



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, MAY 26, 2022 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATION 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 Regular Meeting held on Thursday, May 12, 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. PARTIAL PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTIONS 3A & 4A

Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 36.863 acres of land containing 46 Lots and 23 Reserves in 5 Blocks out of the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, also being a Partial Replat of Reserve "T" of Friendswood Trails Sections 1, 2, and Commercial, Friendswood, Texas, Galveston County.

B. SITE PLAN AMENDMENT: WHITEWATER CAR WASH

Consider approving the site plan amendment for an existing building located at 300 W. Parkwood Avenue, Friendswood, Texas.

C. SITE PLAN: TANNOS MEDICAL BUILDING

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

5. DISCUSSION ITEMS

- A. Receive and discuss a liaison schedule for the Galveston County Consolidated Drainage District.

6. COMMUNICATIONS

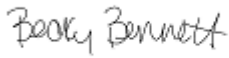
- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 9, 2022 and (ii) Thursday, June 23, 2022.

- B. Receive liaison updates, updates on City Council actions, ordinance updates, and the April 2022 DRC Report from Staff.

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 TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Becky Bennett
Development Coordinator



Posted by: Leticia Brysch, City Secretary
Posted this 23th day of May, 2022, at 6:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: Consider approving the minutes of the regular meeting held Thursday, May 12, 2022

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 5-12-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 12, 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
MAY 12, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 12, 2022, AT 07:03 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TOM HINCKLEY
COMMISSIONER MARCUS PERRY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
CITY ATTORNEY KAREN HORNER

DEVELOPMENT COORDINATOR BECKY BENNETT

PLANNER HARBIN AND COUNCIL LIAISON HANKS WERE ABSENT FROM THE MEETING.

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)

No public 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 Catherine Koerner 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 Commission Regular Meeting held on Thursday, April 28, 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. SITE PLAN: TANNOS MEDICAL BUILDING

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas. Seconded by Commissioner Travis Mann.**

Commissioner Cathy Koerner motioned to postpone the vote until the next regular meeting on May 26, 2022. Seconded by Commissioner Tom Hinckley. The motioned passed with 6 for and 1 against (Perry).

Bennett explained this project would be located behind the existing Chipotle restaurant near the intersection of FM 518 and FM 528. She said this is Phase I of an approved Planned Unit Development which included a four-story building grossing over 106,000 square feet, 295 parking spaces, and landscaping in excess of the minimum trees required.

Commissioners Sasson, Mann, Koerner, and Clark were all concerned about access to the site and traffic congestion. Chairman Matranga and Commissioner Perry commented that traffic concerns are not technically in the Commission's purview. Perry stated he felt obligated to approve the site plan if the proposal met required city codes.

Commissioner Hinckley questioned the location of the dumpster, wondering if it could be moved elsewhere from the main drive through the development. Matranga mentioned the dumpster is roughly 150-feet away from the building, too. Hinckley also asked what type of traffic mitigation would be in place inside the development. Lastly, he commented that the pond improvements approved as part of the PUD seem to be being delayed. Bennett answered the pond would be Phase II and brought to the commission at a later date. She said the location of amenities is still being discussed with the Galveston County Consolidated Drainage District in relation to having enough access to maintain the pond.

Commissioner Clark asked how the building would be oriented and stated there are no streets to reference the location of the project. Bennett explained the building entrance would face the main through access easement and that during the PUD process, the applicant stated the orientation of the building would create a natural slow down of traffic.

Chairman Matranga asked about screening for the residential neighbors. Bennett said the project requires and includes an 8-foot opaque fence plus a 10-foot landscape buffer along the residential properties. Perry commented on reviewing the lighting and glare requirements. He said the photometric are measured at the ground level and could be brighter when measured horizontally towards the neighbors. He also mentioned the glass of the building may or may not create reflections for the neighbors.

The commissioners discussed postponing the vote until a representative could be present to answer questions regarding the project.

5. COMMUNICATIONS

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

Sasson said the City Council approved second reading the Garden Home District ordinance amendments at the May meeting.

Mann said Kevin Holland was glad to hear the Commissioner would be maintaining a liaison to GCCDD. Matranga asked Bennett if they could set up a schedule for Commissioners to attend the GCCDD meetings.

Bennett added that City Council approved the first reading for the drainage easement abandonment on Falling Leaf Drive.

Horner announced the City Council would be canvassing for the election results on May 18th. She said the item of interest to the Commission is only one reading of an ordinance would be required by City Council if the proposition passes.

B. Reminder of the next Planning and Zoning Commission regular meetings on (i) Thursday, May 26, 2022 and (ii) Thursday, June 9, 2022.

6. ADJOURNMENT

This meeting was adjourned at 07:35 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: **PARTIAL PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTIONS 3A & 4A**

Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 36.863 acres of land containing 46 Lots and 23 Reserves in 5 Blocks out of the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, also being a Partial Replat of Reserve "T" of Friendswood Trails Sections 1, 2, and Commercial, Friendswood, Texas, Galveston County.

Action:

SUMMARY / ORIGINATING CAUSE

The partial preliminary plat of Friendswood Trails Sections 3A and 4A is a subdivision of 36.863 acres including 46 lots and several reserves for future residential use. Denbury Onshore, LLC retains ownership of the reserves impacted by abandoned oil wells. Once the oil wells have been cleaned and released to DR Horton, those reserves can be replatted for residential use.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the Commission, in accordance with the City of Friendswood Subdivision Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department. The proposed project appears to be in compliance with current city codes. The plan is subject to approval by the Commission.

ATTACHMENTS

1. Compliance Memo_Friendswood Trails Sec 3A and 4A Prel Plat
2. Friendswood Trails Sec 3A and 4A Prelim Plat

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: May 23, 2022

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

Project Description: The partial preliminary plat of Friendswood Trails Sections 3A and 4A is a subdivision of 36.863 acres including 46 lots and several reserves for future residential use. Denbury Onshore, LLC retains ownership of the reserves impacted by abandoned oil wells. Once the oil wells have been cleaned and released to DR Horton, those reserves can be replatted for residential use.

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.

- 1) Correct the number of lots and reserves in the title block
- 2) Update references to notes 6, 9, and 15
- 3) Combine Reserves "S" and "T". Reserve "S" does not meet minimum lot size for future residential lot.
- 4) Remove building line from Reserve "B"
- 5) Correct the Lot Summary table
- 6) Easements on title report are not shown. Update title report if the easements do not apply.
- 7) Provide written authorization for access through Brazoria County. The "road" shown is not a public right-of-way.
- 8) Block 3, Lot 1 and Pennine Way block lengths does not meet minimum 300'. Subdivision Variance required prior to plat approval.

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

- 1) Deferred draft covenants until final plat.
- 2) Deferred letter of no objection from utility companies until final plat.

CITY OF FRIENDSWOOD
PARTIAL PLAT APPROVAL STATEMENT
(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)
I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 36.863 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, 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 JONATHAN 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 TEXAS
MY COMMISSION EXPIRES:

CITY OF FRIENDSWOOD
PARTIAL PLAT APPROVAL STATEMENT
(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)
I, DENBURY ONSHORE, LLC, OWNER OF THE REMAINDER OF A 36.863 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, 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.
AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL
DATE
STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL OF DENBURY ONSHORE, 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 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 TEXAS
MY COMMISSION EXPIRES:

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 6)
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT
KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD TRAILS SECTION 3A AND 4A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF
THIS PLAT THIS DAY OF 20.
BY: JOE MATRANGA
CHAIRMAN
ATTEST: BECKY BENNETT
DEVELOPMENT COORDINATOR
I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.
BY: JILDARDO ARIAS, P.E., CFM
CITY ENGINEER/DIRECTOR OF ENGINEERING

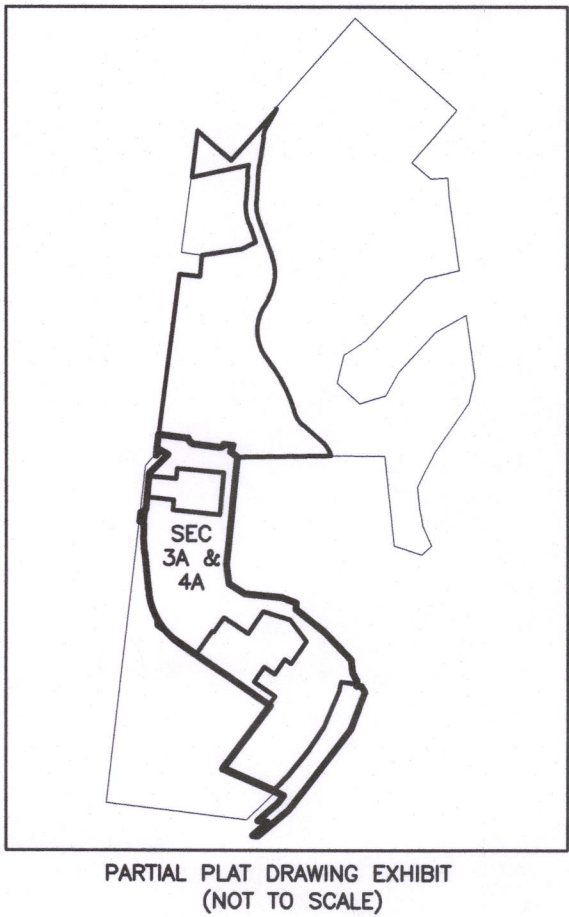
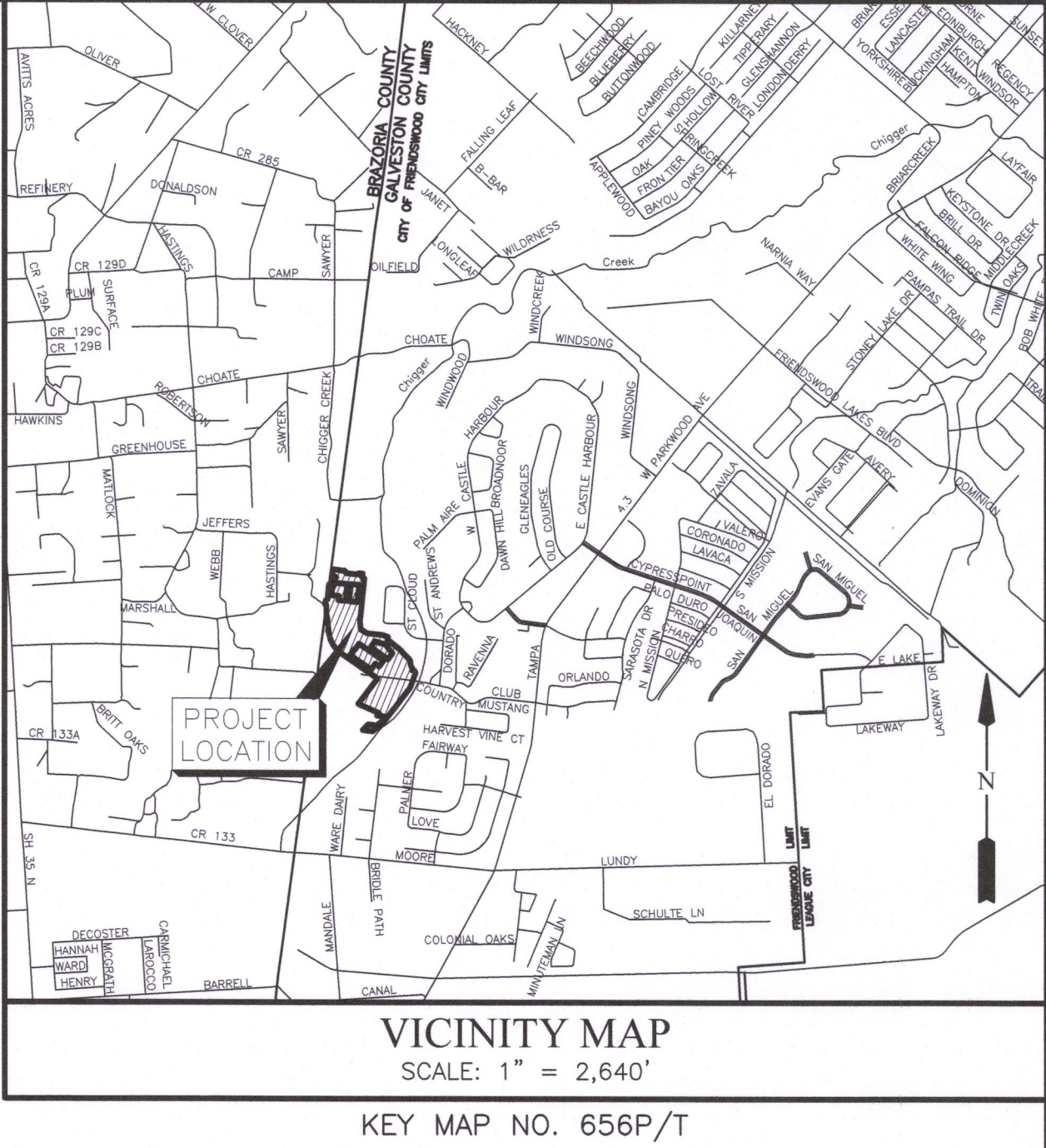
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:
1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE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

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
DIRECTOR DATE
DIRECTOR DATE

GCDD REF #210003
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.

