



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 23, 2022 - 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. PUBLIC COMMENT

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

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, May 26, 2022.
- B. Consider approving the minutes of the Planning and Zoning Regular Meeting held Thursday, June 9, 2022.
- C. Consider approving the Final Plat of Sterling Creek Section 7.
- D. Consider approving the Falling Bend Estates Replat.

4. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 14, 2022 and (ii) Thursday, July 28, 2022.
- B. Receive the May 2022 DRC Report from staff, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

5. 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).



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



Posted by: Leticia Brysch, City Secretary
Posted this 20th day of June, 2022, at 5:00 P.M.





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 23, 2022

Subject: Consider approving the minutes of the regular meeting held Thursday, May 26, 2022

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 5-26-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 26, 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 26, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 26, 2022, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER CATHERINE KOERNER
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONERS MARCUS PERRY, TOM HINCKLEY, AND TRAVIS MANN WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

No 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.

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

A. Consider approving the minutes of the regular meeting held 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.

****Vice-Chairman Richard Sasson moved to approve Action Items. Seconded by Commissioner Richard Clark. Sasson withdrew his motion after the discussion.**

Sasson moved to deny the plat due to reasons in the compliance memo. Seconded by Clark. The motion was approved unanimously.

Harbin explained this plat was the next section of the Planned Unit Development called Friendswood Trails subdivision. She said there are several areas with oil wells that the seller, Denbury Resources, have retained, so the developer is buffering around those wells until they can be cleaned and sold. Harbin said there are multiple outstanding items on the compliance memo including a subdivision variance request for block length.

Geoff Freeman/LJA Engineering said they would be submitting a subdivision variance request for the block length.

Sasson asked why the Reserve S was smaller than the minimum lot size requirement. Freeman answered the intent is not to develop Reserve S by itself as a lot in the future but combine with an adjacent reserve to meet the lot size requirement. He explained the reserves were drawn based on current ownership differences. Harbin replied it would be okay to leave those reserves as drawn for now.

Clark asked about the compliance memo comment regarding access. Freeman explained the original developer drew an access point into Brazoria County, but city staff recently pointed out that the access point is into someone's private property, not a public road as previously presented. Freeman said LJA Engineering is evaluating options.

Matranga questioned the status of the oil wells within the development. Freeman said the wells are not in production and some of them are capped off. Matranga expressed concern the oil well buffer area on one extended into the adjacent residential lot. He asked if the buyer would be made aware of the encroachment. Harbin said the city could request the developer to notify their buyers.

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.

****Commissioner Catherine Koerner moved to approve the site plan amendment for an existing building located at 300 W. Parkwood Avenue, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said this request is for an existing car wash to rebrand and make some minor architectural changes. Greg Murray/Executive Vice President of Acquisition for WhiteWater Car Wash said the site will look much better when it is completed.

The commissioners said they are looking forward to the improvement.

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.

***Item Tabled on May 12, 2022**

Commissioner Koerner motioned to remove the item from the table. Seconded by Commissioner Sasson. The motion was approved unanimously.

****Commissioner Richard Clark moved to approve the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Morad Kabiri/City Manager and previous City Engineer explained he was in attendance to answer questions regarding traffic that had been mentioned at the previous meeting.

Commissioner Clark said the commission was concerned about the traffic impact of this project. Clark said he was informed traffic impacts would not fall into the commission's purview. Matranga commented he thought traffic did fall into the commission's consideration of a project. Clark further explained that the Taco Bell and Starbucks area traffic may not be a problem for the developer but for the city to address. He commented that the light added at Leisure Lane was a relief to the area.

Kabiri responded that traffic impact is within the commission's purview and had been discussed during the initial site plan approval with the Planned Unit Development. He explained that at that point, the intensity of the commercial use was deemed acceptable. Kabiri stated the bigger issue is the amount of cross traffic from surrounding cities. He said as the area grows, Friendswood will be impacted by increased traffic and the city is actively working with TxDOT to improve flow.

Koerner expressed concern about the "cut through" being used within the development. Mr. Tannos said his project intentionally faces the building toward the cut through and would slow traffic using cross walks, stop signs, and speed bumps.

Sasson said this intersection is the worst in the city and this development would not make the traffic problem better. Kabiri said Chick-Fil-A chose this intersection specifically for the traffic count. He said many businesses choose these high-density areas on purpose. Kabiri said Mr. Tannos' project was approved with only office uses, limiting the future density of development.

Koerner questioned the timing of the pond improvements. Kabiri answered that the city is currently working with the developer and the drainage district regarding amenities around the pond.

5. Discussion Items

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

Bennett presented the liaison schedule for future Galveston County Consolidated Drainage District meetings. She said the commissioners would alternate and if the attendee cannot attend the meeting, they will need to reach out to a fellow commissioner to fill in for that meeting. She said GCCDD offers virtual attendance, making it easier to participate.

Clark said the meetings are usually around 35-45 minutes long.

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.

Koerner will not be in attendance on June 23rd. Harbin said Matranga and Sasson would be absent on June 9th and Perry will chair the meeting.

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

Matranga said two applicants had been interviewed for the upcoming commissioner position and a recommendation would be given to Council Liaison Hanks.

Hanks announced the city would hold a Memorial Day ceremony at 10:00 am on Monday.

Harbin said she sent out the DRC report using a new format and asked for feedback.

7. ADJOURNMENT

This meeting was adjourned at 08:01 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 23, 2022

Subject: Consider approving the minutes of the regular meeting held Thursday, June 9, 2022

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 6-09-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 9, 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
JUNE 9, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 9, 2022, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

COMMISSIONER MARCUS PERRY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
COMMISSIONER TOM HINCKLEY
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

CHAIRMAN JOSEPH MATRANGA, VICE-CHAIRMAN RICHARD SASSON, AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

No comments.

3. 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: 4552 FM 2351 and 4550 FM 2351

Consider approving the site plan for Industry Park 2, an industrial, storage and warehouse development to be located at 4552 FM 2351 (2 buildings) and 4500 FM 2351 (11 buildings)

****Commissioner Catherine Koerner moved to approve the site plan for Industry Park 2, an industrial, storage and warehouse development to be located at 4552 FM 2351 (2 buildings) and 4500 FM 2351 (11 buildings). Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin said the site plan included a parking modification, approved by the City Engineer, because the facility would utilize its storage spaces for parking spaces. She said there is ample parking along the Timber Creek Golf Course road for the office buildings plus six more spaces located at the warehouse office. She said the applicant was still working through some civil issues but the layout of the project would not change.

Hinckley mentioned he would like to see more trees along the driveway. Clark commented that parking spaces not within the development at first seemed strange but makes sense now. He further stated the accessways appear wide enough to accommodate the vehicles pulling in to unload boxes or trailers.

