds.
- 3) Identify the buyer easement connection on Sheet 2 at the match line.

DRAFT
lot counts are incorrect for each section, but
layout should be similar

AHarbin 04-11-2022



OVERALL FOR
GEORGETOWN TRACT

TAKEDOWN 1
60'x120' = 94 LOTS
90'x130' = 182 LOTS
276 TOTAL LOTS

TAKEDOWN 2
90'x130' = 148 LOTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Conduct a public hearing regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to abandon a portion of a 20-foot drainage easement and a 10-ft maintenance easement. The attached metes and bounds exhibit identifies the subject easement. The easement does not contain any drainage infrastructure such as swales or pipes and is not being utilized for drainage purposes. The Galveston County Consolidated Drainage District provided a letter of no objection regarding the request to abandon this portion of easement.

Public hearing notices were published in the newspaper and mailed to property owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Abandonment of the easement will provide the property owner more usable area of their lot, which is also encumbered with pipelines.

RECOMMENDATIONS

GCCDD provided a letter of no objection regarding the request to abandon the easement.

ATTACHMENTS

1. Application_1309 Falling Leaf DE
2. Planning Letter_1309 Falling Leaf DE
3. Exhibit Metes Bounds_1309 Falling Leaf DE
4. Plat_Mustang Meadows Section 1
5. Aerial Map_1309 Falling Leaf Dr
6. Location Map_1309 Falling Leaf Dr
7. Zoning Map_1309 Falling Leaf Dr
8. GCCDD Letter of No Objection 1309 Falling Leaf Dr



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Application for Vacation of Public Easements or Rights-of-Way

APPLICANT NAME: ROSS H. EUBANKS Phone: 512-694-2980
Mailing Address: 1309 FALLING LEAF DR.
City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____
Email Address: rebanks@dunaway.com

SUBJECT PROPERTY INFO:

Subdivision Name: MUSTANG MEADOWS, SEC 1 Street Name: FALLING LEAF DR.
Abutting Blocks: N/A Abutting Lots: 8
Vacate the following: ☐ Right-of-Way ☒ Easement
Reason for vacation request: VACATE DORMANT DRAINAGE EASEMENT

Related City applications which are pending: NONE

Improvements located in subject right-of-way / easement:

☒ None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles
☐ Structures ☐ Fences/Walls ☐ Other _____

Utilities located in subject right-of-way / easement:

☒ None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer
☐ Storm Drain ☐ Unknown ☐ Other _____

The undersigned applicant understands that the processing of this application will be handled in accordance with the procedures outlined in Section 70-25 of the City of Friendswood Code of Ordinances and that the acceptance of this application and fee in no way obligates the City to grant the vacation.

The undersigned hereby requests approval by the City Council to vacate the above identified easement / right-of-way.

Applicant's Signature: [Signature] Date: 2/16/2022

Received By: <u>Becky Bennett</u>	Application Number: <u>2022-0022</u>
Property Owner Notices: <u>3-11-2022</u>	Received Date: <u>2-16-2022</u>
	Public Hearing Dates: <u>3-21, 4-4</u>

Acknowledgment Of Adjacent Property Owners

By signing below, property owners acknowledge receiving notice of the applicant's request to vacate a public easement or public right-of-way abutting their property, as described in the attached application, and provide confirmation that they have no objections to said vacation. *Multiple sheets or separate documents may be submitted.*

Printed Name: NO ADJACENT LANDOWNERS

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____



Texas American Title Company
Title Department
2000 Bering Drive, Suite 1000
Houston, Texas 77057
713-988-9999

City Planning Letter

GF Number: 2791022-00749

Date: January 27, 2022

To: City of Friendswood
Engineering Department
15355 Blackhawk Blvd.,
Friendswood, TX 77546

Texas American Title Company ("Title Company") certifies that a diligent search of the real property records of Texas American Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the **17th day of January, 2022**, we find the following:

Property Description (including metes and bounds):

Lot Seven (7), Block One (1), MUSTANG MEADOWS, SECTION ONE (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas.

Owner(s) of Record:

Ross H. Eubanks and Kerrie Eubanks

By virtue of General Warranty Deed, dated August 11, 2021, as recorded under County Clerk's File No. 2021058843

Deed Restrictions:

Restrictive Covenants set out in Plat Recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas and those contained in instrument recorded in Volume 2486, Page 668 of the Deed Records of Galveston County, Texas.

Easements and other encumbrances:

Building set back lines and easements as set forth in the plat recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas.

Potable Water Easement recorded under County Clerk's File No. 2008066238 of the Official Public Records of Galveston County, Texas.

Thirty (30') foot Drainage Easement along the southerly property line set out in Plat Recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas.

Twenty (20') foot Drainage Easement along the easterly property line set out in Plat Recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas.