GENERAL NOTES:
1. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096. BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.
ELEVATION = 26.11' NAVD88 (2001 ADJ.)
T.B.M.: "X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRIVE.
ELEVATION = 35.35 NAVD88 (2001 ADJ.)
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 0.9998942125.
3. 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.
4. ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
5. 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.
6. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.
14. 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.
15. 15' UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. _____

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
RES. INDICATES RESERVE
R.O.W. INDICATES RIGHT-OF-WAY
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
R.O.W. INDICATES RIGHT-OF-WAY



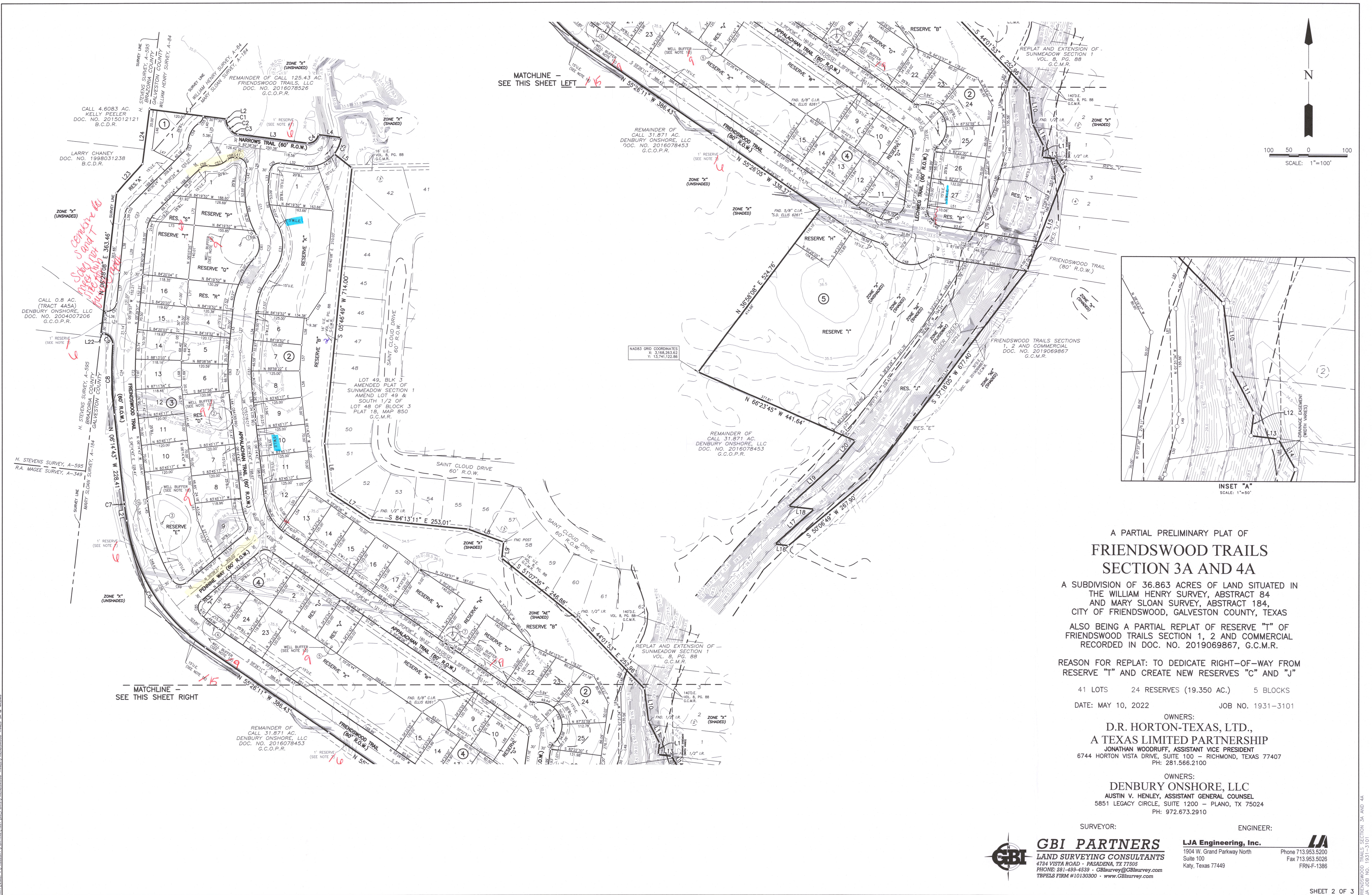
A PARTIAL PRELIMINARY PLAT OF
FRIENDSWOOD TRAILS
SECTION 3A AND 4A
A SUBDIVISION OF 36.863 ACRES OF LAND SITUATED IN
THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF
FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL
RECORDED IN DOC. NO. 2019069867, G.C.M.R.

REASON FOR REPLAT: TO DEDICATE RIGHT-OF-WAY FROM
RESERVE "T" AND CREATE NEW RESERVES "C" AND "J"
40 41 LOTS 26 24 RESERVES (19.350 AC.) 5 BLOCKS
DATE: MAY 10, 2022 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



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

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



WATER CHECKED SURVEY
PLATTING MAP

LAST MODIFIED: 5/11/2022 2:45 PM BY: GARY WOODRUFF - PROJECT MANAGER
PARTY NAME: LJA ENGINEERING, INC. - PROJECT MANAGER
DATE: 5/11/2022 2:45 PM BY: GARY WOODRUFF - PROJECT MANAGER

FRIENDSWOOD TRAILS SECTION 3A AND 4A
LJA JOB NO. 1931-3101

FIELD NOTES FOR 36.863 ACRES

BEING A TRACT CONTAINING 36.863 ACRES OF LAND LOCATED IN THE WILLIAM HENRY SURVEY, ABSTRACT NO. 84 AND THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 36.863 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. 2002070295, 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 36.863 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 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 55.234 ACRES, THE UPPER SOUTHWEST 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.), BEING ON THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, AND THE COMMON SURVEY LINE BETWEEN AFORESAID HENRY SURVEY AND THE MOORE & RASMUSSEN SURVEY, ABSTRACT NO. 730, IN SAID BRAZORIA COUNTY;

THENCE, WITH THE WEST SAID COUNTY LINE, SAID COMMON SURVEY LINE AND THE COMMON LINE BETWEEN SAID HENRY SURVEY AND THE H. STEVENS SURVEY, ABSTRACT NO. 595, IN SAID BRAZORIA COUNTY, SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 2,038.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING TEN (10) COURSES:

1.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET;

2.) SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF CURVATURE TO THE LEFT;

3.) 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 03 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF REVERSE CURVATURE;

4.) 9.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 34 SECONDS AND A CHORD WHICH BEARS SOUTH 37 DEGREES 38 MINUTES 39 SECONDS EAST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF REVERSE CURVATURE;

5.) 21.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 57 DEGREES 48 MINUTES 16 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF TANGENCY;

6.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 180.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF CURVATURE TO THE LEFT;

7.) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 13 SECONDS WEST, 45.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF CURVATURE TO THE LEFT;

8.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

9.) 46.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 09 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 56 MINUTES 13 SECONDS WEST, 45.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT A POINT OF REVERSE CURVATURE;

10.) SOUTH 51 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 57.80 FEET TO THE EAST LINE OF SAID 55.234 ACRES AND WEST LINE OF BLOCK 3 OF REPLAT AND EXTENSION OF SUNMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.);

THENCE, WITH COMMON LINES BETWEEN SAID 55.234 ACRES AND SAID BLOCK 3, THE FOLLOWING EIGHT (8) COURSES:

1.) SOUTH 05 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 714.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' FOUND;

2.) SOUTH 08 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 0.8 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 09 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 06 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 29.52 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 2 AND BEING ON THE NORTH LINE OF AFORESAID RESTRICTED RESERVE "I";

THENCE, WITH THE COMMON LINE BETWEEN SAID BLOCK 2 AND SAID RESTRICTED RESERVE "I", SOUTH 83 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 35.37 FEET TO THE COMMON NORTH CORNER BETWEEN SAID RESTRICTED RESERVE "I" AND RESTRICTED RESERVE "U" OF AFORESAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL;

THENCE, WITH THE EASTERLY LINES OF SAID RESTRICTED RESERVE "I", THE WESTERLY LINES OF SAID RESTRICTED RESERVE "U", THE WESTERLY RIGHT-OF-WAY (R.O.W.) TERMINUS OF FRIENDSWOOD TRAIL (80 FEET WIDE), AND THE WESTERLY LINES OF RESTRICTED RESERVE "E" AND RESTRICTED RESERVE "C" OF SAID FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, THE FOLLOWING FOUR (4) COURSES:

1.) SOUTH 29 DEGREES 26 MINUTES 22 SECONDS EAST, A DISTANCE OF 45.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET;

2.) SOUTH 21 DEGREES 13 MINUTES 48 SECONDS WEST, A DISTANCE OF 264.74 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET;

3.) SOUTH 37 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 677.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET;

4.) SOUTH 50 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF 267.90 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT THE COMMON CORNER BETWEEN SAID RESTRICTED RESERVE "I" AND SAID RESTRICTED RESERVE "C" AND BEING ON THE NORTH LINE OF WINDSOR ESTATES SEC 3, A SUBDIVISION RECORDED IN PLAT RECORD 18, MAP NUMBER 1080 & 1081 OF THE G.C.M.R.;

THENCE, WITH THE COMMON LINE BETWEEN SAID RESTRICTED RESERVE "I" AND SAID WINDSOR ESTATES SEC 3, NORTH 83 DEGREES 23 MINUTES 20 SECONDS WEST, A DISTANCE OF 34.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET;

THENCE NORTH 48 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'S OLIVER 5450' FOUND;

THENCE NORTH 83 DEGREES 33 MINUTES 16 SECONDS WEST, A DISTANCE OF 65.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET AT THE SOUTHEAST CORNER OF AFORESAID 31.871 ACRES;

THENCE, WITH EASTERLY LINES OF SAID 31.871 ACRES, THE FOLLOWING TWO (2) COURSES:

1.) NORTH 47 DEGREES 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 178.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'S.D. ELLIS 6261' FOUND;

2.) NORTH 38 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 62.76 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'S.D. ELLIS 6261' FOUND;

THENCE, WITH A NORTHERLY LINE OF SAID 31.871 ACRES, NORTH 66 DEGREES 23 MINUTES 45 SECONDS WEST, AT 63.83 FEET PASS THE WEST LINE OF AFORESAID RESTRICTED RESERVE "I", AND CONTINUING FOR A TOTAL DISTANCE OF 441.64 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' FOUND;

THENCE, WITH THE COMMON LINE BETWEEN SAID 31.871 ACRES AND 55.234 ACRES, NORTH 36 DEGREES 58 MINUTES 08 SECONDS EAST, A DISTANCE OF 524.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'S.D. ELLIS 6261' FOUND, 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 37.28 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 38 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 09 MINUTES 39 SECONDS WEST, 45.66 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, SAID EAST AND WEST LINES, AND THE EAST LINE OF A TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER B.C.C.F. NO. 1998031238, NORTH 06 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 363.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'S.D. ELLIS 6261' FOUND;

THENCE, CONTINUING WITH SAID COMMON LINES, SAID WEST LINE AND SAID CHANEY EAST LINE, NORTH 41 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 101.24 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'GBI PARTNERS' SET ON THE WEST LINE OF AFORESAID 55.234 ACRES;

THENCE, CONTINUING WITH SAID COMMON LINES, SAID EAST AND WEST LINES, AND THE EAST LINE OF A CALL 4.6083 ACRE TRACT OF LAND RECORDED IN THE NAME OF KELLY PEELE UNDER B.C.C.F. NO. 2015012121, NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, A DISTANCE OF 141.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.863 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NOS. 202103 AND 215302 IN THE OFFICES OF GBI PARTNERS. ALL SET CORNERS HAVE BEEN OR WILL BE PROPERLY MONUMENTED WITH 5/8-INCH CAPPED IRON RODS STAMPED 'GBI PARTNERS' UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION FOR WHICH THIS DESCRIPTION WAS PREPARED.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.442	19,258	RESTRICTED TO DRAINAGE/OPEN SPACE/TRAIL
B	3.497	152,324	RESTRICTED TO DRAINAGE/OPEN SPACE/TRAIL
C	1.097	47,806	RESTRICTED TO DRAINAGE/DEDICATED TO GCCDD
D	0.387	16,879	RESTRICTED TO OPEN SPACE
E	0.785	34,196	RESTRICTED TO OPEN SPACE
F	0.060	2,618	RESTRICTED TO OPEN SPACE
G	0.242	10,521	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.259	11,261	RESTRICTED TO LIFT STATION
I	4.257	185,426	RESTRICTED TO DETENTION
J	2.272	98,970	RESTRICTED TO DRAINAGE/DEDICATED TO GCCDD
K	0.900	39,189	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
M	0.386	16,803	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
N	0.418	18,206	RESTRICTED TO OPEN SPACE
O	0.386	16,803	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
P	0.223	9,732	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
Q	0.502	21,872	RESTRICTED TO OPEN SPACE
R	0.199	8,650	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
S	0.145	6,322	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
T	0.381	16,610	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
U	0.193	8,403	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
V	0.193	8,404	RESTRICTED TO OPEN SPACE
W	0.964	42,004	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
X	1.157	50,398	RESTRICTED TO FUTURE SINGLE-FAMILY LOTS
TOTAL	19.345	842,655	

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 1 LOT 1	10,825 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 2 LOT 1	15,872 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 6	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 7	9,209 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 8	9,369 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 9	8,731 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 10	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 11	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 12	8,747 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 13	8,749 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 14	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 15	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 16	8,753 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 17	8,579 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 22	8,782 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 23	9,120 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 24	12,635 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 25	8,910 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 26	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 27	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 3 LOT 1	14,278 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 4	8,417 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 5	8,692 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 6	8,937 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 7	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 8	8,507 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 9	13,714 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 10	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 11	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 12	8,627 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 13	8,653 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 14	8,648 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 15	8,442 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 16	8,449 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 4 LOT 1	13,290 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 4 LOT 2	8,759 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 4 LOT 9	8,409 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 4 LOT 10	8,414 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 4 LOT 11	7,453 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 12	7,249 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 13	7,252 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 14	7,256 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 15	7,259 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 23	7,200 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 24	7,221 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 4 LOT 25	7,415 SQ.FT.	60' X 120'	7,200 SQ.FT.

POINT TABLE				
POINT NUMBER	WELL DESCRIPTION	BUFFER RADIUS	NORTHING	EASTING
1	9402	50'	13744785.00	3168486.00
2	9412	30'	13744338.73	3168435.66
3	9413	75'	13744068.79	3168284.03
4	9401	30'	13743799.15	3168418.46
5	MW NO. 4	20'	13743749.86	3168721.93
6	MW NO. 5	20'	13743779.52	3169033.82
7	9406	20'	13743767.63	3169035.75

LOT SUMMARY			
LOT SIZES	SECTION 1/2	SECTION 3A AND 4A	TOTAL LOTS
55'x125'	62 LOTS	-----	62 LOTS
60'x120'	-----	8 LOTS	8 LOTS
65'x125'	68 LOTS	-----	68 LOTS
70'x120'	-----	28 3/8 LOTS	28 3/8 LOTS
90'x120'	-----	-----	-----
TOTAL	130 LOTS	46 1/4 LOTS	176 1/4 LOTS

FRIENDSWOOD TRAILS PUD REGULATION MATRIX													
LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS—MINIMUM FEET						HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				FRONT	REAR	INTERIOR	SIDES						
							EXTERIOR(CORNER LOT)	BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 X 120	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 120	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%	



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: **SITE PLAN AMENDMENT: WHITEWATER CAR WASH**

Consider approving the site plan amendment for an existing building located at 300 W. Parkwood Avenue, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is to rebrand an existing car wash located at 300 W. Parkwood Ave. There are no changes being made to the layout of the site. A new tower is being proposed and the accessible parking will be brought into compliance.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the site plan is subject to review and approval by the Commission, in accordance with the City of Friendswood Zoning Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department. The proposed project appears to be in compliance with current city codes. The plan is subject to approval by the Commission.