Clark stated the photometric plan did not indicate any lighting along the rear of Building 3 and asked if the facility would have security cameras and lighting. Stephanie Canady/Coastal Bend Engineering answered the facility will have security cameras and lighting but they are focused to within the development. Harbin added that the buildings are being used as the perimeter fencing for the development with actual fences being attached between the buildings.

4. Communications

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 23, 2022 and (ii) Thursday, July 14, 2022.

Koerner and Perry said they may not be in attendance for the June 23rd meeting.

B. Receive liaison updates and City Council actions and ordinance updates.
No comments.

5. ADJOURNMENT

This meeting was adjourned at 07:10 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 23, 2022

Subject: Consider approving the Final Plat of Sterling Creek Section 7

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is the completion of Sterling Creek Subdivision consisting of 77 lots within 5 blocks. The subdivision is subject to the Community Overlay District (COD), which requires a 6-foot barrier along Friendswood Parkway adjacent to a 10-foot landscape buffer containing one tree for every 25 lineal feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Upon completion of the subdivision, 77 new residential lots will be available in the community.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Sterling Creek Section 7
2. Plat_Sterling Creek Section 7
3. COD Landscape Plan_Sterling Creek 7

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: June 20, 2022
Re: Sterling Creek Section 7 Final Plat

Project Description: The proposed plat is the completion of the Sterling Creek Subdivision consisting of 77 lots within 5 blocks. The subdivision is subject to the Community Overlay District which requires a 6-foot barrier along Friendswood Parkway adjacent to a 10-foot landscape buffer containing one tree for every 25-lineal foot.

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

Approval Options:

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

- ☐ Conditional Approval with the following conditions*

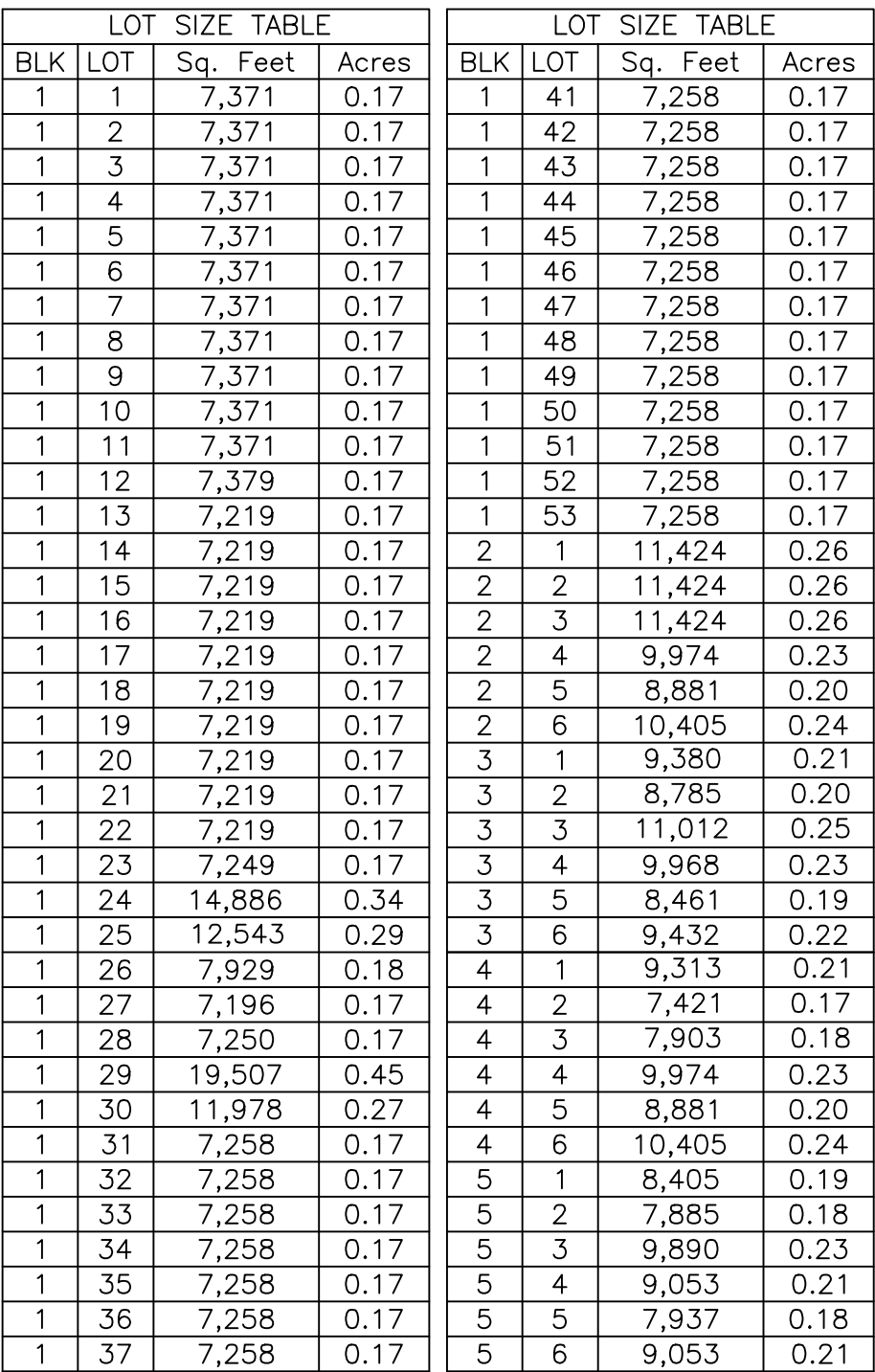
- ☐ Disapproval due to the following reasons*

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

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

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

- 1) Provide draft covenants for Sterling Creek Section 7.
- 2) Verify TNMP easement is drawn correctly – does not align with Section 6.



RESERVE	PURPOSE	SQ. FT	ACREAGE
A	DRAINAGE & DETENTION	117,338	2.6937
B	DRAINAGE	2,406	0.0552
C	LANDSCAPE	5,253	0.1206
D	LANDSCAPE	9,494	0.2180
E	LANDSCAPE	5,535	0.1271
F	LANDSCAPE	3,812	0.0875

FINAL PLAT

STERLING CREEK SECTION 7
27.1031 ACRES

A SUBDIVISION OF 27.1031 ACRES OF LAND BEING 23.6104 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A" AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686 OF THE GALVESTON COUNTY DEED RECORDS AND A TRACT OF LAND CONTAINING 152,109.88 SQUARE FEET (3.4927 ACRES) OF LAND CONVEYED IN RESOLUTION NO. R2018-14 REGARDING THE EXTENSION OF FRIENDSWOOD LAKES BOULEVARD PASSED AUGUST 6, 2018 AND THAT GENERAL WARRANTY DEED DATED AUGUST 6, 2018, FROM YELLOWSTONE HILL COUNTRY RANCH, LLC AND RECORDED UNDER CLERK'S FILE NO. 2019025140. BOTH TRACTS BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS.