Texas American Title Company
Title Department
2000 Bering Drive, Suite 1000
Houston, Texas 77057
713-988-9999

Ten (10') foot Drainage Access Easement for Maintenance set out in Plat Recorded in Volume 15, Page 14 of the Map Records of Galveston County, Texas.

Lien Holder(s):

None of Record.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company

Jane Dooley-Fast

Jane Dooley-Fast
Title Examiner

NOTES:

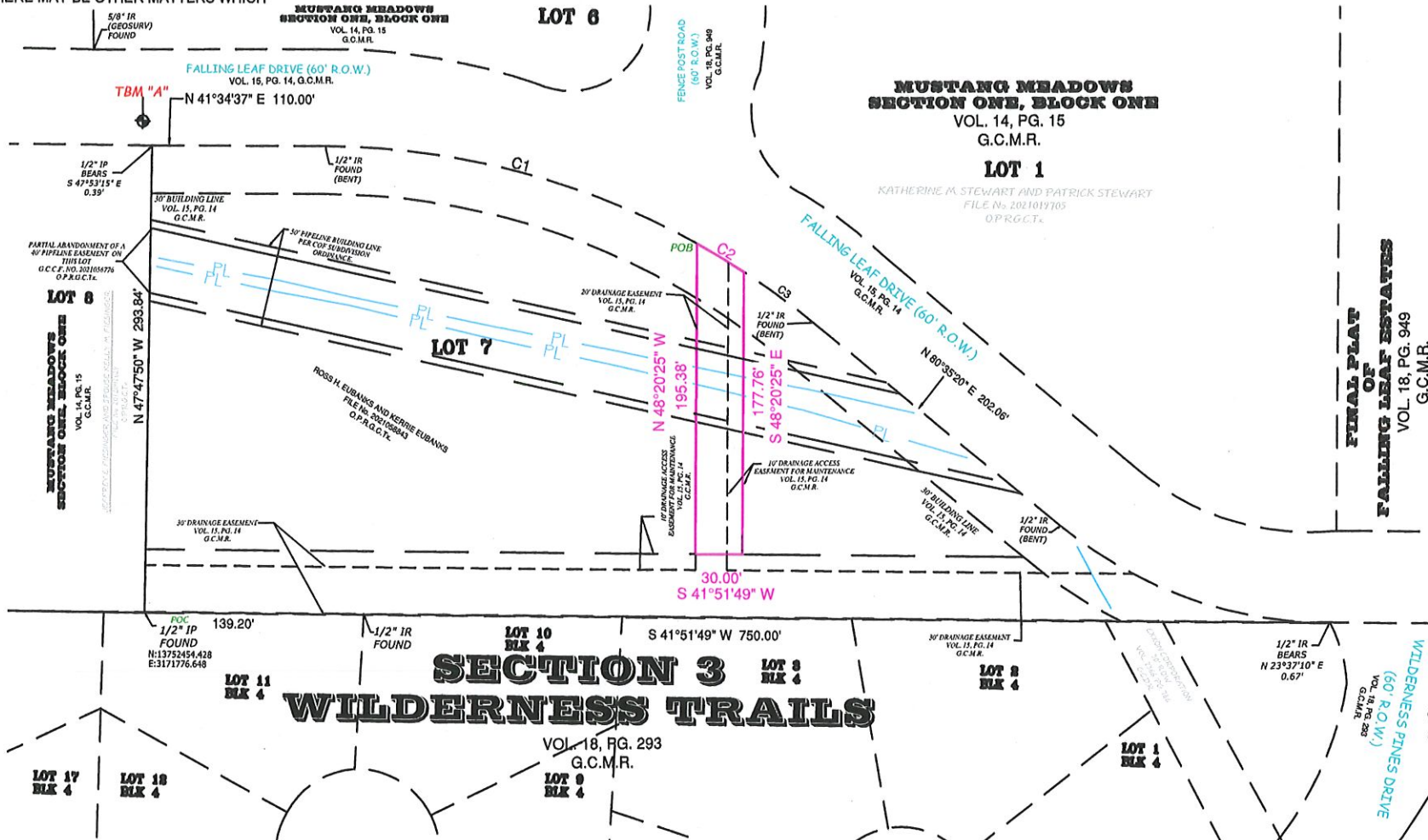
1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999867936.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS DESCRIPTION WAS PREPARED WITHOUT A TITLE COMMITMENT, THERE MAY BE OTHER MATTERS WHICH APPLY.

EXHIBIT "A"

G.C.M.R.
O.P.R.G.C.Tx.
P.O.B.
P.O.C.
PG.
R.O.W.
VOL.