ATTACHMENTS

1. Compliance Memo_WhiteWater Car Wash
2. Cover Sheet_WhiteWater Car Wash
3. Whitewater Express - Friendswood, TX - Exterior Exploration
4. Elevations_WhiteWater Car Wash
5. Site Plan_WhiteWater Car Wash

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: May 17, 2022

Re: WhiteWater Car Wash
300 W. Parkwood Ave.
Commercial Site Plan

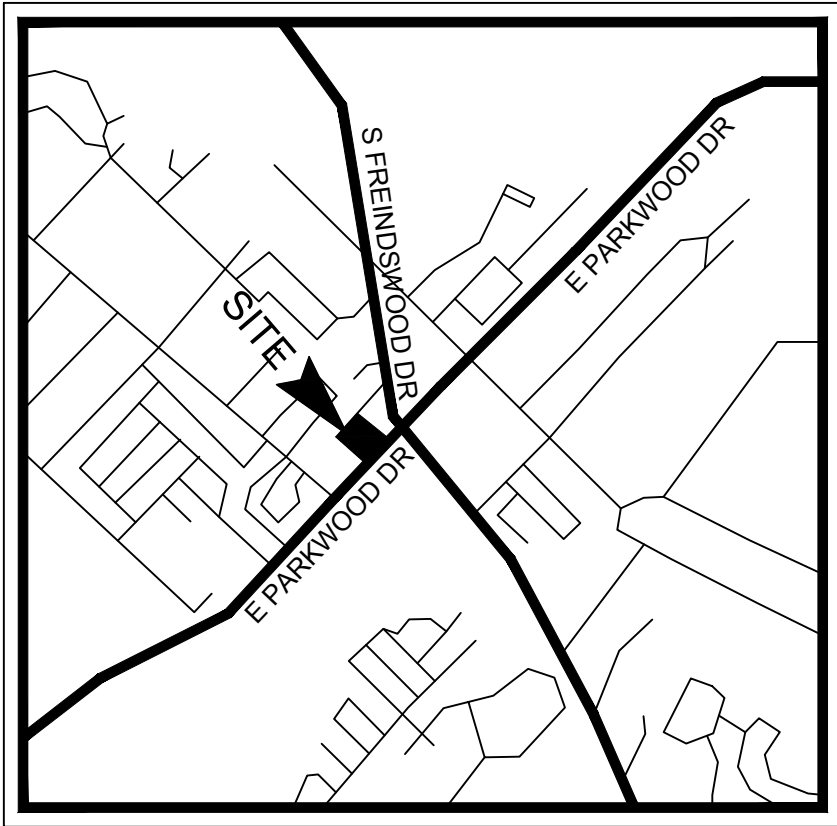
Project Description: The proposed project is to re-brand an existing car wash located at 300 W. Parkwood Ave. There are no changes being made to the layout of the site. A new tower is being proposed and the accessible parking will be brought into compliance.

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

CIVIL PLANS

WHITEWATER FRIENDSWOOD

300 W PARKWOOD AVE
FREINDSWOOD, TX



VICINITY MAP
N.T.S.

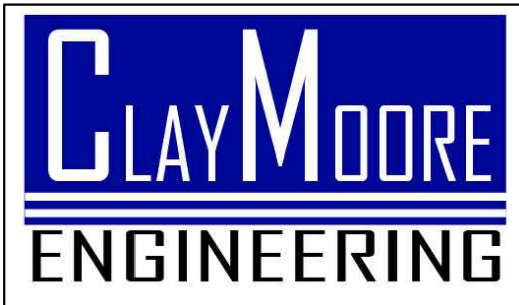
SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	05/06/2022
	SURVEY	
SP-1	SITE PLAN	05/06/2022
C-1	CITY GENERAL NOTES	05/06/2022
C-2	GENERAL NOTES	05/06/2022
C-3	EROSION CONTROL PLAN	05/06/2022
C-4	EROSION CONTROL DETAILS	05/06/2022
C-5	DEMOLITION PLAN	05/06/2022
C-6	DIMENSION CONTROL AND PAVING PLAN	05/06/2022
C-7	CONSTRUCTION DETAILS	05/06/2022

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
1ST SUBMITTAL	05/06/2022



MAY 2022

ENGINEER



TEXAS REGISTRATION #14199
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

OWNER / DEVELOPER

WHITE WATER EXPRESS
106 VINTAGE PARK BLVD SUITE #100
HOUSTON, TX 77070
CONTACT: GREGG MURRY
PH: 214.502.2259

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

C-0

WHITEWATER FREINDSWOOD 300 W PARKWOOD AVE FREINDSWOOD, TX

Whitewater Express

Exterior Rendering -Revised Option 3: Friendswood, TX



date: 01/04/22

prepared by:





Existing

Exterior Design: Friendswood, TX
Whitewater Express date: 01/04/22



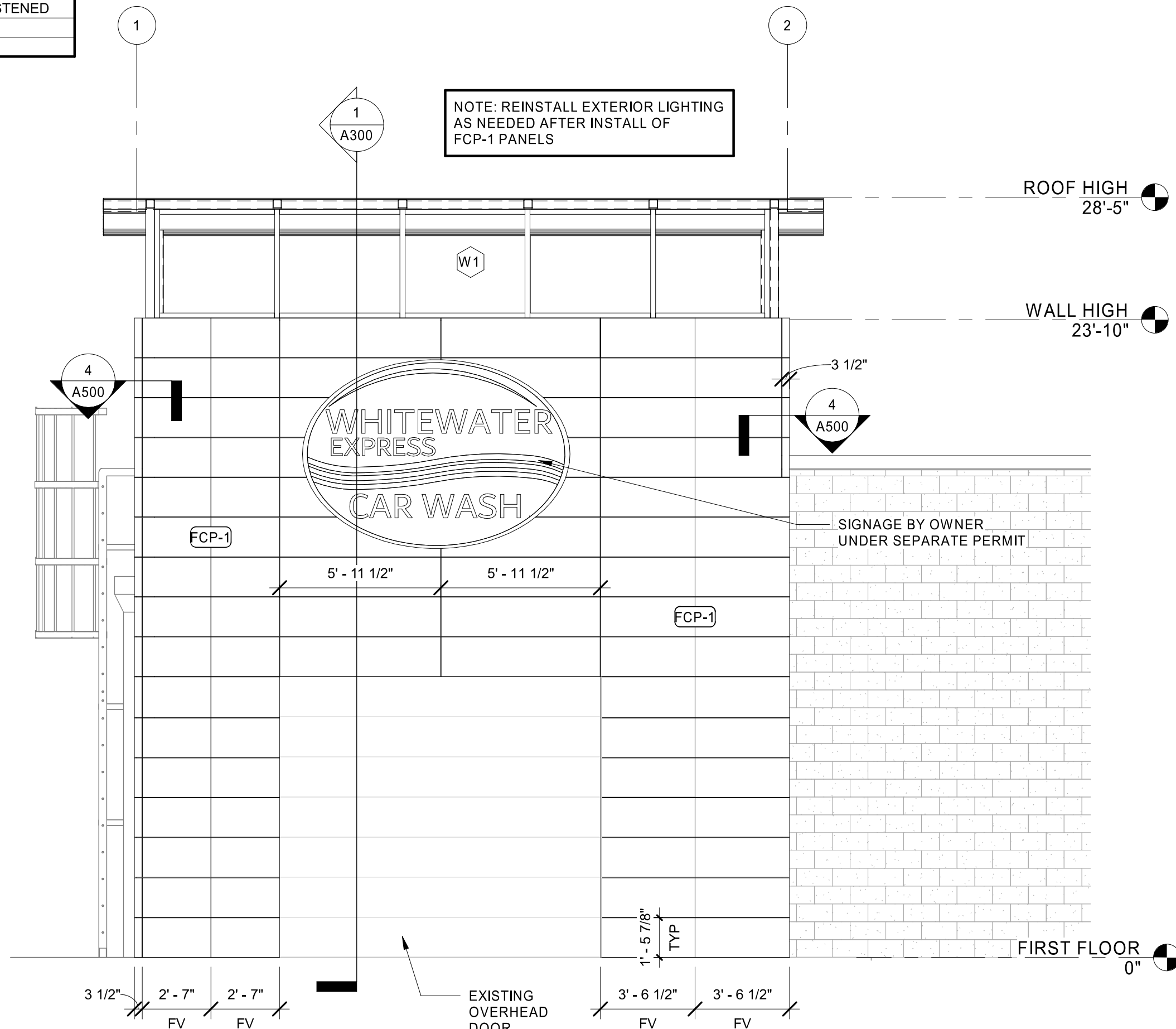


Option 3

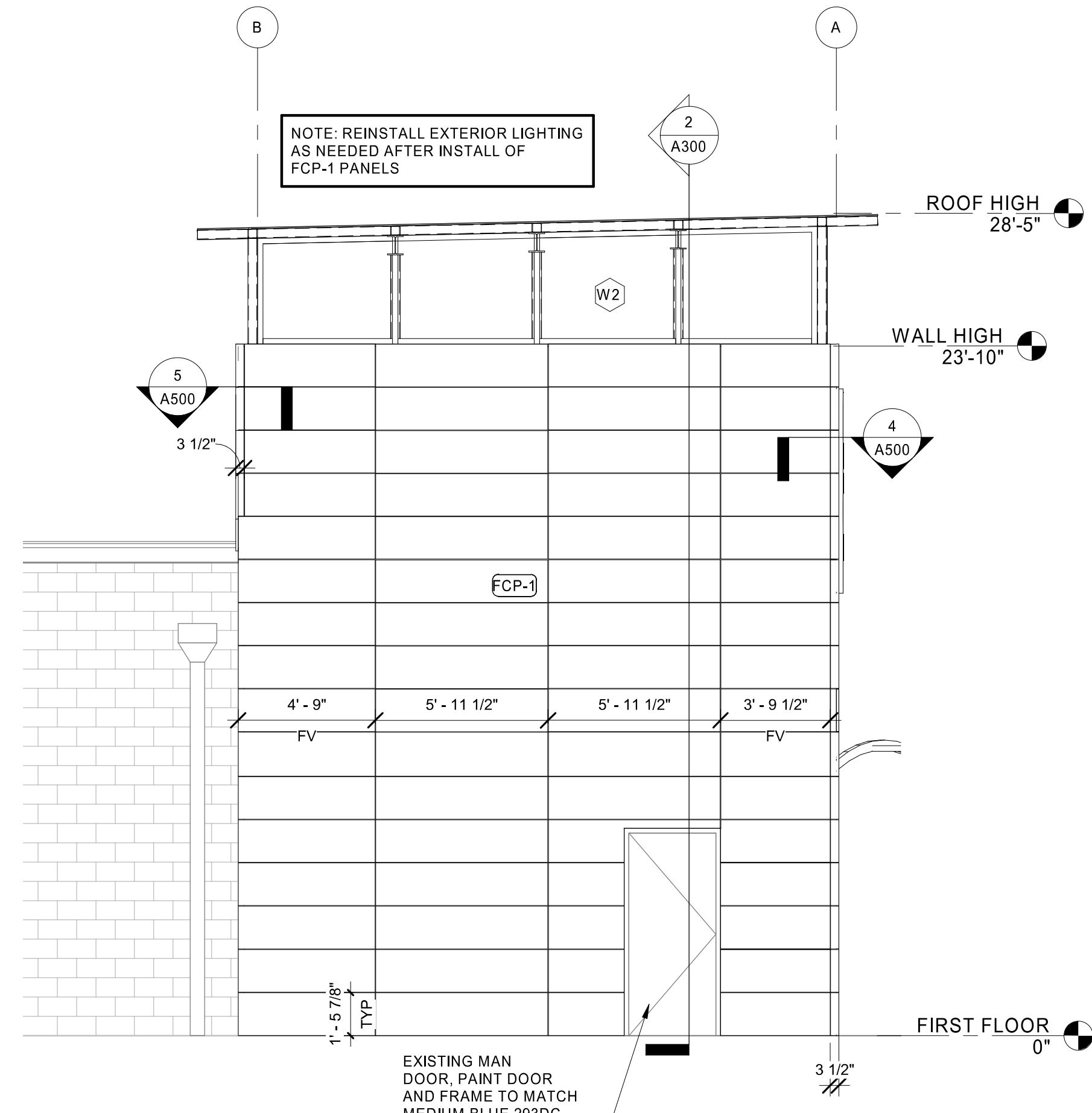
Exterior Design: Friendswood, TX
 Whitewater Express date: 01/04/22



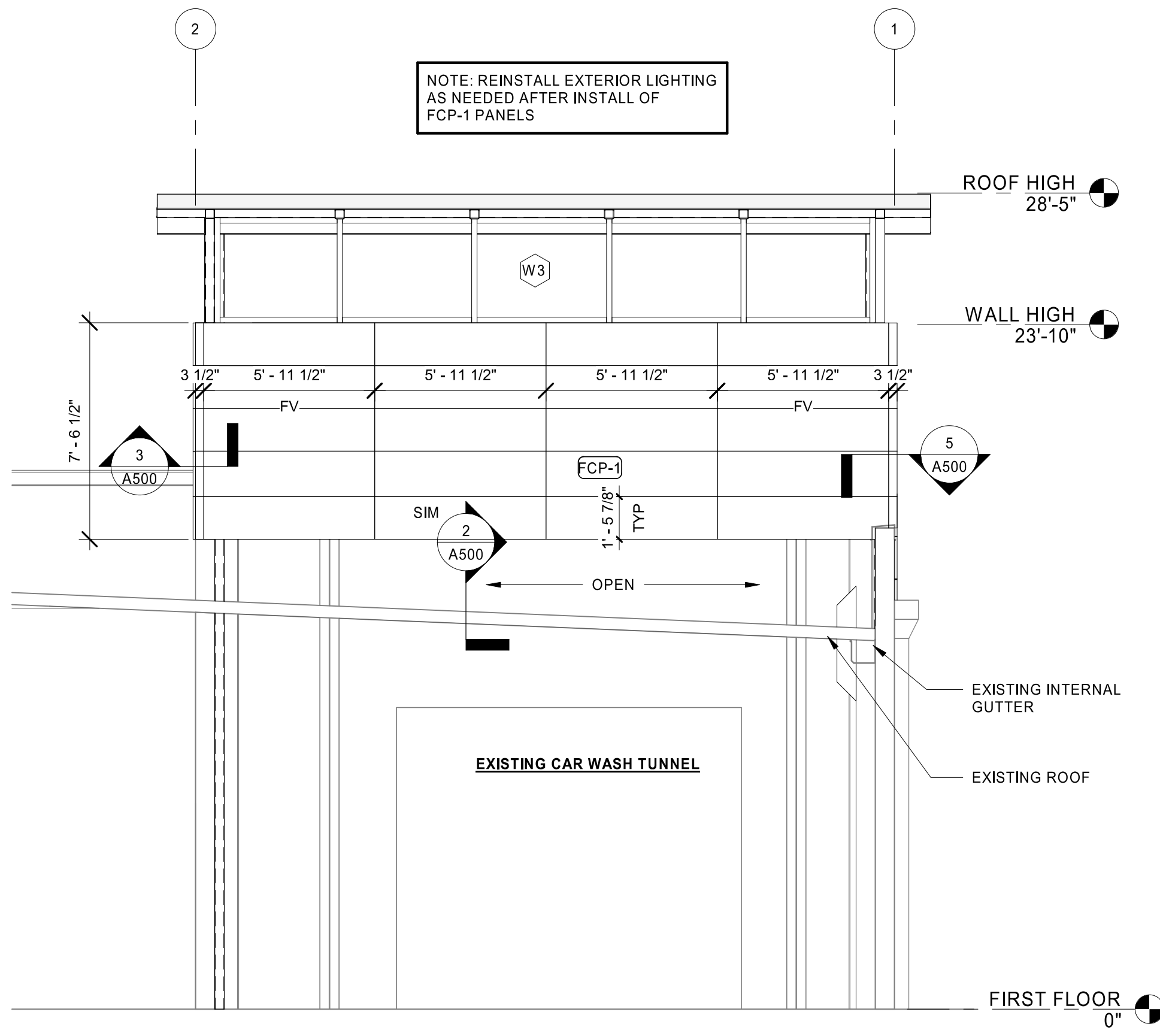
FINISH LEGEND - EXTERIOR					
MARK	DESCRIPTION	MANUFACTURER	Color	MODEL	COMMENTS
FCP-1	FIBER CEMENT BOARD	NICHIHA	MEDIUM BLUE 2935C	AWP 1818 - ILLUMINATION SERIES	CAULK TO MATCH 05185, 3 1/2" OUTSIDE CORNERS
MR-1	STEEL ROOFING DECK		SILVER	1.5B; 20GA	GALVANIZED DECK, MECHANICALLY FASTENED
PVC-1	PVC PANEL		WHITE	20 GA GALVANEAL	WITH EXTRUTECH PANELS
TPO	MEMBRANE ROOFING	FIRESTONE	WHITE	ULTRA PLY TPO 60 MIL	15 YR WARRANTY OR EQUAL