77 LOTS 5 BLOCKS 6 RESERVES
& RIGHT-OF-WAY

DATE : JUNE 15, 2022

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
THIS IS ACCORDING TO FIRM NUMBER 48167C0202G DATED AUGUST 15, 2019.

BENCHMARK

EL 32.39

USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD (NGVD 1929, 1978 ADJUSTED).

TEMPORARY BENCHMARK (TBM)

EL 31.63

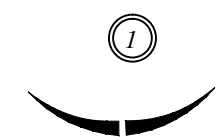
BOX CUT IN CURB INLET, LOCATED IN EAGLE CREEK DRIVE ROW AND AS SHOWN ON PLANS. NGVD 1978 ADJUSTED. TO CONVERT ELEVATIONS TO NAVD 88 DATUM BASED ON NGS MONUMENT E-4 PUBLISHED ELEVATION 25.99 FEET, ADD 1.02 FEET.

YARDS-MINIMUM FEET															
		SIDE										MAX BUILDING FEET	PARKING LINES	ZERO LOT LINES	MAX LOT COVERAGE %
		EXTERIOR (CORNER LOT)					INTERIOR								
CURB-CHURN ZONE	GIRD PER ACRE	MIN LOT UNITS	MIN LOT AREA	MIN FRONT YARD SETBACK (FEET)	MIN REAR YARD SETBACK (FEET)	MIN FRONT YARD SETBACK (FEET)	MIN REAR YARD SETBACK (FEET)	MIN SIDE YARD SETBACK (FEET)	MIN REAR YARD SETBACK (FEET)	MIN SIDE YARD SETBACK (FEET)	MIN SIDE YARD SETBACK (FEET)	MAX BUILDING FEET	PARKING LINES	ZERO LOT LINES	MAX LOT COVERAGE %
MFR-GRD	6	0.000	60.0	20 R.H.	20	5 R.H.	4 C.H.	0 D.J.	40	K	YES	50			

NOTES:

- A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
- B. THIRTY-FIVE FEET ON THOROUGHFARES.
- C. TWENTY-FIVE FEET ON THOROUGHFARES.
- D. ZERO SETBACK ON SIDE ONLY, MINIMUM FIVE-FOOT SEPARATION BETWEEN BUILDINGS.
- E. FRONT YARD AND EXTERIOR SIDE YARD SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE STREET ROW OR THE EDGE OF THE DRAINAGE UTILITY/ACCESS EASEMENT (IF STREETS ARE PRIVATE), WHICHEVER IS GREATER.
- J. TEN FEET WHEN ABUTTING LAND ZONED ANYTHING OTHER THAN MFG-GHD (GARDEN HOME DISTRICT).
- K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

LEGEND



BLOCK NUMBER

FLAGS TO DENOTE WHERE STREET
ADDRESS START AND END

CONTROL MONUMENT

PIPELINE

EASEMENT:

BUILDING LINE

OWNER:

YELLOWSTONE HILL COUNTRY RANCHING,
CHARLES GREGORY EVANS, MANAGER
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056
281-452-3034

ENGINEER:

DANIEL SCOTT ENGINEERING
SCOTT SHERIDAN, PE, R.P.L.S.

P.O. Box 1549
ALVIN, TX 77512
(281) 968-7458

DEVELOPER:

YELLOWSTONE HILL COUNTRY RANCHING, LLC
CHARLES GREGORY EVANS
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056

STERLING CREEK SECTION 7
(PRIVATE SUBDIVISION)

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. Box 1366
FRIENDSWOOD, TX 77549
(281) 996-1113

FAX(281) 996-0112
ELS FIRM NO. 10119300

Sheet

1 of 2

STATE OF TEXAS
COUNTY OF GALVESTON BY:

YELLOWSTONE HILL COUNTRY RANCHING, LLC, ACTING BY AND THROUGH CHARLES GREGORY EVANS, MANAGER, HEREINAFTER REFERRED TO AS THE OWNER OF THE 27.1092 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT OF STERLING CREEK SECTION 7, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 2022

CHARLES GREGORY EVANS, MANAGER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHARLES GREGORY EVANS, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY,
TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF STERLING CREEK SECTION 7, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS
THIS _____ DAY OF _____, 2022.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MATRANGA, CHAIRMAN

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

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

I, TOBY PAUL COUCHMAN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL LOT AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS, AND THAT THE BOUNDARY CLOSES WITHIN 1 IN 10,000.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY COUCHMAN
TEXAS REGISTRATION # 5565
RELEASE DATE: 06/15/22
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

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

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

BY: _____, DEPUTY

METES AND BOUNDS DESCRIPTION:

TRACT 1 (SUBDIVISION TRACT)

23.6104 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A" AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686 OF THE GALVESTON COUNTY DEED RECORDS, SAID 194.21 ACRES BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS; SAID 23.6104 ACRE TRACT BEING FULLY OUT OF AND PART OF SAID LOTS 19 AND 20 OF THE DAVID FAHEY SUBDIVISION AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF STERLING CREEK, SECTION 3, RECORDED IN CLERK'S FILE NUMBER 2017055886 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST LINE OF SAN JOAQUIN ESTATES, SECTION 3, AS RECORDED IN VOLUME 17, PAGE 63, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°13'59" EAST, ALONG THE COMMON LINE OF SAID STERLING CREEK, SECTION 3 AND SAN JOAQUIN ESTATES, SECTION 3, PASSING AT A DISTANCE OF 823.27 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID STERLING CREEK SECTION THREE AND BEING THE NORTHWEST CORNER OF STERLING CREEK SECTION 4, AS RECORDED IN CLERK'S FILE NUMBER 2020064669 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND PASSING AT A DISTANCE OF 1,183.27 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF AMENDED PLAT OF STERLING CREEK SECTIONS 5 AND 6 AS RECORDED IN CLERK'S FILE NUMBER 2021037877 AND CONTINUING FOR A TOTAL DISTANCE OF 1,762.90 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECTIONS 5 AN 6 AND BEING POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°46'01" EAST, ALONG THE SOUTHERLY LINE OF SAID AMENDED STERLING CREEK SECTIONS 5 AND 6, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 05°47'03" EAST, CONTINUING ALONG AND WITH THE COMMON LINE OF SAID SECTIONS 5 & 6, A DISTANCE OF 124.36 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN SAID COMMON LINE;