GALVESTON COUNTY MAP RECORDS
OFFICIAL PUBLIC RECORDS GALVESTON COUNTY TEXAS
POINT OF BEGINNING
POINT OF COMMENCING
PAGE
RIGHT OF WAY
VOLUME



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	492.25'	245.99'	243.44'	N 55°51'26" E	28°37'57"
C2	492.25'	34.85'	34.85'	N 72°14'09" E	4°03'24"
C3	492.25'	54.33'	54.27'	N 77°25'25" E	6°19'10"



SCALE: 1" = 100'

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmssurveying.com
FMS No. 66100
DRAFTING: REC



5,597 SQUARE FEET
OUT OF LOT SEVEN (7), BLOCK
ONE (1), MUSTANG MEADOWS.
SECTION ONE (1), A
SUBDIVISION IN GALVESTON
COUNTY, TEXAS IN THE R.
HOPPEL SURVEY, ABSTRACT
83 AND SARAH MCKISSICK
LEAGUE, ABSTRACT 151,
ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN
VOLUME 15, PAGE 14 OF THE
MAP RECORDS OF
GALVESTON COUNTY, TEXAS.

FEBRUARY 11, 2022

SHEET 1 OF 2

EXHIBIT "B"

METES & BOUNDS DESCRIPTION

OF

a 5,597 square foot tract of land for the purposes of partial vacation of a 20' Drainage Easement and 10' Drainage Access Easement for Maintenance on Lot seven (7), Block one (1), Mustang Meadows, Section one (1), recorded under Volume 15, Page 14 (Vol. Pg.) Galveston County Map Records (G.C.M.R.), out of and being part of that certain tract of land described in deed to Ross H. Eubanks and Kerrie Eubanks under Galveston County Clerk's File Number (G.C.C.F. No.) 2021058843, being situated in the R. Hoppel Survey, Abstract Number 83 and Sarah McKissick League, Abstract Number 151, with said 5,597 square foot tract of land being further described in metes and bounds as follows:

COMMENCING at a 1/2 iron pipe found at the South corner of Lot 7, at the Southeast corner of a certain tract of land described in deed to Jeffrey E. Fiesinger and Spouse Kelly M. Fiesinger, recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 2012042629, Official Public Records Galveston County Texas (O.P.R.G.C.Tx.) and being Lot 8 of Mustang Meadows, Section 1, Block 1, in the North line of Section 3, Wilderness Trails, recorded under Volume 18, Page 293 (G.C.M.R.);

THENCE: N 47°47'50" W, along and with the East line of the Fiesinger tract and the West line of the Eubanks tract, and to the South right-of-way line of Falling Leaf Drive (called 60 feet in width), as shown on map recorded under Vol. 15, Pg. 14 G.C.M.R., a distance 293.84 feet to a Point for Corner, same being the Northwest corner of the Eubanks tract and the Northeast corner of the Fiesinger tract, from which bears a 1/2-inch iron pipe S 47°53'15" E, a distance of 0.39 feet;

THENCE: N 41°34'37" E, departing from the Northwest corner of the Eubanks tract and Northeast corner of the Fiesinger tract, along and with the North line of the Eubanks tract and South right-of-way line of Falling Leaf Drive, a distance of 110.00 feet to a 1/2-inch iron rod found disturbed and the beginning of a curve to the right;

THENCE: continuing along said curve and with the North line of the Eubanks tract and the South right-of-way line of Falling Leaf Drive, having a radius of 492.25 feet, a chord bearing of N 55°51'26" E, a chord distance of 243.44 feet to a Point for Corner, same being the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: continuing along the curve to the right, along and with the North line of the Eubanks tract and the South line of Falling Leaf Drive right-of-way, said curve having a radius of 492.25 feet, a chord bearing of N 72°14'09" E, a chord distance of 34.85 feet to a Point for Corner, same being the Northeast corner of this tract;

THENCE: S 48°20'25" E, departing from the South right-of-way line of Falling Leaf Drive, crossing a Partial abandonment of a 40 foot Pipeline Easement on Lot 7, Block 1 of said Mustang Meadows Subdivision, recorded under G.C.C.F. No. 2021056776, (O.P.R.G.C.Tx.), along and with the East line of this tract, a distance of 177.76 feet to a Point for Corner, same being the Southeast corner of the herein described tract;

THENCE: S 41°51'49" W, along and with the Southeast line of this tract, a distance of 30.00 feet to a Point for Corner, same being the Southwest corner of this tract;

THENCE: N 48°20'25" W, along and with the Southwest line of this tract, crossing said 40 foot Partial Abandoned Pipeline Easement, a distance of 195.38 feet to a point for corner and **POINT OF BEGINNING** and containing 5,597 square feet of land.