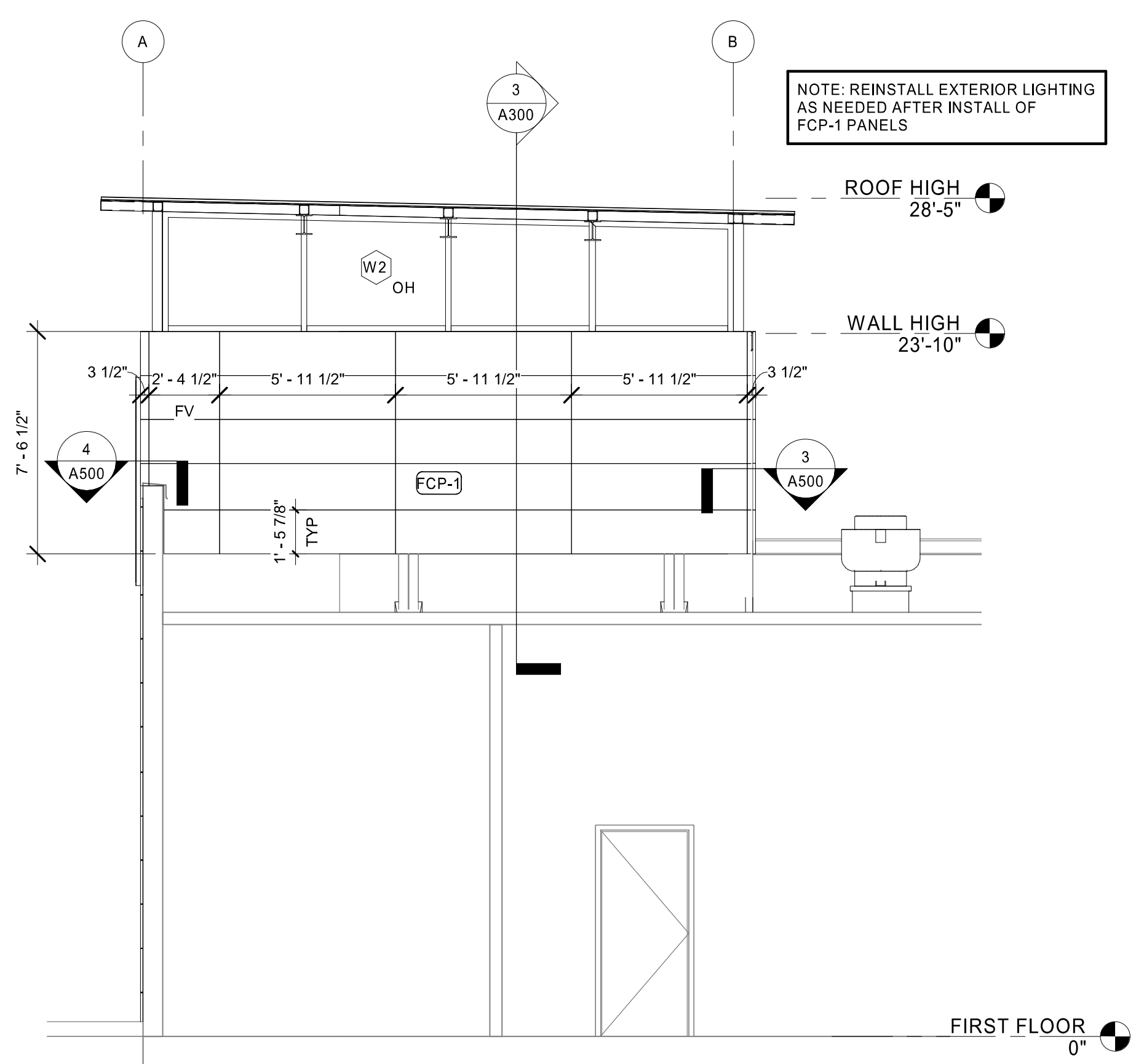
4 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 RIGHT ELEVATION
1/4" = 1'-0"

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& ASSOCIATES, LTD

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www.hfa-ac.com

1 479.273.7780

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THE DRAWING WAS PREPARED FOR USE
ON A SPECIFIC SITE AT
A SPECIFIC TIME AND FOR A
SPECIFIC PURPOSE. IT IS NOT
INTENDED TO BE USED FOR ANY OTHER
PROJECT, SITE OR AT A LATER TIME.
REFERENCE OR EXAMPLE OF THE
SERVICES OF PROPERLY LICENSED
REPRODUCTION OF THE DRAWING
IS NOT AUTHORIZED AND MAY BE
CONSIDERED A VIOLATION OF THE
CONTRACT TO THE LAW.

WHITE WATER EXPRESS

300 WEST PARKWOOD AVE
FRIENDSWOOD, TX 77377

JOB NUMBER: 06-21-70012

ISSUE BLOCK		
1	PERMIT	5/10/22

CHECKED BY:	JMC
DRAWN BY:	MND
DOCUMENT DATE:	5/10/2022
PERMIT	



2022.05.09 15:59:15-05'00'

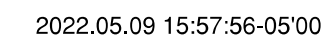
EXTERIOR
ELEVATIONS

SHEET:
A200

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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT FRIENDSON CDD, TX. IT IS NOT TO BE REUSED CONTEMPORANEOUSLY WITH ITS ISSUED DATE ON 5/10/2022, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE

JOB NUMBER: 06-21-70012

CHECKED BY:	JMC
DRAWN BY:	MND
DOCUMENT DATE:	5/10/2022
PERMIT	



SHEET:
A001





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: **SITE PLAN: TANNOS MEDICAL BUILDING**

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

*Item Tabled on May 12, 2022

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a four-story, commercial office building being phase I of the approved Planned Unit Development (PUD) 2021-18. Phase II will include improvements to the existing retention pond.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the site plan is subject to review and approval by the Commission, in accordance with the City of Friendswood Zoning Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department. The proposed project appears to be in compliance with current city codes. The plan is subject to approval by the Commission.

ATTACHMENTS

1. Compliance Memo_1715 S Friendswood Dr
2. Colored Rendering_1715 S Friendswood Dr
3. Site Plan_1715 S Friendswood Dr
4. Landscape Plan_1715 S Friendswood Dr
5. Photometric Plan_1715 S Friendswood Dr
6. Elevations_1715 S Friendswood Dr
7. Ord 2021-18 1715 and 1771 S Friendwood Dr PUD

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: May 2, 2022

Re: Tannos Medical Building
1715 S. Friendswood Drive
Commercial Site Plan

Project Description: The proposed project is a four-story medical office building to be located near the intersection of FM 518 and FM 528. The project is phase I of an approved Planned Unit Development to construct more than 100,000 square feet of tenant space.

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

This site plan package is subject to approval by the Planning and Zoning Commission. Further approval by multiple city departments is required for permitting and construction.

MEDICAL OFFICE BUILDING
1715 S FRIENDSWOOD DR.
FRIENDSWOOD, TEXAS

12/13/21
ISSUE FOR PERMIT,
PRICING + CONST.



OWNER/DEVELOPER

TANNOS CONSTRUCTION &
DEVELOPMENT, LLC
810 S. FRIENDSWOOD DR. #110
FRIENDSWOOD, TX 77546

PM

ARCHITECTURE

DIAMOND DEVELOPMENT
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

INTERIORS

DIAMOND DEVELOPMENT
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

MECHANICAL

DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

ELECTRICAL

DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

PLUMBING

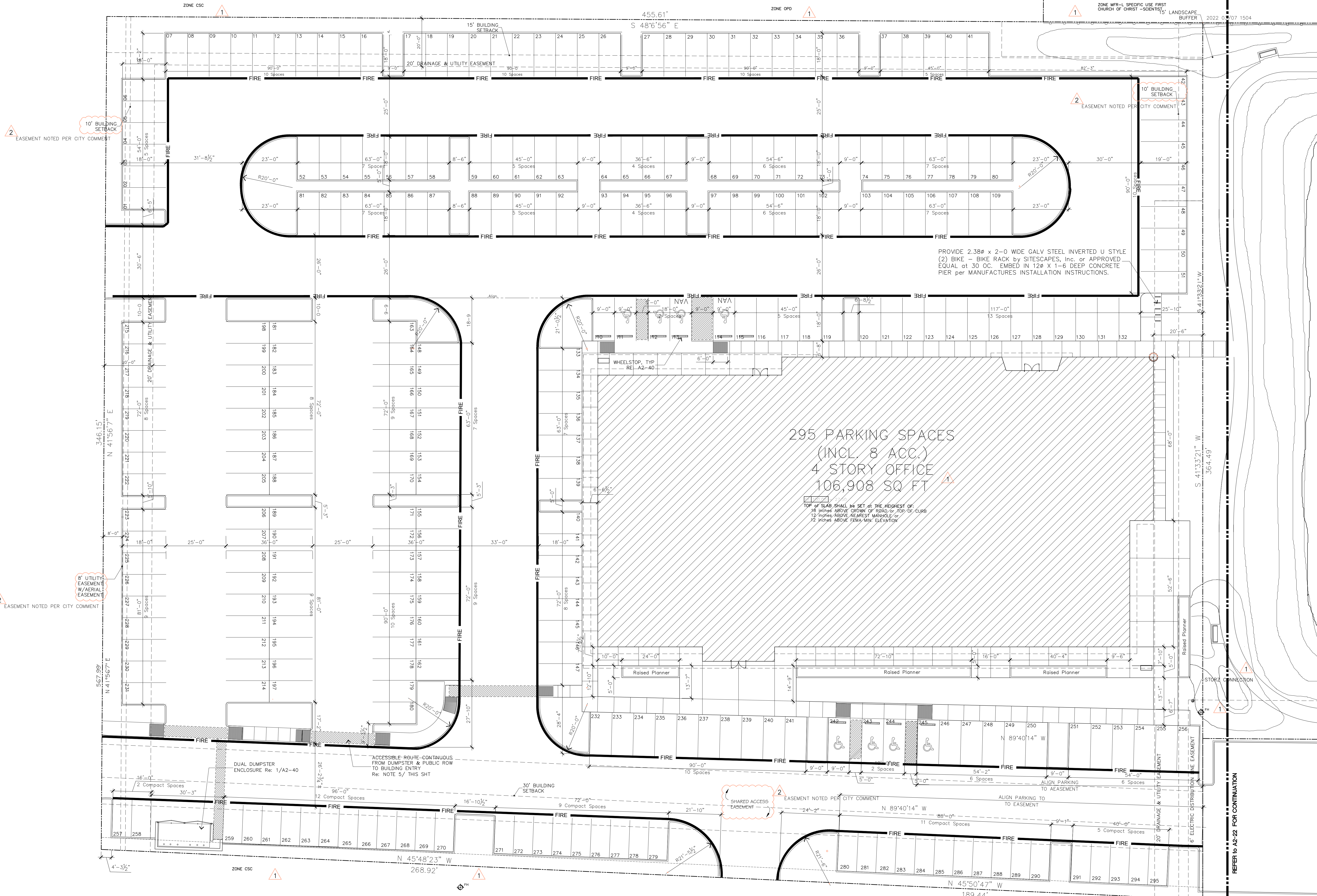
DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

STRUCTURAL ENGINEER

DALLY ASSOCIATES (F-3426)
9800 RICHMOND AVE STE 460
HOUSTON, TEXAS 77042
713-337-8881

CIVIL

REKHA ENGINEERING, INC (F-3712)
7676 HILLMONT ST
SUITE 350
HOUSTON, TEXAS 77040
793-895-8080



SITE GENERAL NOTES

- SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.
- SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE AT 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10-0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. SEE SITE PLAN.