THENCE NORTH 41°54'22" EAST, CONTINUING ALONG AND WITH THE COMMON LINE OF SAID SECTIONS 5 & 6, A DISTANCE OF 1,532.65 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SECTIONS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD EXTENSION, AS RECORDED IN CLERK'S FILE NUMBER 2019025140;

THENCE SOUTH 49°06'11" EAST, ALONG AND WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 620.23 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE NORTHEAST CORNER OF A CALLED 59.521 ACRE TRACT AS CONVEYED TO TAYLOR MORRISON OF TEXAS INC IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2019061400;

THENCE SOUTH 41°54'26" WEST, ALONG AND WITH THE COMMON LINE WITH SAID TAYLOR MORRISON TRACT, A DISTANCE OF 1,672.70 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID TAYLOR MORRISON TRACT AND THE SOUTHEAST CORNER OF SAID SAN JOAQUIN ESTATES;

THENCE NORTH 48°13'59" WEST, ALONG AND WITH THE COMMON LINE WITH SAN JOAQUIN ESTATES, A DISTANCE OF 546.72 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 23.6104 ACRES OF LAND.

TRACT 2 (R.O.W. TRACT)

A TRACT OF LAND CONTAINING 152,141 SQUARE FEET (3.4927 ACRES) OF LAND, BEING THE EXTENSION OF FRIENDSWOOD LAKES BOULEVARD, A 100 FOOT RIGHT-OF-WAY, BEING OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT A AND BEING CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING, LLC, RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2010059686, COMPRISED OF A PORTION OF LOT 14 AND ALL OF LOTS 15 AND 16 OF THE DAVID FAHEY SUBDIVISION RECORDED IN VOLUME 118, PAGE 417 AND BEING SITUATED IN THE MARY FABREAU SURVEY, A-69, SAID 3.4927 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE FINAL PLAT OF THE DOMINION AT FRIENDSWOOD LAKES, AS RECORDED IN PLAT RECORDS 2011A, PAGES 53 & 54 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING IN THE NORTHWEST LINE OF A 96.932 ACRE TRACT CONVEYED TO CYPRESS CREEK HOLDINGS LTD., RECORDED IN CLERK'S FILE NUMBER 2011019071;

THENCE SOUTH 41°54'26" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 100.02 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 49°06'11" WEST, A DISTANCE OF 812.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 49°09'28" WEST, AT A DISTANCE OF 632.06 FEET PASSING A 5/8 INCH IRON ROD FOUND AT THE SOUTH EAST CORNER OF RESTRICTED RESERVE "A" OF STERLING CREEK SECTION 3 AS RECORDED IN CLERK'S FILE NUMBER 2017055886 OF THE GALVESTON COUNTY MAP RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 690.95 FEET TO A 1/2 INCH IRON ROD FOUND IN A NORTHWEST LINE OF SAID 194.21 ACRE TRACT;

THENCE, NORTH 40°49'37" EAST, ALONG SAID NORTHWEST LINE OF THE 194.21 ACRE TRACT, A DISTANCE OF 100.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF RESTRICTED RESERVE "F" OF FRIENDSWOOD LAKES, SECTION 2, AS RECORDED IN PLAT RECORD 18, PAGE 1366 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

THENCE SOUTH 49°06'28" EAST, ALONG SAID SOUTHWEST LINE OF RESTRICTED RESERVE "F", A DISTANCE OF 460.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING NORTH 85°49'14" EAST FOR AN ARC DISTANCE OF 39.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT FOR CORNER IN THE NORTH RIGHT OF WAY LINE OF SANDY LAKES DRIVE, BASED ON A WIDTH OF 60.00 FEET;

THENCE, SOUTH 49°08'34" EAST, CROSSING SAID SANDY LAKES DRIVE, A DISTANCE OF 59.91 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING SOUTH 04°18'22" EAST FOR AN ARC DISTANCE OF 39.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49°08'23" EAST, A DISTANCE OF 260.89 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49°06'11" EAST, A DISTANCE OF 673.72 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 152,141 SQUARE FEET (3.4927 ACRES) OF LANDS.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

- Buildings, fences, or other permanent improvements shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- 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.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected, and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the District.

REQUIRED CITY OF FRIENDSWOOD GENERAL PLAT NOTES AND STATEMENTS

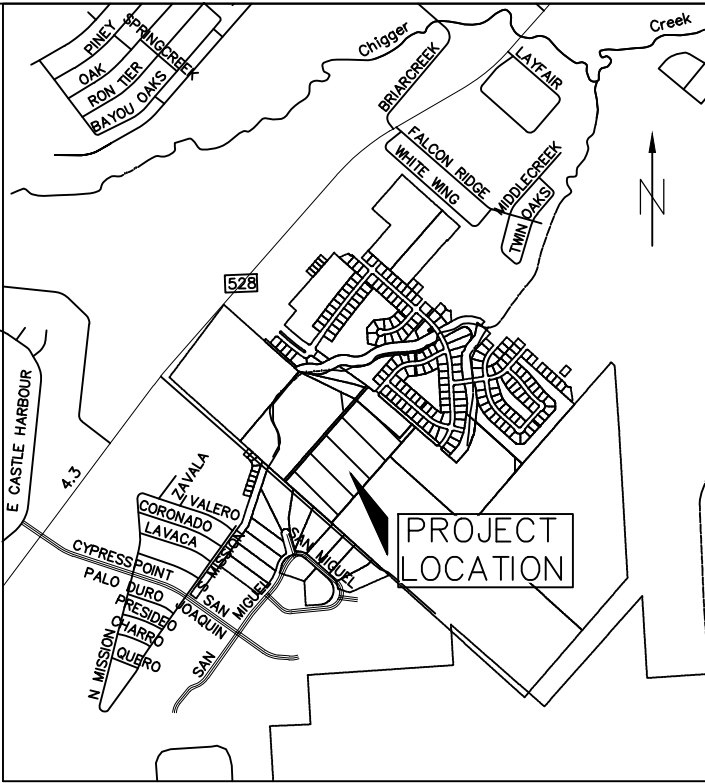
- ROW indicates Rights-Of-Way.
- IE&PUE indicates Ingress/Egress and Public Utility Easement.
- SSE indicates Sanitary Sewer Easement.
- BL indicates Building Line.
- UE indicates Utility Easement.
- T.N.M.P.E. indicates Texas/New Mexico Power Easement.
- L.E. indicates Landscape Easement.
- STM SWR ESMT indicates Storm Sewer Easement.
- GCMR indicates Galveston County Map Records.
- GCDD indicates Galveston County Clerk File.
- DE indicates Drainage Easement.
- WLE indicates Waterline Easement.
- POC indicates Point of Commencement .
- POB indicates Point of Beginning.
- PT indicates Point of Tangency.
- PC indicates Point of Curvature
- Fire Hydrants cannot be more than 500 feet apart.
- Addresses must be visible from the street or main parking lot.
- There are no existing pipelines or pipeline easements located within the Plat boundary.
- For areas located in the 100 year floodplain, the finished floor elevation of all structures shall be located above base flood elevation (established by FEMA), and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- All water and wastewater lines shall be located in the PUE unless agreed to and/or specified by the City.
- 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 acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of not less than four feet and comply with Federal, State, and Local requirements.
- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility.
- No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution pipelines as defined in Chapter 26 of the Friendswood City Code.
- 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 the private easements; the H.O.A. 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 the H.O.A.
- 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.
- Any and all right-of-way islands located within the boundaries of this plat, even if not shown on the face of this plat, shall be maintained by the H.O.A.
- No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G210027