Scott R. Sheridan

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171



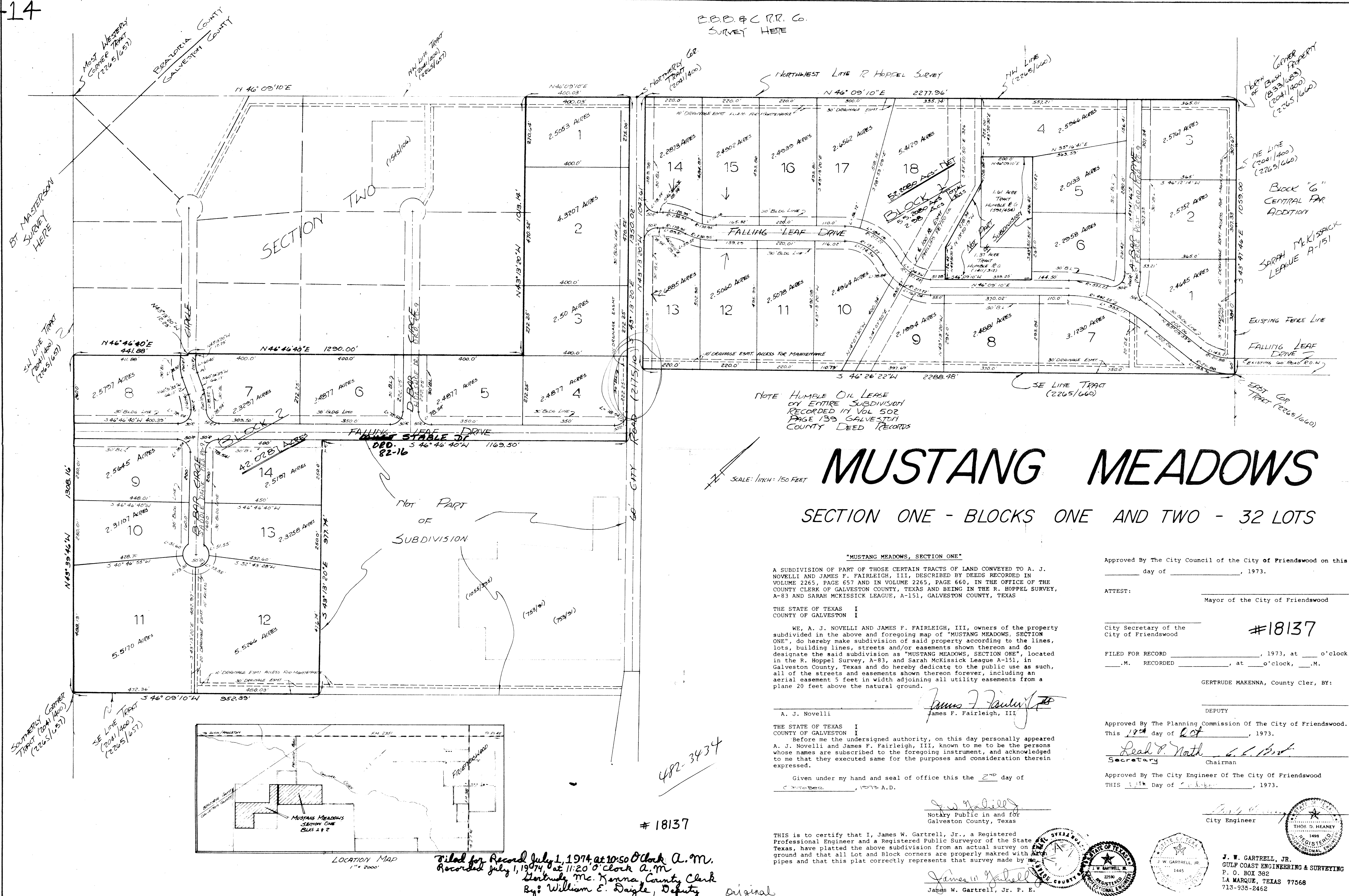
FEBRUARY 11, 2022

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmssurveying.com
FMS No. 66100
DRAFTING: REC