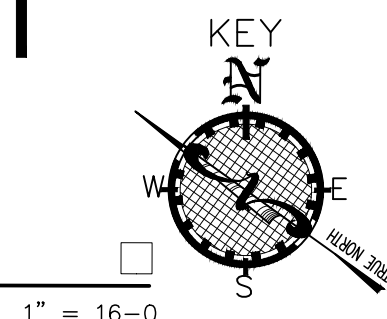
WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY. OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSIDE OF THE CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.
- STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY, PROVIDE 3/4" PVC DRAIN THRU CURB AT 10-0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

- EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6-0 X 6-0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND AT THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6-0 BY 6-0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.
- CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.
- RAMP:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR AT THE TOP AND BOTTOM OF RAMP.
- HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
- FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE, ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE" - NO PARKING" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

AREA	USE OF SPACE	AREA #	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD. COMP. ASSIST. VAN	PROPOSED PARKING SPACES STD. COMP. ASSIST. VAN	PUD District - 290 spaces for 100k sq ft 295 TOTAL SPACES (INC. ACCESSIBLE SPACES)
OFFICE	B	106,773 SF	2.8 / 1000 sq GFA	290	273	14	6

1 SITE PLAN



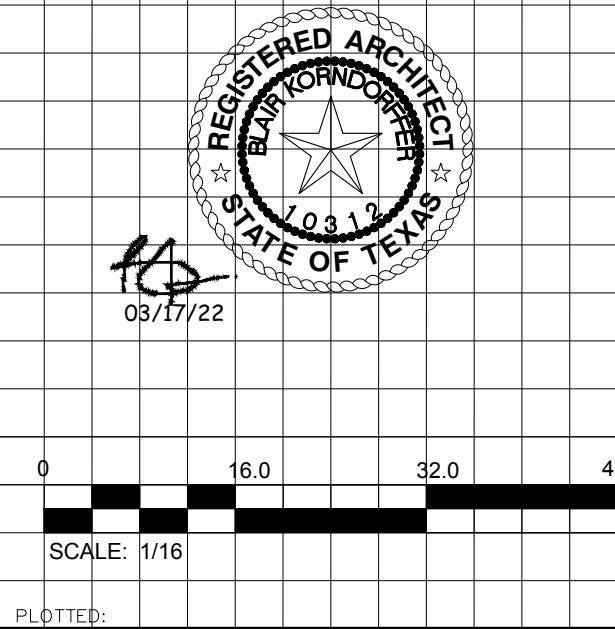
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Houston • Texas
7 7 0 5 8
8 3 2 • 2 2 4 • 6 4 0 0

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Revisions

No.	IOC	Date	Description
		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION

1	02/09/22	CITY COMMENTS
2	03/17/22	CITY COMMENTS #2



TANNOS
DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113

Sheet Date: 12/13/21

Sheet Title:

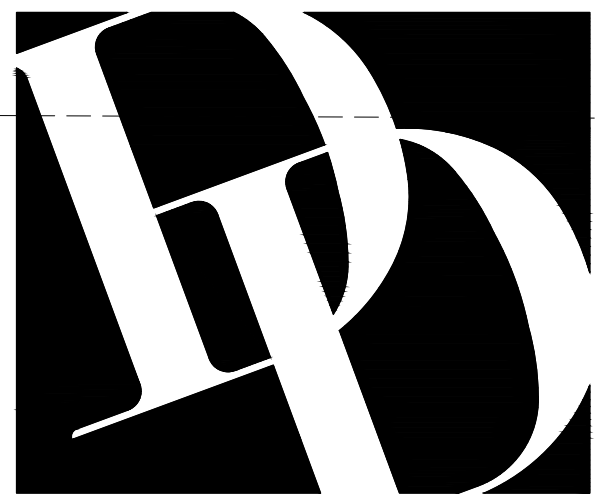
SITE PLAN
ENLARGED

Sheet No.:

A2-21

Drawn By: Project Manager Project Arch
JBK

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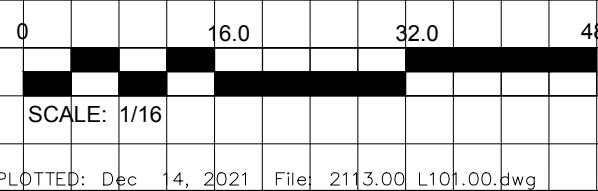
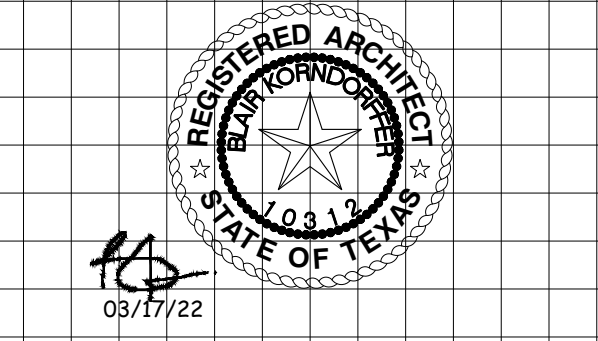
DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

700 Gemini • Suite 260
Houston • Texas
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8 3 2 • 2 2 4 • 6 4 0 0

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Revisions

No.	IOC	Date	Description
		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION
1	02/08/22	CITY COMMENTS ADDED DIM ADDED FENCE AND ZONE MFR CALLOUT REVISED PLANTING SPEC	
2	03/17/22	CITY COMMENTS #2 TREE SIZES NEAR EASEMENTS REVISED PER COMMENTS EXISTING AND REMOVED TREES LABELED EASEMENTS AND BUILDING SETBACK LINES CLARIFIED FRIENDSWOOD LANDSCAPE TABLE PROVIDED FENCE EXTENDED	



PLOTTED: Date: 14. 2021 File: 2113.00 1109.00.dwg

TANNOS
DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113
Sheet Date: 12/13/21

Sheet Title:
LANDSCAPE
PLAN

Sheet No.:

L1-01

Drawn By: Project Manager Project Arch

10431

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333 Guadalupe, Suite 2-300, Austin, Texas 78701

PLANTING SCHEDULE				
TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME
TREES				
102	6	06-11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
103	6	09-12	PINUS CARBAREA	LOBLOLLY PINE
104	10	07-14	QUERUS VIRGINIAN	LIVE OAK
203	44	06-11	LEX VOMITORIA	YAUPOIN HOLLY
404	3	06-09	QUERUS FALCATA	SOUTHERN RED OAK
405	5	06-10	QUERUS NIGRA	WATER OAK
407	26	06-10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
501	26	04-09	BETULA NIGRA	RIVERBIRCH
601	6	05-09	CERIS CANADENSIS	EASTERN REDBUD
603	35	06-11	LAGERSTROMIA INDICA	GRAPE MYRTLE
SHRUBS				
722	14	09-11	NERIUM OLEANDER	OLEANDER, SELECT COLOR
723	21	09-11	NERIUM OLEANDER, DWARF	DWARF OLEANDER, SELECT COLOR
734	07-10	Callistemon Viminalis	BOTTLEBRUSH	30 GAL
803	20	06-10	LLEY CORNUITA ROTUNDA	DWARF CHINESE HOLLY
807	38	06-11	LAGERSTROMIA INDICA PETITE	DWARF GRAPE MYRTLE
810	23	09-11	PITTOSPORUM TOBIIRA WHEELER	DWARF PITTOSPORUM
814	57	08-11	RHAPHIDOPHYLLUS INDICA	INDIAN HAWTHORNE
817	113	06-09	RHOODENDRON INDICA FORMOSA	FORMOSA LAVENDER AZALEAS
823	63	05-10	ROSA RADISUNNY (Yellow/White)	SUNNY KNOCKOUT ROSE
847	6	05-10	LEX OPACA	AMERICAN HOLLY
851	6	08-11	CAUSTICUM VIMINALIS	BOTTLEBRUSH
855	6	11-12	LAGERSTROMIA INDICA	CREPE MYRTLE
861	6	10-11	HAMELIA PATENS	FIREBRUSH

PLANTING SCHEDULE				
TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME
GROUNDCOVERS				
916	2	06-10	LIPOPE GRANDIFLORA	GIANT LIRIOPE
920	1	07-11	IRACOELOSPERMUM JASMINODES	CONFEDERATE JASMINE
922	6	08-11	DIETES RICHODES	AFRICAN IRIS
GRASSES				
703	6	06-10	CORTADERIA SELLOANA	PAMPA GRASS
1001	6	STENOTAPHRUM SECUNDATUM	ST AUGUSTINE - RALDIGH	3 INCH PLUS
1002	6	STENOTAPHRUM SECUNDATUM	ST AUGUSTINE-RELEIGH	SOD SOLID
MISCELLANEOUS MATERIALS				
2001	17	SEASONAL COLOR	SELECT BY OWNER REP	4 inch POT
2010	2	RIERSON STEEL EDGING	TYP. BETWEEN PLANTS AND GRASS AREA UNDO	
2020	2	BOULDERS	UNLABLE TYPE, SELECT BY OWNER REP (SEE PLAN)	

NOTE: Caliper (trunk thickness or diameter) of all trees shall be measured at a point on the trunk six (6) inches above ground level for sizes under four (4) inch caliper. For size four (4) inch or larger, the measurement shall be at a point twelve (12) inches above ground level.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurseriesmen, where applicable.

PLANT SPACING

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

LANDSCAPE PLANTING REQUIREMENTS

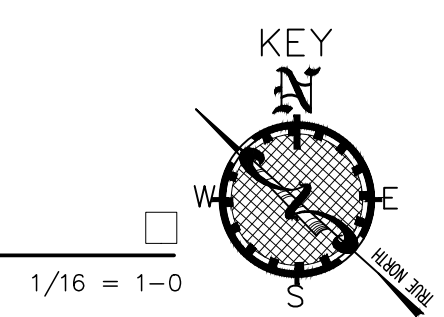
A R E A	Design Criteria	PARAMETER	REQUIRED	PROVIDED
TREE REQUIREMENT	1 Tree/40 LF PL w/10' Buffer + 25 LF PL w/Buffer	1288/40 66/25	33 + 3 = 36	37
PARKING LOT TREES	1 Tree/ per Island	21 Islands	21	40
PRESERVED TREES	1 Replacement of Existing Preserved Trees	5 EXISTING	3 Remain 2 Remove	2
SHRUBS REQUIREMENT	10 Shrubs/ Street Tree	N/A	320	373
LANDSCAPE BUFFER SHRUBS	None	0	14	14

LANDSCAPE DESIGN CRITERIA NOTES:

- LANDSCAPE AREA = (TOTAL AREA OF PARKING+DRIVES) + 10%.
- LANDSCAPE ISLAND AREA = 50% OF LANDSCAPE AREA WHEN PARKING LOT HAS MORE THAN 20 CARS. Provide 1 Tree per Island.
- 1 TREE/40 LF ALONG PROPERTY LINES (PL) NOT REQUIRING A BUFFER YARD, 2 CAL MIN
- 1 TREE/25 LF ALONG REQUIRED BUFFER YARDS, 2 CAL
- 10 Ft Buffer Yard abutting ROW, 10 Ft Buffer Yard abutting Residential Uses per Subsection 8.1

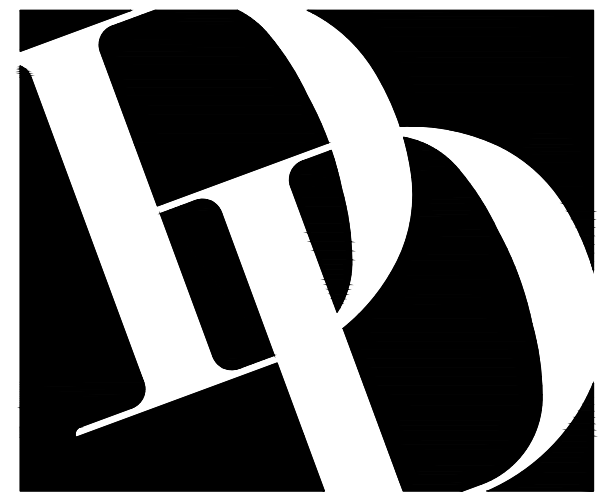
SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT OF SITE
TOTAL AREA of SITE	162,134	100%
PARKING LOT & DRIVE AREA	103,621	63.91%
SIDEWALKS and OTHER NONPERVIOUS AREA	8,615	5.31%
BUILDING SQ FOOTAGE	26,792	16.52%
GREEN SPACE/LANDSCAPED AREA	23,106	14.26% (10,362 SF REQ)
LANDSCAPE ISLAND AREA	8,143	(5,181 SF REQUIRED)



1 LANDSCAPE PLAN
BUILDING AREA

1/16" = 1'-0"



D I A M O N D
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

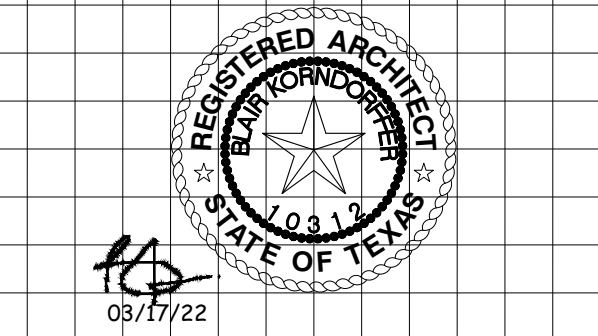
700 Gemini • Suite 260
Houston • Texas
7 7 0 5 8
8 3 2 • 2 2 4 • 6 4 0 0

HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
		03/17/22	ISSUE FOR PRICING
		03/17/22	ISSUE FOR PERMIT
		03/17/22	ISSUE FOR CONSTRUCTION

03/17/22 ADDED SHEET PER CITY COMMENT



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SCALE: 40
PLOTTER:

TANNOS
DEVELOPMENT

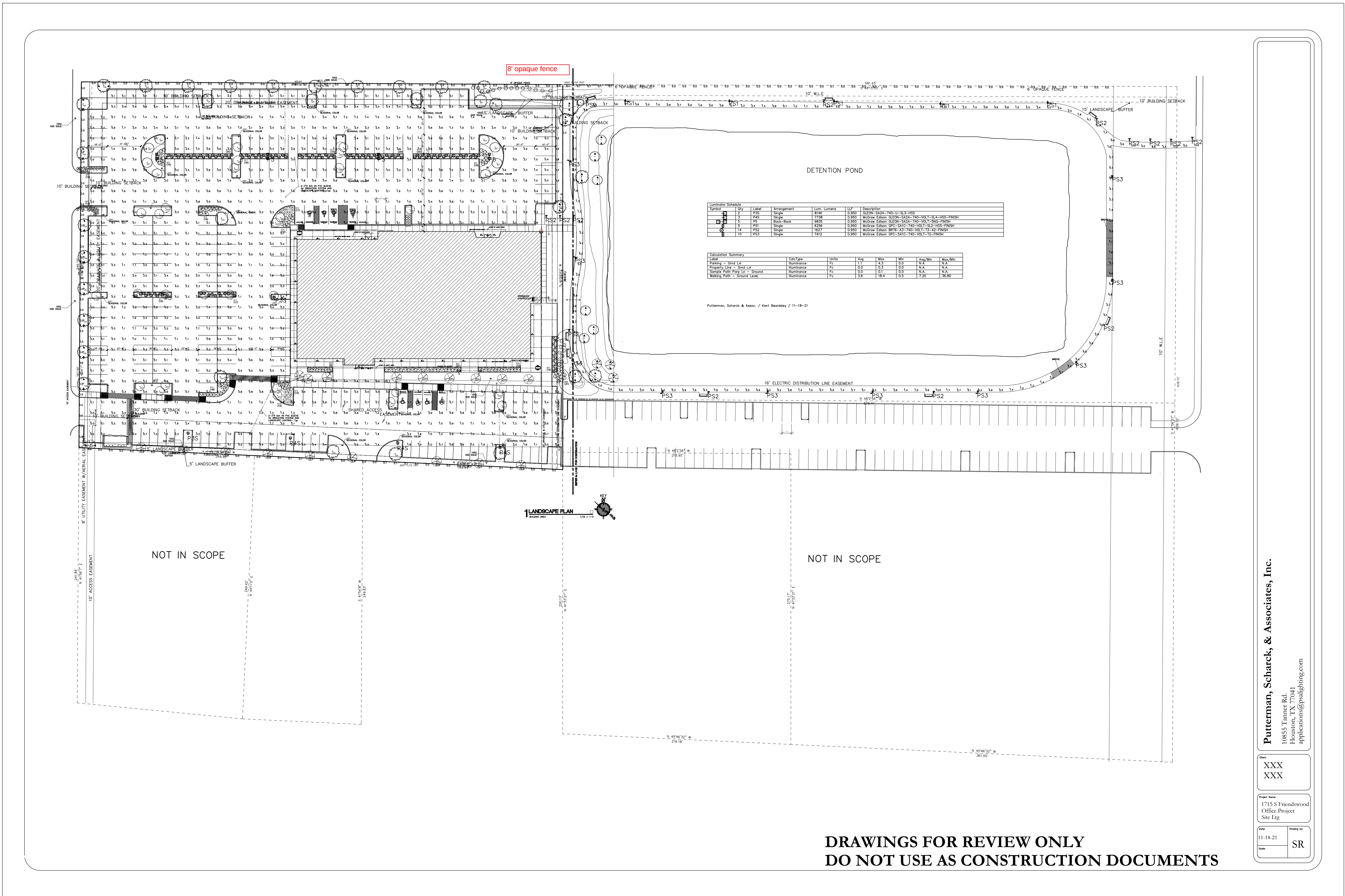
1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113
Sheet Date: 03/17/22
Sheet Title:
PHOTOMETRIC