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

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



VICINITY MAP

SCALE: 1" = 2000'

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 48167C020G DATED AUGUST 15, 2019.

BENCHMARK _____ EL 32.39

USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD (NGVD1929, 1978 ADJUSTED).

TEMPORARY BENCHMARK (TBM) _____ EL 31.63

BOX CUT IN CURB INLET, LOCATED IN EAGLE CREEK DRIVE ROW AND AS SHOWN ON PLANS. NGVD 1929, 1978 ADJUSTED. TO CONVERT ELEVATIONS TO NAVD 88 DATUM BASED ON NGS MONUMENT E-459, PUBLISHED ELEVATION 25.99 FEET, ADD 1.02 FEET.

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL.
- STERLING CREEK SECTION 7 WILL BE A PRIVATE SUBDIVISION.
- NO TREES GREATER THAN 12" IN DIAMETER EXIST IN THE COMMON AREAS OR DETENTION AREAS.

FINAL PLAT

STERLING CREEK SECTION 7
27.1031 ACRES

A SUBDIVISION OF 27.1031 ACRES OF LAND BEING 23.6104 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A" AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686 OF THE GALVESTON COUNTY DEED RECORDS AND A TRACT OF LAND CONTAINING 152,109.89 SQUARE FEET (3.4927 ACRES) OF LAND CONVEYED IN RESOLUTION NO. R2018-14 REGARDING THE EXTENSION OF FRIENDSWOOD LAKES BOULEVARD PASSED AUGUST 6, 2018 AND THAT GENERAL WARRANTY DEED DATED AUGUST 6, 2018, FROM YELLOWSTONE HILL COUNTRY RANCH, LLC AND RECORDED UNDER CLERK'S FILE NO. 2019025140. BOTH TRACTS BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS.

77 LOTS 5 BLOCKS 6 RESERVES
& RIGHT-OF-WAY

DATE : JUNE 15, 2022

OWNER:

YELLOWSTONE HILL COUNTRY RANCHING, LLC
CHARLES GREGORY EVANS, MANAGER
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056
281-482-3034

ENGINEER:

DANIEL SCOTT ENGINEERING
SCOTT SHERIDAN, PE, RPLS
P.O. Box 1540
ALVIN, TX 77512
PHONE: (281) 968-7458

DEVELOPER:

YELLOWSTONE HILL COUNTRY RANCHING, LLC
CHARLES GREGORY EVANS
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056

STERLING CREEK SECTION 7
(PRIVATE SUBDIVISION)

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: (281) 996-1113
FAX: (281) 996-0112
T.B.P.E.LS. FIRM NO. 10119300

Sheet
2 of 2



- LEGEND

AC

BL

B550

CFS

CMP

CPC

DE

EL

EO

EXIST

FG

FL 46.27

FF

HDPE

IE

JB

LSE

MB

MH

PP

PROP

PBM

PUE

PVMT

RCB

RCP

ROW

SOR

SSOS

STRM

TC

TP

TS

WLE







ACRES

BUILDING LINE

BACK SLOPE SWALE OUTFALL

CUBIC FEET PER SECOND (FLOW RATE)