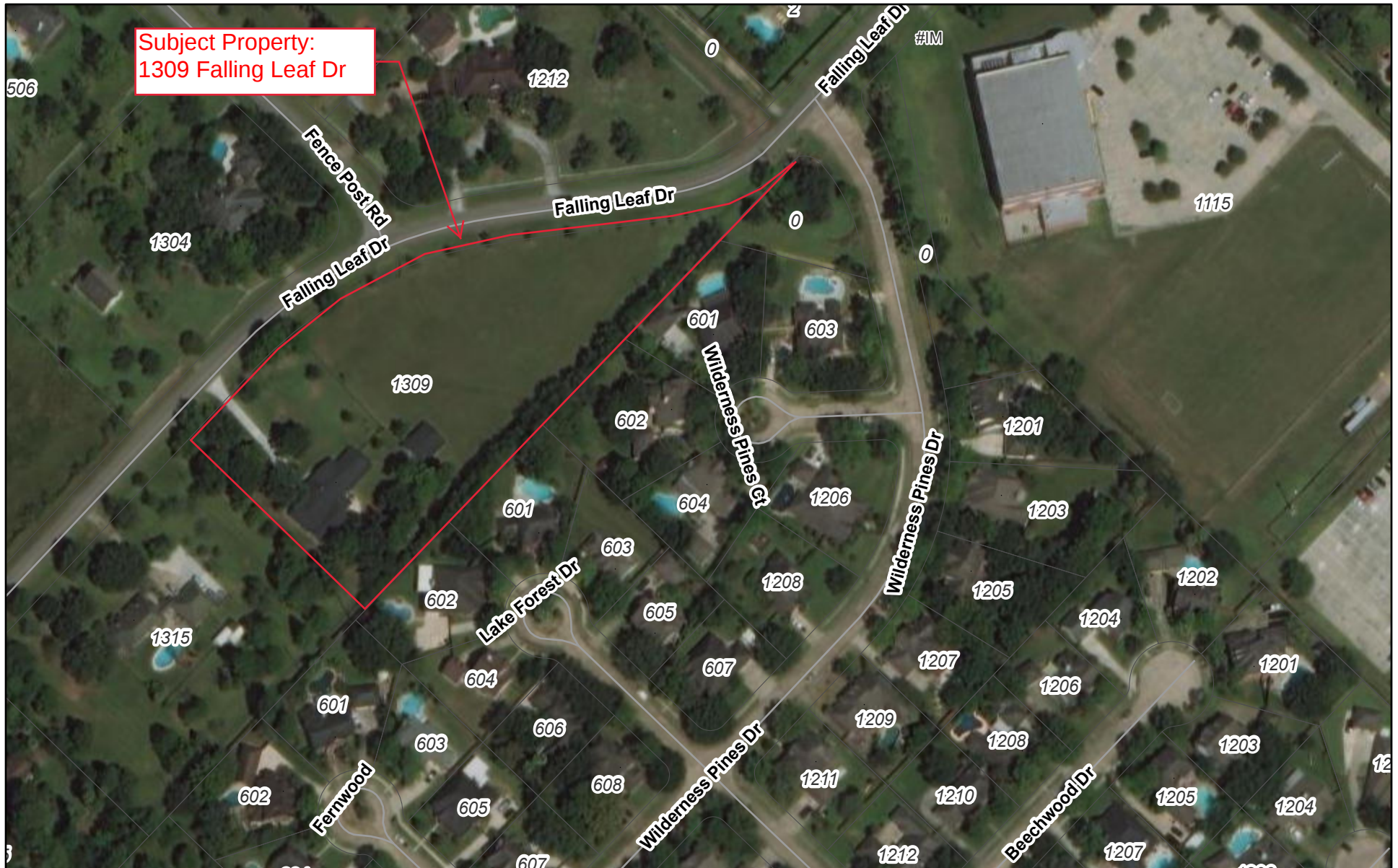


SHEET 2 OF 2

15-14

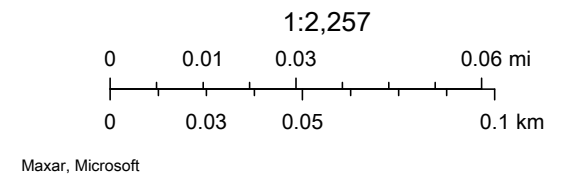


ArcGIS Web Map

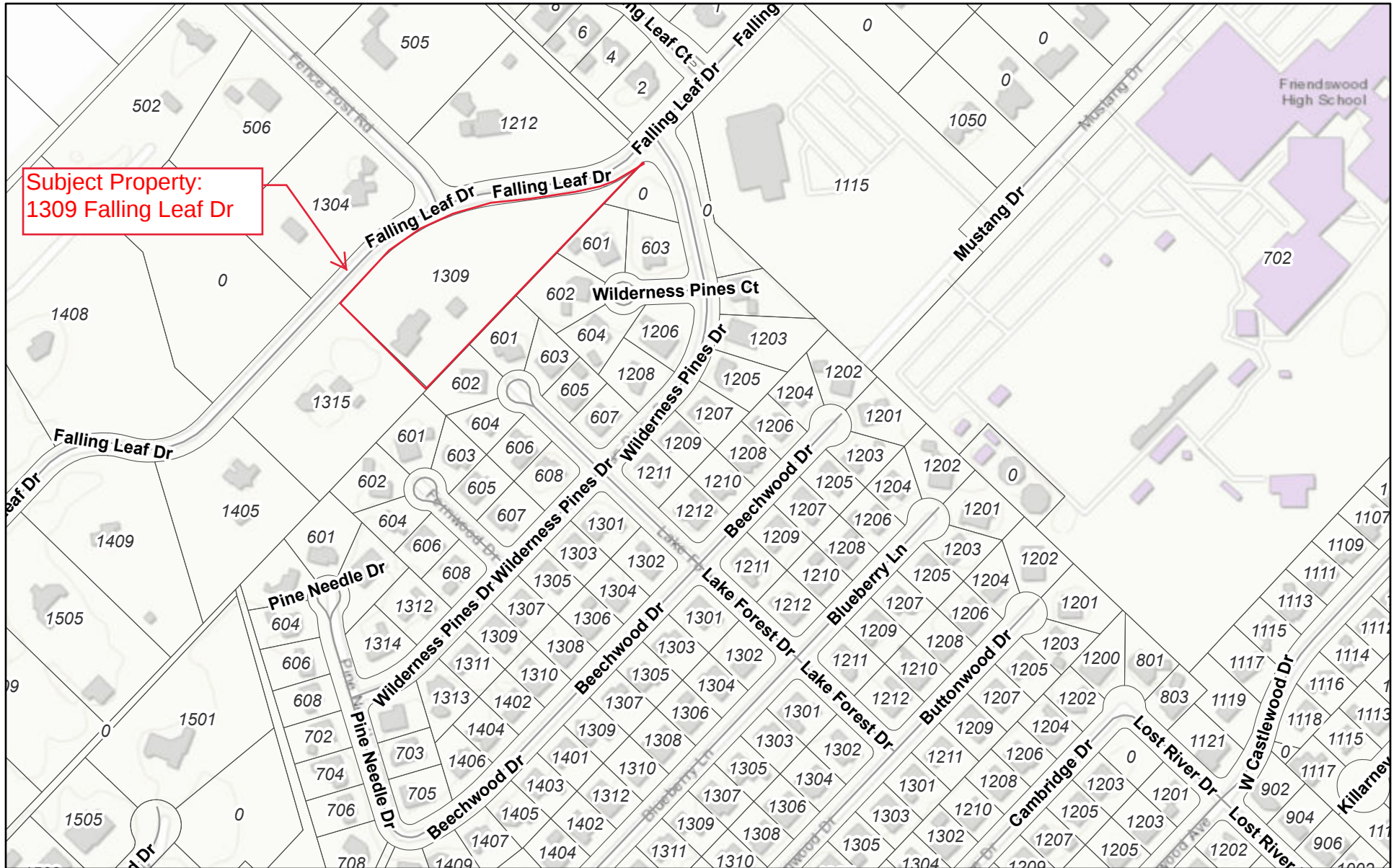


2/17/2022, 3:40:15 PM

 City Limits City of Friendswood - Address Points Layer
 Streets  Parcels



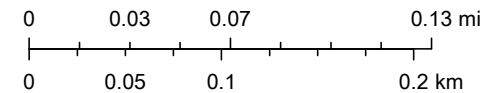
ArcGIS Web Map



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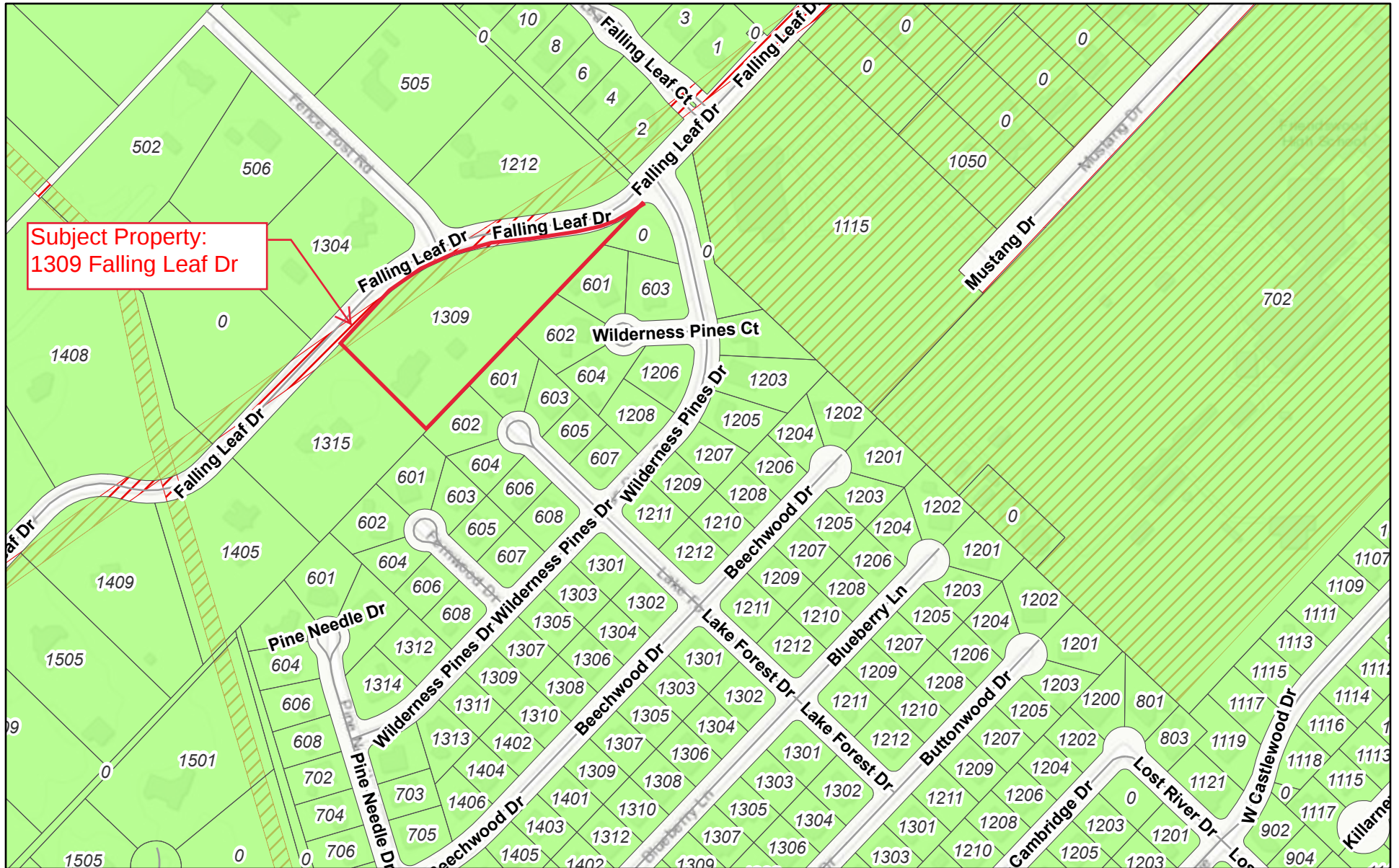
 City Limits  Streets  Parcels

1:4,514



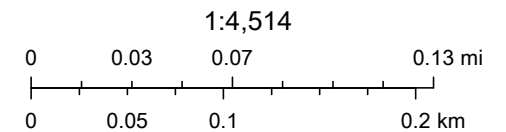
City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE,

ArcGIS Web Map

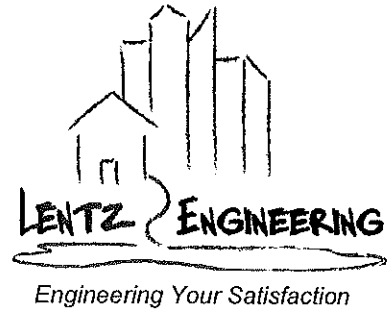


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- City Limits
- Parcels
- Specific Use Permits
- Streets
- Zoning of Parcels
- SFR



City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE,



September 13, 2016

The Board of Directors
c/o Mr. Joseph Anderson