Sheet No.:
A0-50

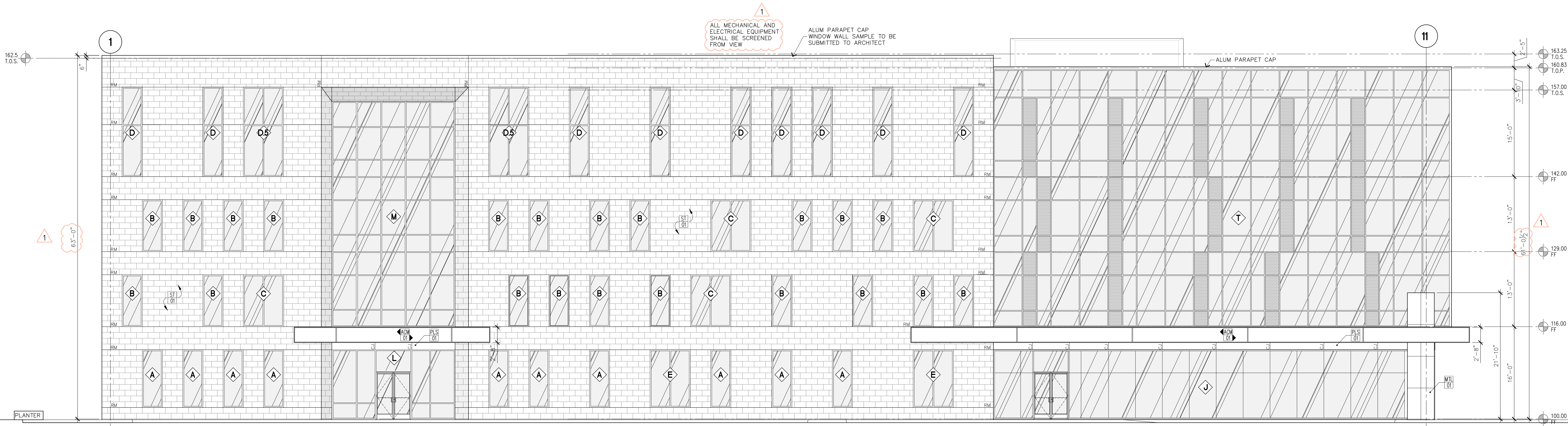
Drawn By: Project Manager Project Arch
JBK

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333 Goodridge, Suite 2-350, Austin, Texas 78701



DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS

1 PHOTOMETRIC PLAN
FOR REFERENCE ONLY



1 EXTERIOR ELEVATION
NORTH
1/8" = 1'-0"

ALUMINUM COMPOSITE MATERIAL PANELS

ACM | REYNOLBOND STD
ALUMINUM COMPOSITE MATERIAL PANELS shall be two sheets of aluminum sandwiching a solid polyethylene core formed in a continuous process using no glue or adhesives between dissimilar materials. The core shall be free of voids and/or air spaces and not contain formed insulation materials.

Acceptable Manufacturer: Reynobond Aluminum Composite Material (ACM) with EcoClean finish as manufactured by Alcoa Architectural Products, 50 Industrial Boulevard, Eastman, Georgia 31023. Contact: 800-841-7774.

ACM 01: REYNOLBOND DURAGLOSS 5000 INDUSTRIAL
ACM 02: REYNOLBOND DURAGLOSS 5000 BONE WHITE

General Conditions:
The extent of panel system work is indicated on the drawings and in these specifications and includes parapet coping, column covers, soffits, sills, border and filler items as indicated in the construction documents.

Panel system requirements include the following components:
Aluminum-faced composite panels with mounting system, including shop installed aluminum stiffeners to all panels greater than 15 ft. Panel mounting system shall include channels, fasteners, gaskets and sealants, related flashing systems and mastic for a complete installation. All flashing metal shall be provided by the Manufacturer.

Composite panel manufacturer shall have a minimum of 10 years architectural experience in the manufacture of this product and be located within the continental USA. Fabricator and installer shall have a minimum 5 years experience in architectural metal panel work similar in scope and size to this project. Fabricator shall be approved by the Manufacturer.

Provide Shop drawings shall show the preferred joint details providing a watertight and structurally sound wall panel system that allows no uncontrolled water penetration, on the inside face of the panel system as determined by ASTM E331.

Maximum deviation from vertical and horizontal alignment of erected panels: 6 mm (1/4") in 6 m (20') non-accumulative.

Panel fabricator and installer shall assume undivided responsibility for all components of the exterior panel system, including but not limited to, attachment to sub-structure, panel-to-panel joint, panel-to-dissimilar-material joint and joint seal associated with the panel system.

Submittals
Samples
Panel assembly: Provide (2) samples of each type of assembly and attachment.
2. Provide (2) samples of each color or finish selected.

Shop Drawings: Submit shop drawings showing project layout and elevations; fastening and anchoring methods; detail and location of joints, sealants and gaskets, including joints necessary to accommodate thermal movement; trim, flashing and accessories; Manufacturer's literature shall certify that material meets specifications.

Provide product evaluation reports, test results, and other documentation showing product and installation compliance with all applicable building codes and wind conditions specific to this site.

Warranty
A. The fabricator and installer will warrant the panel system for a period of 1 year that the fabrication and installation workmanship will be free from defects and perform as intended.
B. The aluminum composite material manufacturer shall warrant for a period of 20 years against Max. 5 fade based on ASTM D2244 and Max. 8 chafe based on ASTM D4212 and delamination of the paint.

Panel Finish
Duragloss 5000 Finish. Color to be chosen from Alcoa Architectural Products, Reynobond with EcoClean approved colors.12. Paint system shall have more than 20 years of architectural field use.

System Type
Roll-and-Return Wet System: Fabricator and installer must provide an engineered system including clips, fasteners, anchors, spacers, trim, flashings, sealants, etc.. Limited Face Fastening may be utilized using Reynobond Fasteners and Extrusions as provided by Alcoa Architectural Products and as approved by the Owner's representative.

System Performance
Composite panels shall be capable of withstanding building movements and weather exposures based on the following test standards meeting the minimum requirements of all applicable codes and ordinances for conditions specific to this Project.

Wind Load - If system tests are not available, under the direction of an independent third-party laboratory, mockups shall be constructed and tests performed to show compliance to the following minimum standards:
Panels shall be designed to withstand the design wind load based upon the local building code, but in no case less than 20 pounds per square foot (psf) and 30 psf on parapet and corner panels. Wind-load testing shall be conducted in accordance with ASTM E330 to obtain the following results.

Normal to the plane of the wall between supports, deflection of the secured perimeter-framing members shall not exceed L/175 or 3/4", whichever is less.
Normal to the plane of the wall, the maximum panel deflection shall not exceed L/60 of the full span.

Maximum anchor deflection shall not exceed 1/16". At 1 1/2 times design pressure, permanent deflections of framing members shall not exceed 1/100 of span length and components shall not experience failure or gross permanent distortion. At connection points of framing members to anchors, permanent set shall not exceed 1/16".

Air/Water System Test - If system tests are not available, under the direction of an independent third-party laboratory, mockups shall be constructed and tests performed to show compliance to the following minimum standards:
Air Infiltration: When tested in accordance with ASTM E283, air infiltration at 1.57 psf must not exceed 0.06 cubic feet per minute per square foot of wall area.

Water Infiltration: Water infiltration is defined as uncontrolled water leakage through the exterior face of the assembly. Systems not using a construction sealant at the panel joints (i.e., Dry Systems) shall be designed to drain any water leakage occurring at the joints. No water infiltration shall occur in any system under a differential static pressure of 6.24 psf after 15 minutes of exposure in accordance with ASTM E331.

The above tests are on panel systems that do not include a waterproof membrane behind panels.

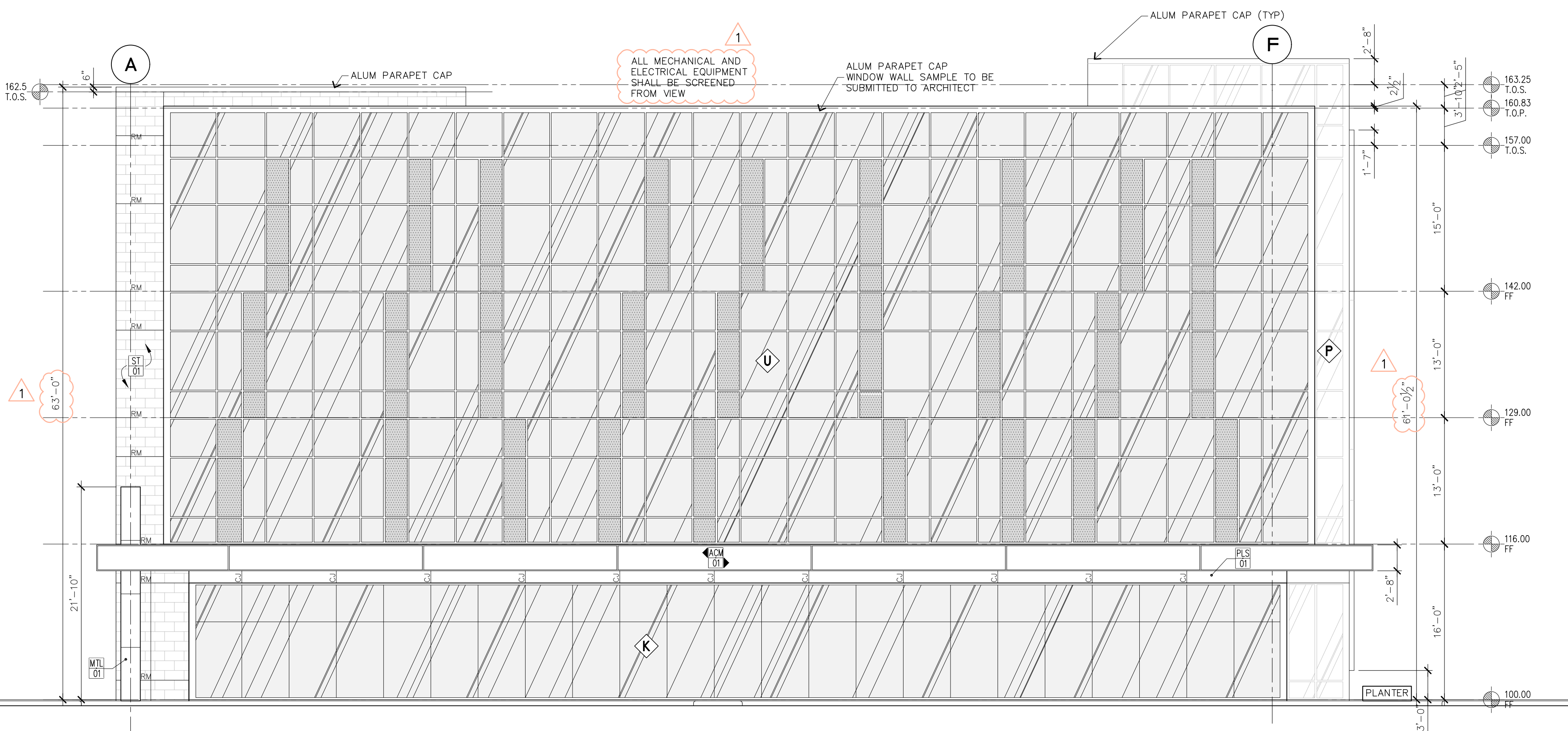
Execution
Refer to General Product Specification for additional information.

System shall be erect plumb and level in accordance with manufacturer's published directions for conditions specific to this Project and as indicated in the approved shop drawings. Buckling of panels, opening of joints, undue stress on fasteners, failure of sealants or any other detrimental effects due to thermal movement are not permitted. Fabrication, assembly and erection procedure shall account for the ambient temperature at the time of the respective operation.

Do not install component parts that are observed to be defective, including warped, bowed, dented, scraped and broken members.

Do not cut, trim, weld or scrape component parts during erection in a manner that would damage the finish, decrease strength or result in a visual imperfection or a failure in performance. Return component parts that require alteration to shop for rehabilitation, or for replacement with new parts.

Adjusting and Cleaning
Remove and replace panels damaged beyond repair as a direct result of panel installation. Remove all masking film and clean all exposed surfaces. Verify that all weep holes and drainage channels are unobstructed and free of dirt and sealants.