CORRUGATED METAL PIPE

CONCRETE PILOT CHANNEL

DRAINAGE EASEMENT

ELEVATION

EMERGENCY OVERFLOW

EXISTING

FINISHED GRADE

FLOWLINE ELEVATION

MINIMUM FINISHED FLOOR

HIGH DENSITY POLYETHYLENE PIPE

INGRESS & EGRESS EASEMENT

JUNCTION BOX

LANDSCAPE EASEMENT

MAINTENANCE BERM

MANHOLE

POWER POLE

PROPOSED

PROJECT BENCHMARK NUMBER

PUBLIC UTILITY EASEMENT

PAVEMENT

REINFORCED CONCRETE BOX

REINFORCED CONCRETE PIPE

RIGHT OF WAY

SLENDER DIAMETER RATIO PIPE

STORM SEWER INLET AND OUTFALL STRUCTURE

STORM

TOP OF CURB

TOP OF PAVEMENT

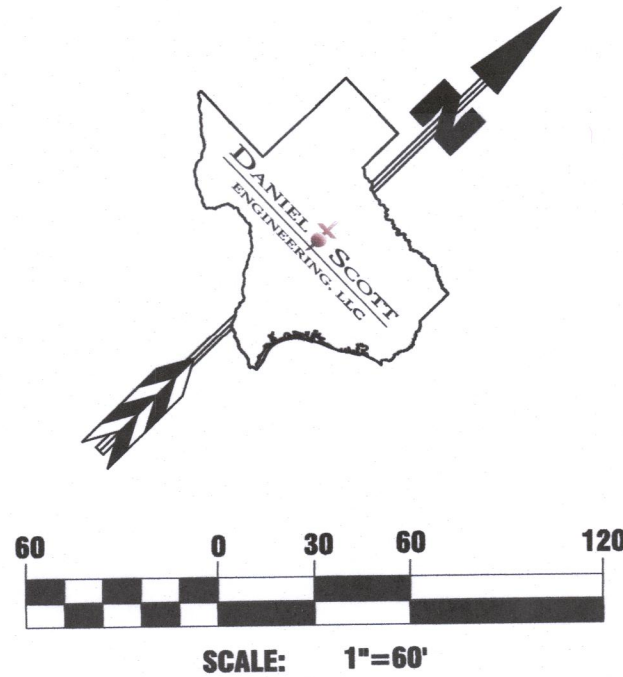
TOP OF STEP

WATERLINE EASEMENT

2" CALIPER CREPE MYRTLE

4" CALIPER PINE TREE LOBLOLLY PINE CLASS 2

8' TALL WOODEN FENCE

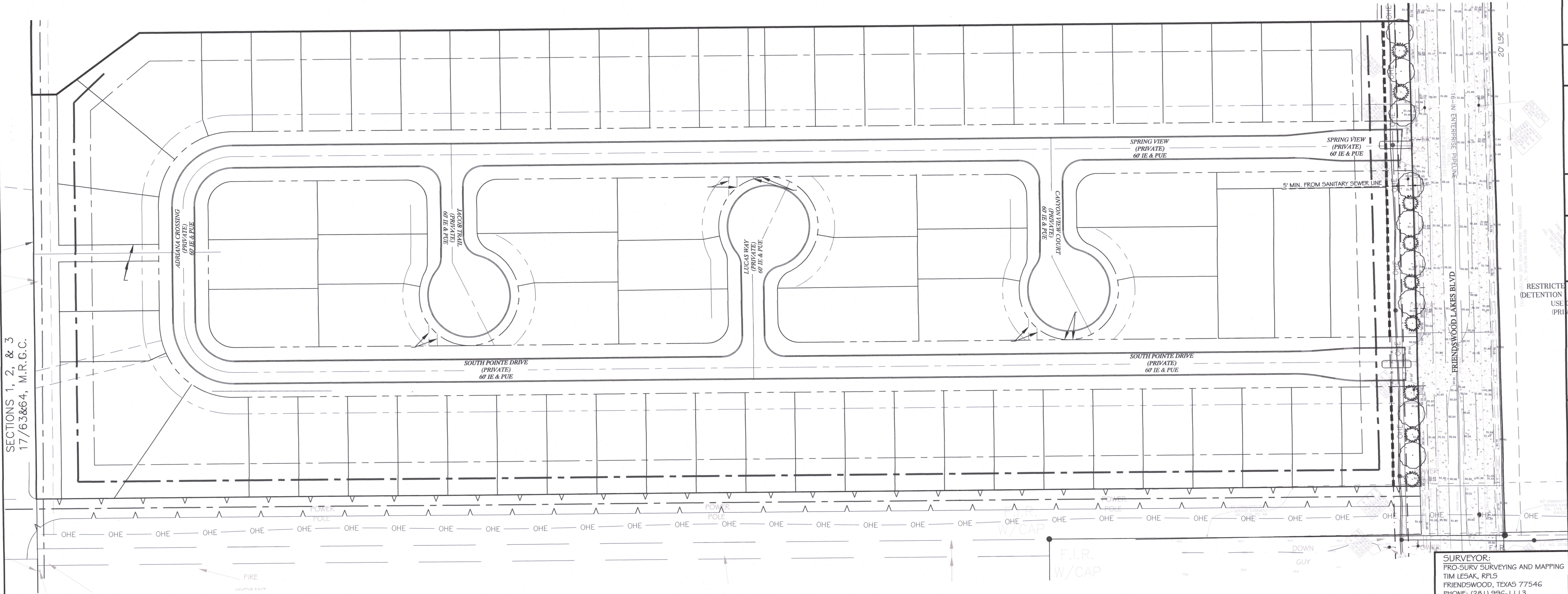


NOTES

1.

A 4' WIDE SIDEWALK IS PROPOSED TO BE BUILT AS PART OF THE FRIENDSWOOD LAKES BLVD CONSTRUCTION.
2.

8' TALL WOODEN FENCE WILL BE INSTALLED AT THE TIME OF BUILDING PERMIT FOR EACH LOT THAT BACKS UP TO THE LANDSCAPE RESERVE ALONG FRIENDSWOOD LAKES BLVD.





MARCH 07, 2022

THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF DANIEL SCOTT ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE SOLD, COPIED, OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF DANIEL SCOTT ENGINEERING, LLC.

DANIEL SCOTT

SINCE 2007

ENGINEERING, LLC

TBPE F-9827 (281) 519-8530
P.O. BOX 1549, ALVIN, TX 77512 scott@danielscotteengineering.com

STERLING CREEK SECTION 7

FRIENDSWOOD, GALVESTON COUNTY, TEXAS

COD LANDSCAPE PLAN

COD LANDSCAPE BUFFER SUMMARY	
L OVERALL RESIDENTIAL FRONTAGE =	439.89 FT
NUMBER OF TREES 20' INTERVAL =	18
NUMBER OF TREES 4" CALIPER =	9
NUMBER OF TREES 2" CALIPER =	9

SURVEYOR:

PRO-SURV SURVEYING AND MAPPING

TIM LESAK, RPLS

FRIENDSWOOD, TEXAS 77546

PHONE: (281) 996-1113

FAX: (281) 996-0112

DEVELOPER:

YELLOWSTONE

CHARLES GREGORY EVANS

1506 WINDING WAY, SUITE 301

FRIENDSWOOD, TEXAS 77546

PHONE: (281) 482-3034

DRAWING SCALE	Project No.
HORIZ: 1"=60'	D5E21-035
VERT: NA	
SHEET No.	Drawing No.
L1 of L2	D5E21035-600



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 23, 2022

Subject: Consider approving the Falling Bend Estates Replat

Action:

SUMMARY / ORIGINATING CAUSE

The replat is to divide the lot located at 1309 Falling Leaf Drive into two residential lots. City Council approved second reading of the ordinance to vacate the drainage easement on June 6, 2022. The applicant has removed the pipelines from the ground, so the pipeline setbacks will be removed from the plat prior to recordation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Subdividing the property will create one new additional residential lot.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Falling Bend Estates Replat
2. Replat_Falling Bend Estates

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: June 20, 2022

Re: Falling Bend Estates Replat

Project Description: This replat is to divide 1309 Falling Leaf Drive into two residential lots. City Council approved second reading of the drainage easement vacation on June 6, 2022. The applicant has removed the pipelines from the ground and the pipeline setback will be removed from the plat before printing mylars and being recorded.

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.

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

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999867936. THE SOUTH RIGHT-OF-WAY LINE OF FALLING LEAF DRIVE WAS HELD FOR DIRECTIONAL CONTROL.