Galveston County Consolidated Drainage District
1605 Whitaker
Friendswood, Texas 77546

Re: No objection letter
Drainage Easement Abandonment
1309 Falling Leaf
LE-16001

To the Board of Directors:

We have no objection to the abandonment of the 20' drainage easement for 1309 Falling Leaf.
The easement does not appear to be of any use to the District.

If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in black ink, appearing to read "Jarrod D. Aden", is written over a horizontal line.

Jarrod D. Aden, P.E., C.F.M.
President

cc: Ms. Rhonda Sykes



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Consider making a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to abandon a portion of a 20-foot drainage easement and a 10-ft maintenance easement. The attached metes and bounds exhibit identifies the subject easement. The easement does not contain any drainage infrastructure such as swales or pipes and is not being utilized for drainage purposes. The Galveston County Consolidated Drainage District provided a letter of no objection regarding the request to abandon this portion of easement.

Public hearing notices were published in the newspaper and mailed to property owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Abandonment of the easement will provide the property owner more usable area of their lot, which is also encumbered with pipelines.

RECOMMENDATIONS

GCCDD provided a letter of no objection regarding the request to abandon the easement.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 14, 2022

Subject: Receive liaison updates and City Council actions and ordinance updates.

Action:

SUMMARY / ORIGINATING CAUSE

2nd reading of the PUD Amendment ordinance was approved Monday, April 7, 2022.

1st reading of the Garden Home District amendment ordinance was approved Monday, April 7, 2022.