2 EXTERIOR ELEVATION
WEST
1/8" = 1'-0"



DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

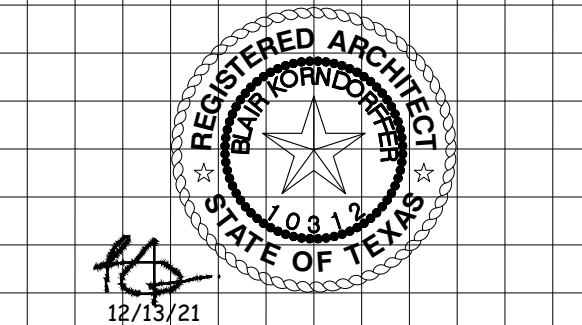
700 Gemini • Suite 260
Houston • Texas
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Revisions

No.	IOC	Date	Description
		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION

02/09/22 CITY COMMENT



0 8.0 16.0 24.0
SCALE: 1/8"
PLOTTER:

TANNOS
DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113
Sheet Date: 12/13/21
Sheet Title:
EXTERIOR
ELEVATIONS

Sheet No.:

A5-02

Drawn By: Project Manager Project Arch

JBK

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333 Guadalupe, Suite 2-350 Austin, Texas 78701

ORDINANCE NO. 2021-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX “C” “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF FRIENDSWOOD, TEXAS, SECTION 3, “PROVISION FOR OFFICIAL ZONING MAP”, REZONING THE PROPERTY LOCATED AT 1715 AND 1771 S. FRIENDSWOOD DRIVE, SAME NOW CONSISTING OF 7.7054 ACRES ALSO KNOWN AS RESERVES D AND F IN THE HOWARD SUBDIVISION PARTIAL REPLAT NO. 2 PLAT, AS RECORDED IN DOCUMENT 2019019333 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FRIENDSWOOD, GALVESTON COUNTY, TEXAS, TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND OFFICE PARK DISTRICT (OPD) TO PLANNED UNIT DEVELOPMENT (PUD), MORE FULLY DESCRIBED IN EXHIBIT “A”, INCORPORATED BY REFERENCE, WITH SUCH PLANNED UNIT DEVELOPMENT (PUD) TO BE GOVERNED FOR ALL PURPOSES AND CONDITIONS PURSUANT TO THE ATTACHED SITE PLANS INCLUDED IN EXHIBIT “B”, ALL AS MORE SPECIFICALLY PROVIDED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, , (the “Owner”) owner of real property located within the City located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD), more fully described in Exhibit “A”, incorporated by reference, with such Planned Unit Development (PUD) to be governed for all purposes and conditions pursuant to the attached site plans included in Exhibit “B”, all as more specifically provided herein; and

WHEREAS, pursuant to the Zoning Code, Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” (2) Application (c)2., Owner has submitted the required plans at this time for a conceptual plan, (Option 2), copies of which are attached hereto as Exhibit “B” and incorporated by reference, which will require site plan approval by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the City Code of Ordinances, public hearings on such request, allowing all persons attending to be heard on the question of whether the changes of the uses being requested would affect the public health, safety, or general welfare of the citizens of Friendswood; and

WHEREAS, the Planning and Zoning Commission has filed its written report with City Council, which recommends disapproval of the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to applicable regulations, restrictions, exceptions and conditions; and

WHEREAS, City Council has determined that all public notices have been posted and published, all required hearings on this matter have been held, and that this Ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being expressly understood that City Council of Friendswood (“City Council”) is relying upon the express representations of Owner appearing in the documents submitted for final approval, (specifically including those documents in Exhibit “B”), and the

representations made at the public hearings before the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance.

Section 2. The Friendswood City Code, Appendix C, “Zoning,” Section 3, “Provision for Official Zoning Map,” is hereby amended, rezoning the Property located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD) , with such Planned Unit Development (PUD) to be governed for all purposes and conditions as depicted in Exhibits “A” and “B,” (all of which are incorporated by reference), but otherwise consistent and subject to the current Zoning Code, and related conditions contained herein. This rezoning is specifically conditioned upon Owner’s full compliance with Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” paragraph 7.c.1. and the following use and development regulations: **1. Land Uses:** 521 – Monetary authorities – Central Bank; 522 – Credit Intermediation and related activities; 523 – Securities, commodity contracts, and other financial investments and related activities; 524 – Insurance carriers and related activities; 525 – Funds, trusts, and other financial vehicles; 533 – Lessors of nonfinancial tangible assets (except copyrighted works); 541 – Professional, scientific, and technical services; 551 – Management of companies and enterprises; 6116 – Other schools and instruction; 621 – Ambulatory health care services; 8121 – Personal Care Services; 8129 – Other personal services; 8139 – Business, professional, labor, political and similar organizations; 921 – Executive, legislative, and other general government support; 923 – Administration of human resource programs; 924 – Administration of environment quality programs; 925 – Administration of housing programs, urban planning, and community development; 926 – Administration of economic programs; 927 – Space research and technology; 928 – National security and international affairs **2. Setbacks and Height** (per Tannos Land Holdings PUD Regulation Matrix include in Exhibit “B”) **3. Detention Enhancements** provided for around the existing detention pond detailed in Exhibit “B”.

Section 3. The Official Zoning Map of the City of Friendswood shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who fails to comply with any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

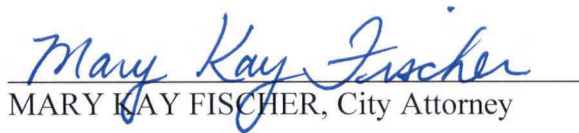
PASSED AND APPROVED on first reading this 12th day of July, 2021.


MIKE FOREMAN, Mayor

ATTEST:

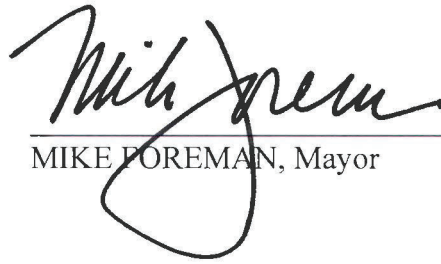

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


MARY KAY FISCHER, City Attorney



PASSED, APPROVED AND ADOPTED on second and final reading this 2nd day of August, 2021.


MIKE FOREMAN, Mayor

ATTEST:

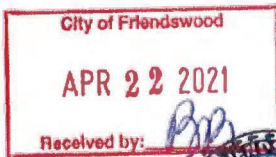

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


MARY KAY FISCHER, City Attorney



EXHIBIT "A"



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC + OPD

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 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: 4075 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: <u>Becky Bennett</u>	Application Number: <u>2021-0017</u>
Date of Public Hearing: <u>10-10, 7-12</u>	Received Date: <u>4-22-2021</u>
Property Owner Notices: <u>5-28-2021</u>	Newspaper Notice: <u>5-17-2021</u>
	Sign on Property: <u>5-28-2021</u>

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.

TH17204321-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.

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

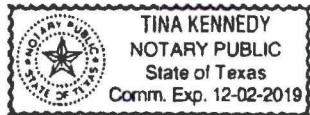
[Signature and acknowledgment on following page]

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.



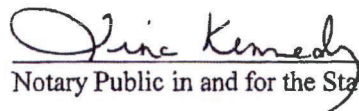

Notary Public in and for the State of Texas

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.

4828-6999-2032, v. 2

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.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

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.

TFF17204320-H

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.

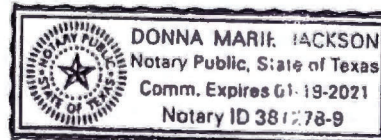
EXECUTED this 2 day of APRIL, 2018.

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

STATE OF TEXAS)
COUNTY OF DALLAS)

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



Loan origination organization: HOMETOWN BANK, NATIONAL ASSOCIATION
NMLS ID 478260
Loan Originator: Allan Rasnaussen, 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.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

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.

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

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.

[Remainder of page left blank; Signature page follows]

EXECUTED this 11th day of October, 2018.

GRANTOR:

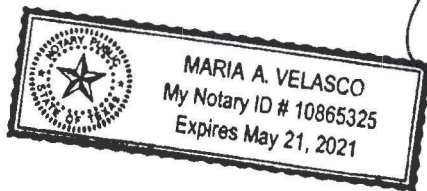
Rob Allen

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
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

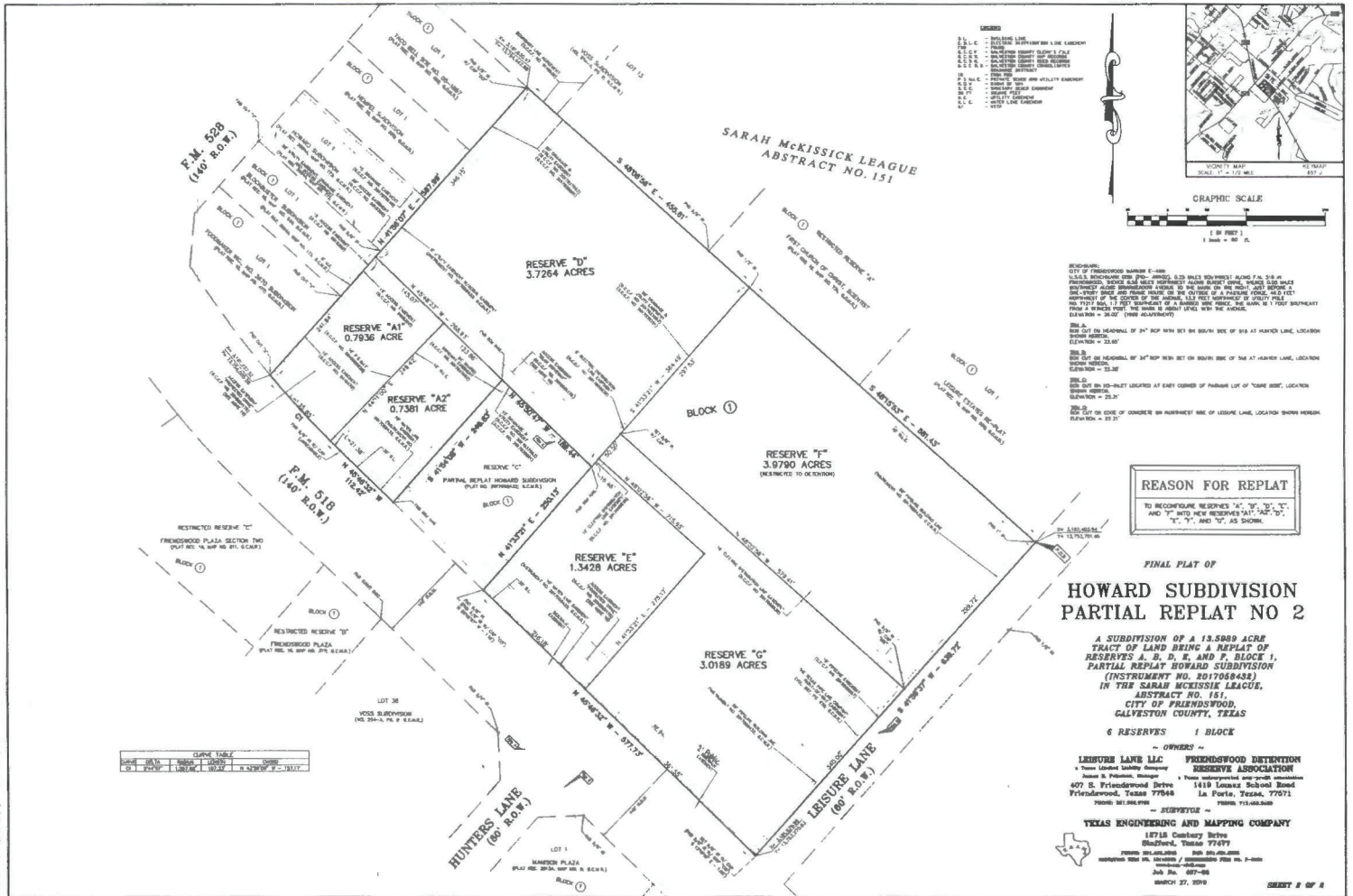
I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan", written over a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

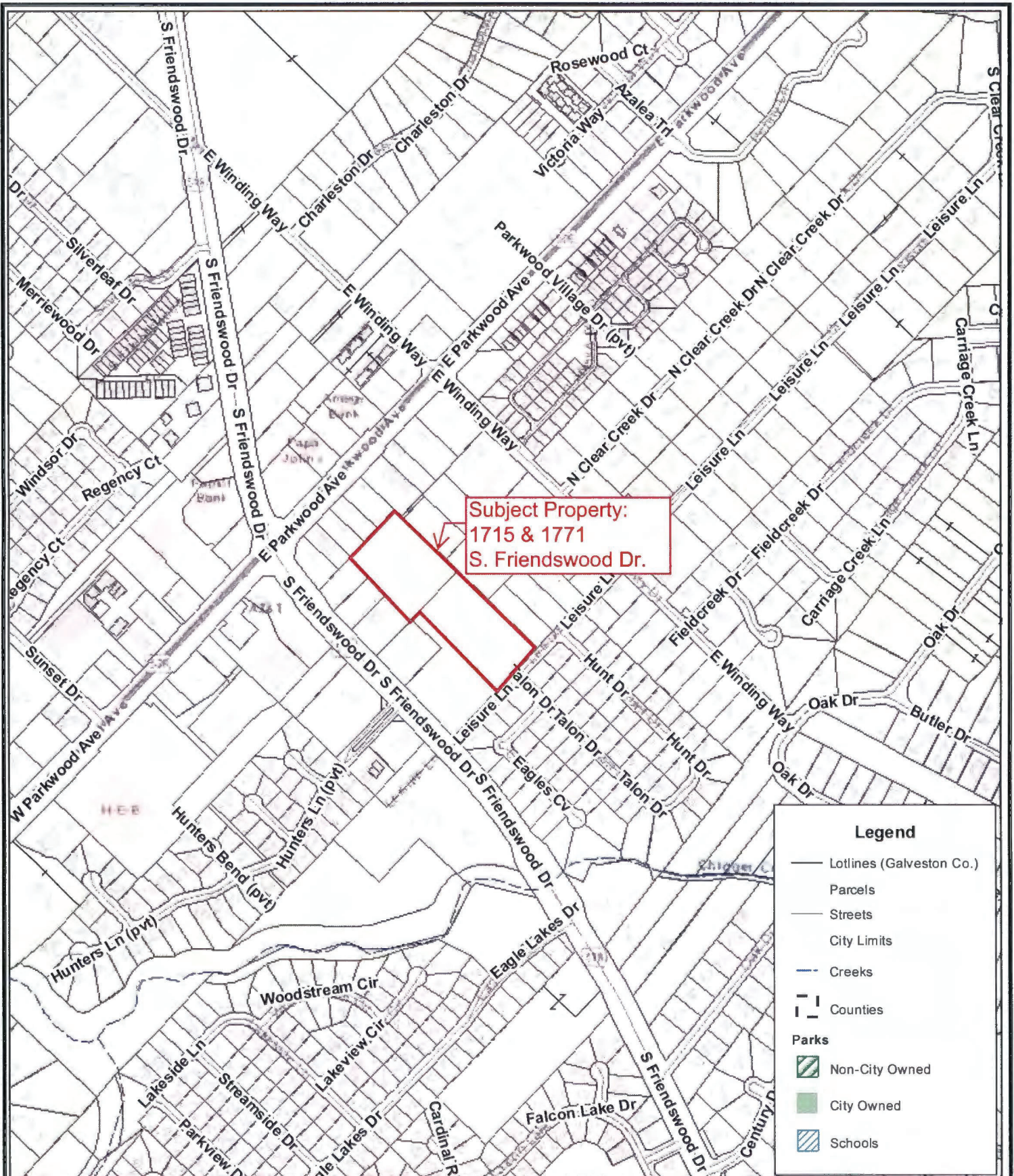




Friendswood GIS Mapping



Page 53 of 76

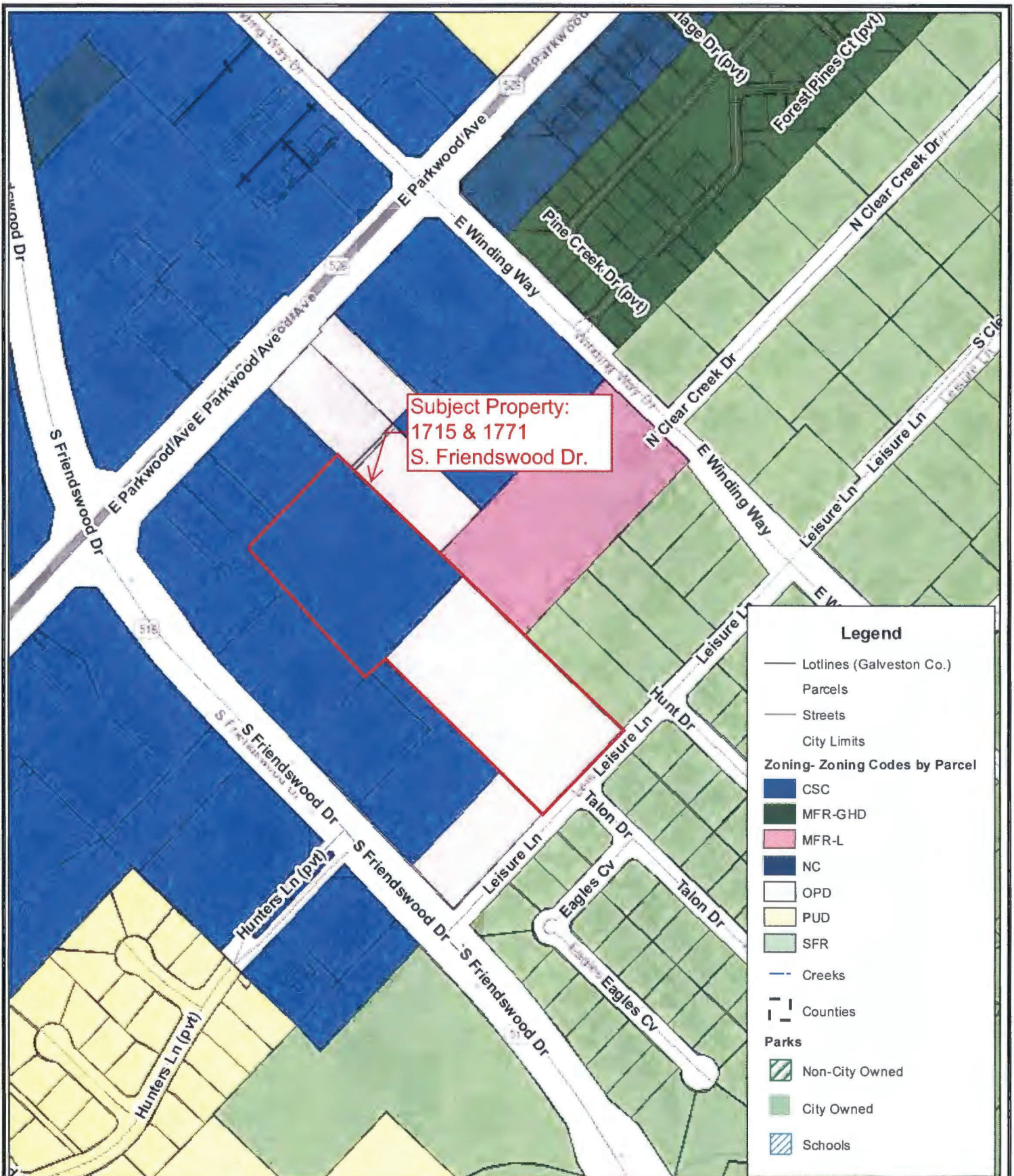


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

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'

EXHIBIT “B”

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





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 GLENN, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400

www.diamonddevelopmentgroup.com



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,

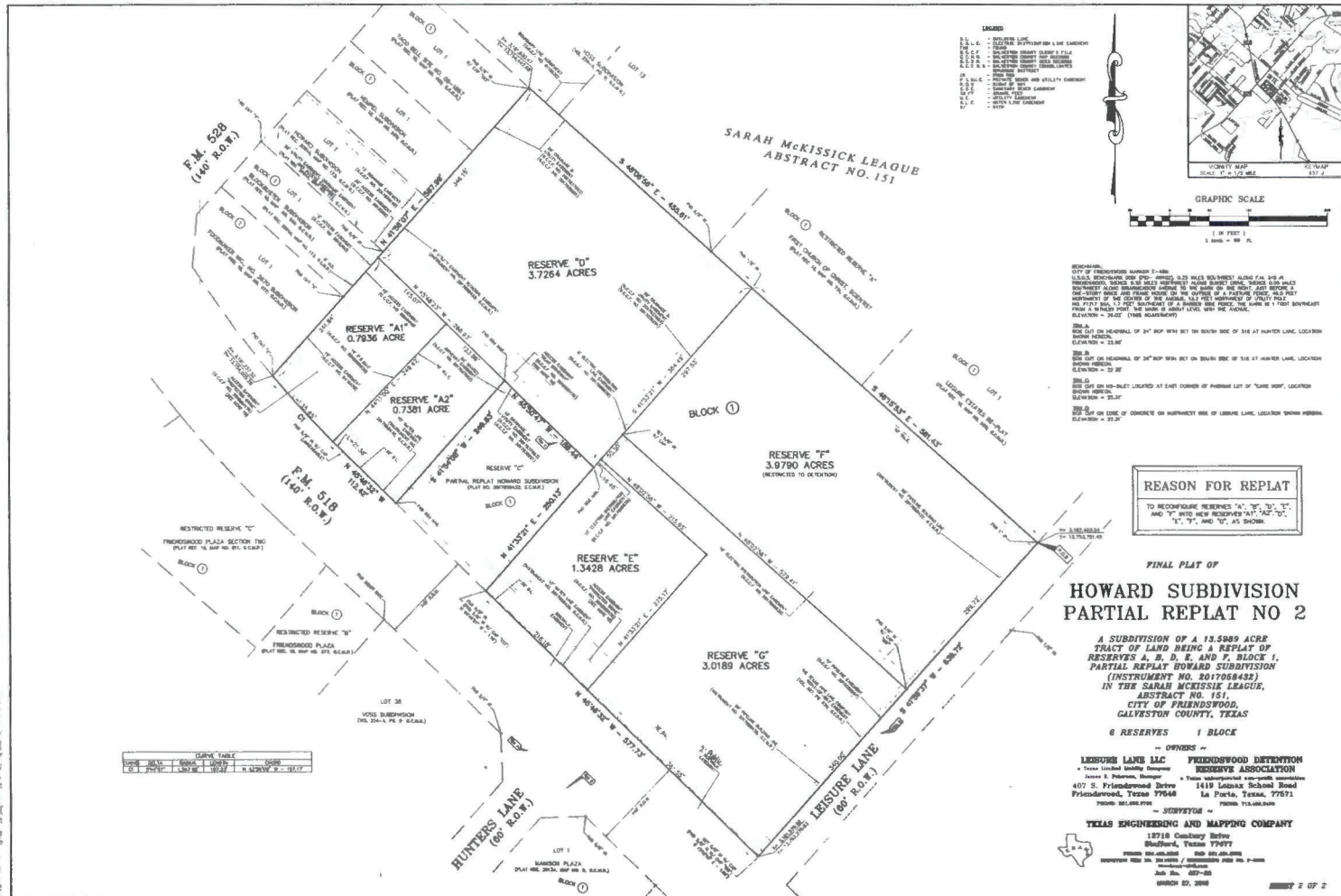
A handwritten signature in black ink, appearing to read 'BK' followed by a flourish.

Blair Korndorffer

Diamond Development Group

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
281.204.8400

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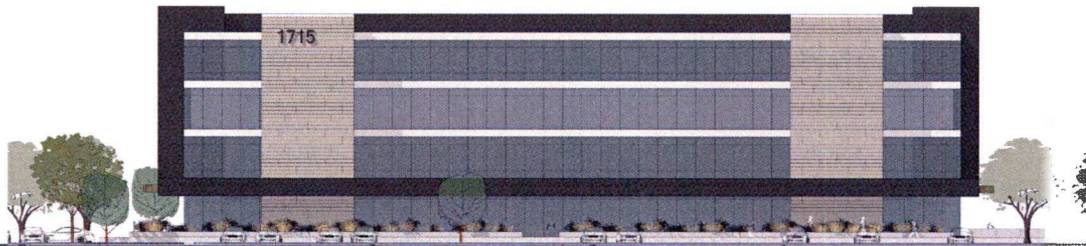




1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS







FRONT ELEVATION



SIDE ELEVATION



TANNOS LAND HOLDING I
1715 FRIENDSWOOD, TEXAS



FRONT ELEVATION



SIDE ELEVATION



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: Receive and discuss a liaison schedule for the Galveston County Consolidated Drainage District.

Action:

SUMMARY / ORIGINATING CAUSE

Previously discussed by the Commission to maintain liaison(s) to GCCDD while updating the other liaison assignments to an as-needed basis.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Maintaining an active working relationship with the Galveston County Consolidated Drainage District.

RECOMMENDATIONS

ATTACHMENTS

1. Liaison Schedule to GCCDD

PZ Commission Liaison Schedule to GCCDD

JANUARY	SASSON
FEBRUARY	HINCKLEY
MARCH	KOERNER
APRIL	MANN
MAY	PERRY
JUNE	CLARK
JULY	SASSON
AUGUST	HINCKLEY
SEPTEMBER	KOERNER
OCTOBER	MANN
NOVEMBER	PERRY
DECEMBER	CLARK

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

The Board holds regular meetings on the second and fourth Tuesdays of each month at 8:00 in the District office.

1605 Whitaker Drive, Friendswood, TX 77546

2022 REGULAR MEETING SCHEDULE

January 11	January 25
February 08	February 22
March 08	March 22
April 12	April 26
May 10	May 24
June 14	June 28
July 12	July 26
August 09	August 23
September 13	September 27
October 11	October 25
November 08	November 22
December 13	December 27

The Board currently offers Microsoft Teams Meetings as an option, also.

<http://www.gccdd.dst.tx.us/agendas/>



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 26, 2022

Subject: Receive liaison updates, updates on City Council actions, ordinance updates, and the April 2022 DRC Report from Staff.

Action:

SUMMARY / ORIGINATING CAUSE

April 2022 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

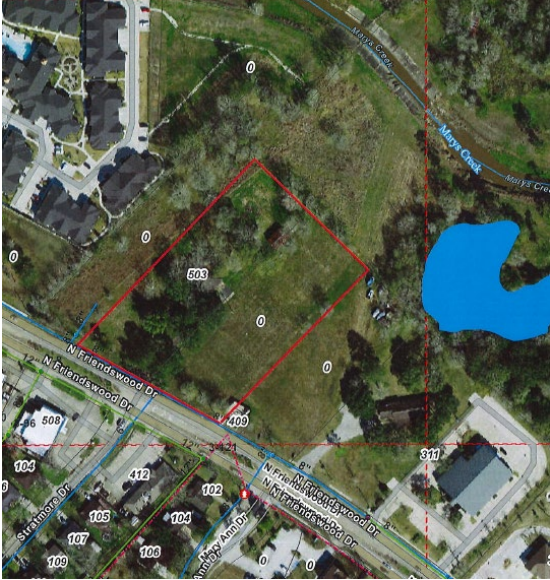
1. April 2022 DRC Report

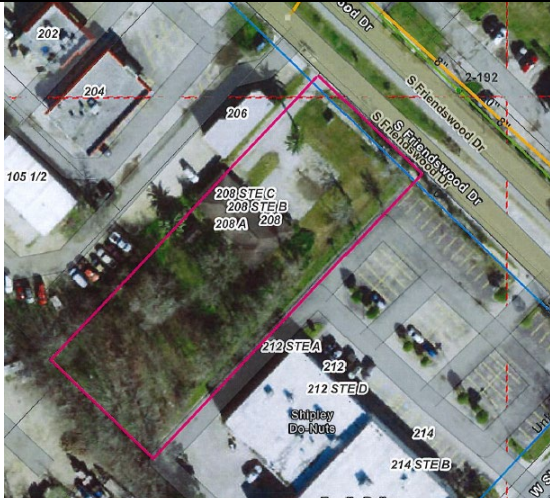
Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: May 16, 2022
 Re: DRC Report

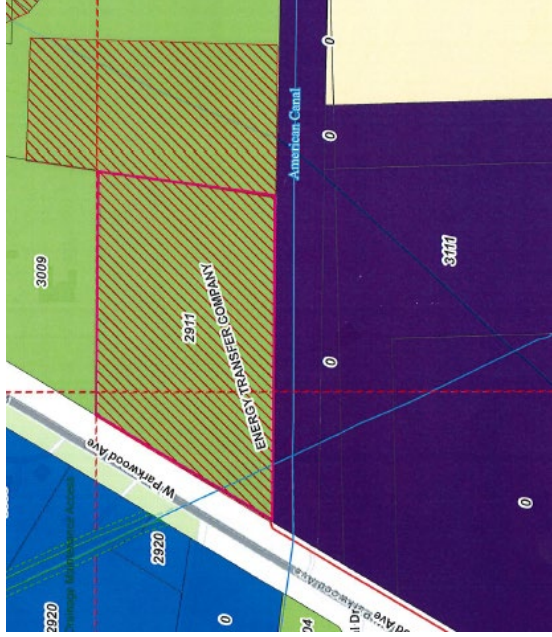
The following DRC Meetings were held in April 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Narnia Way/W Parkwood Ave Gas station and retail strip center/food	CSC	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☐ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines ☒ TxDOT Permits required Misc Notes: sewer will require a lift station and connection to manhole at Friendswood Pkwy	

503 N Friendswood Dr Proposed hotel (Marriott or Hyatt type product; max 100 units)	CSC	Yes; SUP	☒ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines ☐ TxDOT Permits required Misc Notes: Existing 50-foot drainage easement owned by GCCDD	
1419 Moore Rd. Move small house; build new home on 7 acres	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☒ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines ☐ TxDOT Permits required Misc Notes: 60-foot private road dedication (Ware Dairy Rd) and 20 feet on Moore Road; existing homes are on septic; two fire hydrants would be required	

Food Truck Park Concept Provide individual stalls for food trucks with electricity, water, gas, and gray water disposal; provide drinks/bar on-site	Allowed in CSC, NC, DD, LI, BP		Requirements will vary depending on the property; sufficient parking will be required; grease trap required; health permits by Galveston County Health District; distance requirements for alcohol sales apply	
208 S. Friendswood Drive Mixed Use – commercial first floor; residential upper floors	DD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☒ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines ☒ TxDOT Permits required	

2600 S Friendswood Drive Townhomes	SFR	Yes; MFR-M would allow 6 units per acre	☒ Zone change ☐ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines ☒ TxDOT Permits required	
5 acres adjacent to 2000 W Parkwood Ave Religious Organizations – Life Church; 10,000 to 12,000 square feet	SFR	Yes; SUP	☒ Zone change ☐ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines ☒ TxDOT Permits required	

2911 W Parkwood Ave Front 200-300 feet commercial; single family homes behind	SFR	Yes – for commercial – CSC or NC	☒ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention ☐ High hazard flood zone(s) ☒ Pipelines ☒ TxDOT Permits required	
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8 Oak Tree Drive Office building – 3 story	OPD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines ☐ TxDOT Permits required	
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