March 2022 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

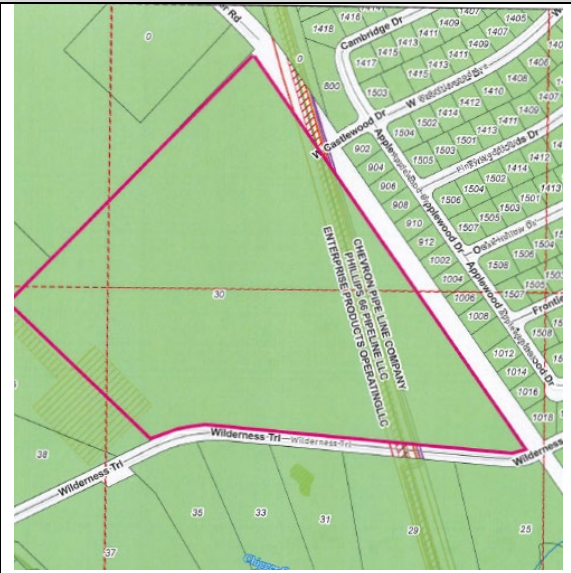
ATTACHMENTS

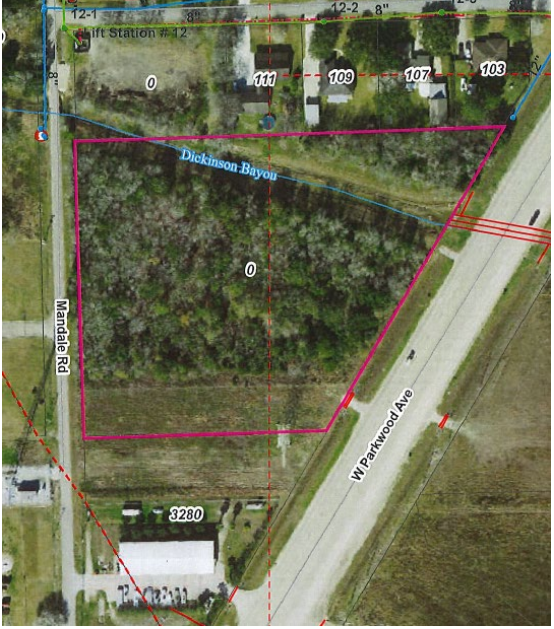
1. March 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: April 4, 2022
 Re: DRC Report

The following DRC Meetings were held in March 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
30 Wilderness Trail Follow up meeting from Jan. 12, 2022, regarding a new residential development	SFR	No	Open ditch streets require minimum 120ft lots; max 100 lots being proposed – 75 lots or more requires two points of access to a collector street; outfall to creek requires Army Corp of Engineers permit; advised to upsize storm to creek; no connection allowed to the 16-inch transmission water line; looped water system to 8-inch line on Castlewood is required; sewer – depends on number of lots; force main to Creekwood Estates or new lift station may be required; ROW dedication for future Friendswood Parkway required in addition to detention for the road	

5.66 acres between Mandale Rd and FM 528 Light commercial or retail – no specific development at this time; property owner is considering rezoning in order to sell	SFR	Yes	Future Land Use Map identifies the property as “Retail” for future use so zone change request should be favorable; property is subject to the COD; site plan approval required; water - available along Mandale Rd; sewer - nearest lift station is located at Estate Drive – may tie into this one or add a new private lift station and then tie in; on-site detention required; 200ft easement for Dickinson Bayou to GCCDD required; property contains Zone A flood zone; pipelines on adjacent lot may affect setbacks of occupied buildings	
5051 FM 2351 Subdivide tract to sell lot	CSC	No	Plat required to subdivide; drainage, access and sign easements may be required, if not already existing; for future site development, first 150 feet subject to COD requirements; site plan approval required; water and sewer are available; on-site detention required for additional building; TxDOT permits required for any work within ROW of FM 2351	

1376 W Parkwood Ave Convert house to church office	SFR	Yes; SUP for 8131 Religious Organizations	SUP required for religious organization use; can leave underlying as SFR or change to CSC, which may affect screening requirements; site plan approval will be included with SUP application; subject to COD requirements; water service is existing; septic system is existing – any alterations to the system must go through Galveston County Health District; 5ft sidewalk required as well as an accessible route from the structure to the public sidewalk; on-site detention required for any additional impervious cover; no high hazard flood zones; alterations to structure to convert from residential use to commercial use includes various ingress/egress requirements as well as changing door swings to outside.	
1780 and 1788 S Friendswood Drive Follow up from Feb. 16, 2022 Proposed town homes behind Masa Sushi - 6 units @2400 sqft each	CSC	Yes; MFR-L to allow town homes	Provided option to re-calculate restaurant parking under current requirements which would allow them to remove some unused spaces; requested that they add guest parkign spaces.	