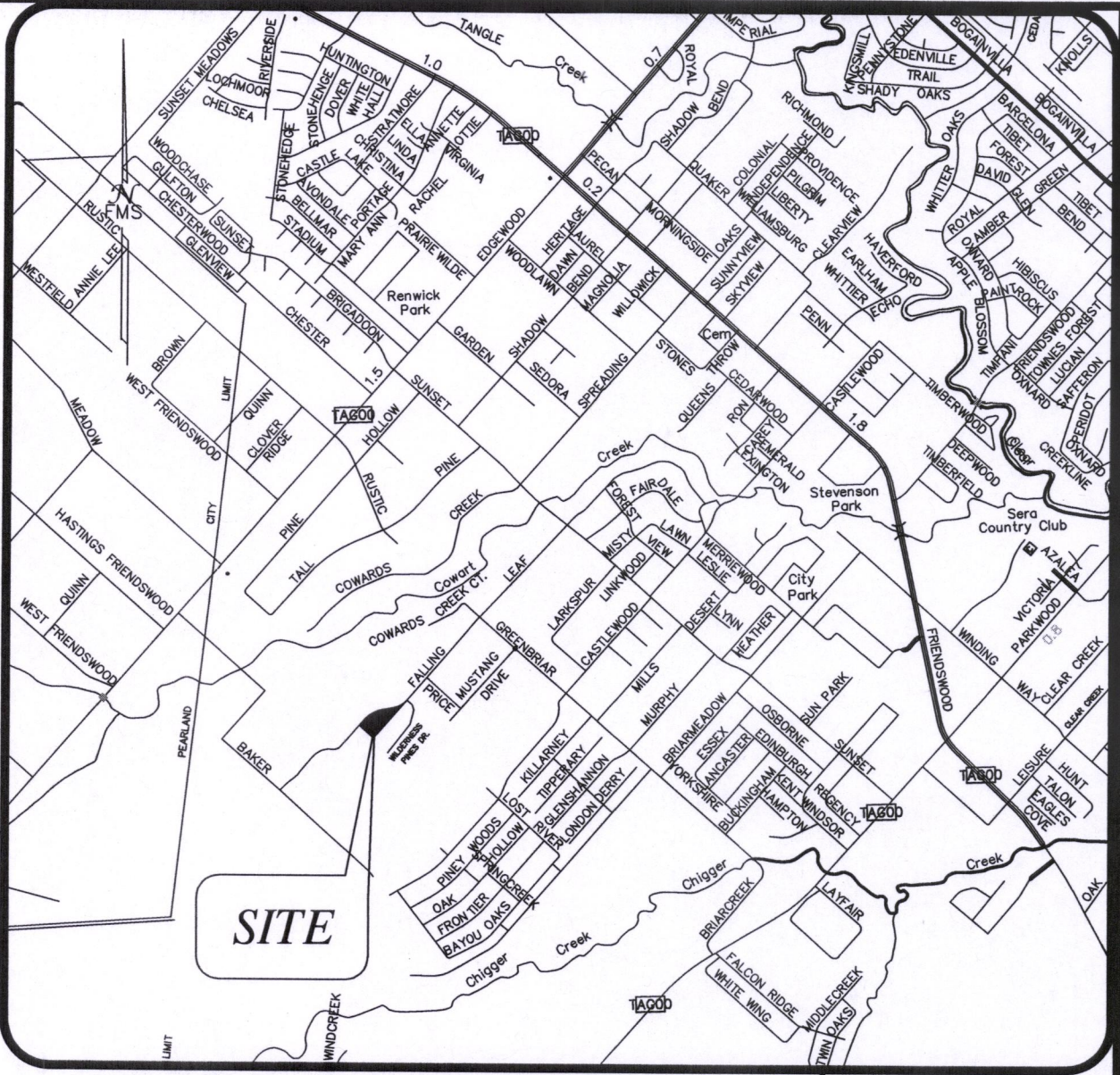
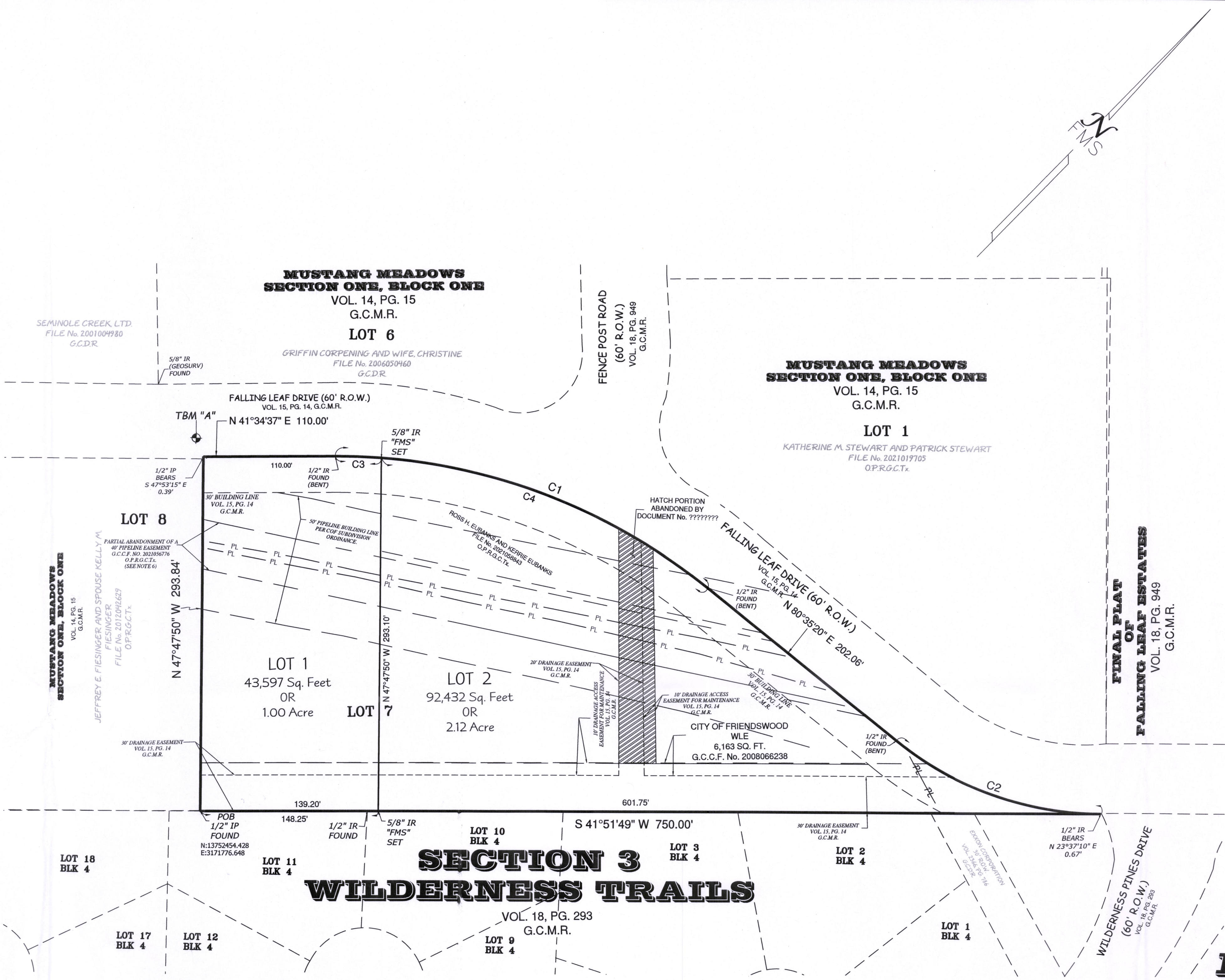
2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791022-00749, DATED MAY 16, 2022.

4. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE CLEAR "X", ZONE SHADED "X" AND ZONE "AE", AS SCALED ON FIRM No. 48167C0014G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. ALL EASEMENTS AND RIGHT-OF-WAY WIDTHS ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.

6. PORTION OF A 40' PIPELINE EASEMENT WAS ABANDONED ON THIS TRACT OF LAND, PER DOCUMENT NUMBER 2021056776, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.



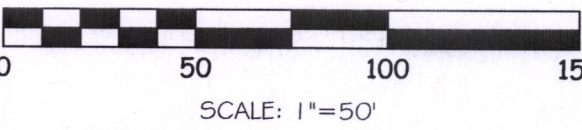
VICINITY MAP
SCALE: 1"=2640'

PROJECT BENCHMARK:
AW1082

PROJECT BENCHMARK IS DESCRIBED AS BEING 1.5 KM (0.95 MI) SOUTHEASTERLY ALONG STATE HIGHWAY 3 FROM THE JUNCTION OF NASA 1 HIGHWAY IN WEBSTER, IN TOP OF AND 2.0 M (6.6 FT) SOUTHWEST OF THE NORTHEAST END OF THE NORTHWEST CONCRETE ABUTMENT OF THE BURLINGTON NORTHERN RAILROAD BRIDGE NUMBER 22.8, 30.2 M (99.1 FT) NORTHEAST OF THE CENTER OF THE NORTHBOUND LANES OF THE HIGHWAY, 1.8 M (5.9 FT) NORTHEAST OF THE NEAR RAIL, 0.4 M (1.3 FT) BELOW THE LEVEL OF THE TRACK.
PUBLISHED ELEV: 15.10 NAVD 88

TBM "A"

TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, AS SHOWN ON THE SURVEY MAP.
ELEV: 28.63, NAVD 88



REPLAT
OF

LOT SEVEN (7), IN BLOCK ONE (1), MUSTANG MEADOWS, SECTION ONE (1), ABSTRACT 83, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 14 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 2 LOTS, 0 RESERVE
136,029 SQ. FT
3.12 ACRES
JUNE 06, 2022

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1.

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	492.25'	335.17'	328.73'	N 61°04'59" E	39°00'44"
C2	271.88'	183.89'	180.40'	N 61°12'45" E	37°22'21"
C3	492.25'	38.28'	38.27'	N 43°48'11" E	04°27'20"
C4	492.25'	296.89'	292.41'	N 63°18'38" E	34°33'24"

ABBREVIATIONS

G.C.C.F.	GALVESTON COUNTY CLERKS' FILE.
G.C.M.R.	GALVESTON COUNTY MAP RECORDS.
IP.	IRON PIPE.
IR.	IRON ROD.
No.	NUMBER.
O.P.R.G.C.Tx.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS.
PG.	PAGE.
R.O.W.	RIGHT OF WAY.
SQ. FT.	SQUARE FEET.
VOL.	VOLUME.
WLE.	WATER LINE EASEMENT.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSEL STREET,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jps@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 66100
DRAFTING: REC
www.fmsurveying.com



OWNER:
1309 FALLING LEAF DRIVE,
FRIENDSWOOD, TEXAS 77546
CONTACT: ROSS H. EUBANKS &
KERRIE EUBANKS
PHONE: 512-694-2980

Planning 6/8/2022

CITY OF FRIENDSWOOD NOTES:

- 1) SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 2) NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- 3) EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 4) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 5) ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 6) THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 7) ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 8) ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 9) SUBJECT TO RESTRICTIONS SET FORTH IN VOLUME 2486, PAGE 668, GALVESTON COUNTY DEED RECORDS.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

I, ROSS H. EUBANKS, BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, WHETHER ONE OR MORE, OF THE 3.12 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FALLING BEND ESTATES DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

EXECUTION OF OWNERS ACKNOWLEDGMENT

WITNESS my hand in the City of Friendswood, Texas, this ____ day of ____, 2022.

By:

ROSS H. EUBANKS, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON/HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ROSS H. EUBANKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporations").

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

I, KERRIE EUBANKS, BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, WHETHER ONE OR MORE, OF THE 3.12 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FALLING BEND ESTATES DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

EXECUTION OF OWNERS ACKNOWLEDGMENT

WITNESS my (or our) hand in the City of Friendswood, Texas, this ____ day of ____, 2022.

By:

KERRIE EUBANKS, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON/HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared KERRIE EUBANKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporations").

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of FALLING BEND ESTATES in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this ____ day of ____, 2022.

Becky Bennett, Development Coordinator

Joe Matranga, Chairman

COUNTY CLERK ACKNOWLEDGMENT STATEMENT

GALVESTON COUNTY

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

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

DWIGHT D. SULLIVAN

COUNTY CLERK

GALVESTON COUNTY, TEXAS

BY:

DEPUTY

CERTIFICATE FOR CITY ENGINEER

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

METES & BOUNDS DESCRIPTION

OF

a 136,029 square foot (3.12 acres) tract of land being Lot seven (7), Block one (1), Mustang Meadows, Section one (1), recorded under Volume 15, Page 14 (Vol. Pg.) Galveston County Map Records (G.C.M.R.), and being a certain tract of land described in deed to Ross H. Eubanks and Kerrie Eubanks under Galveston County Clerk's File Number (G.C.C.F. No.) 2021058843, being situated in the R. Hoppel Survey, Abstract Number 83 and Sarah McKissick League, Abstract Number 151, with said 136,029 square foot tract of land being further described in metes and bounds as follows:

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

THENCE: N 47°47'50" W, along and with the East line of the Fiesinger tract and the Southwest line of Proposed Lot 1, and to the South right-of-way line of Falling Leaf Drive (called 60 feet in width), as shown on map recorded under Vol. 15, Pg. 14 (G.C.M.R.), a distance of 293.10 feet to a Point for Corner, same being the West corner of the this tract and the North corner of the Fiesinger tract, from which bears a 1/2-inch iron pipe S 47°53'15" E, a distance of 0.39 feet;

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

THENCE: continuing along said curve, along and with the Northwest line of Proposed Lot 1 and Proposed Lot 2 and the South right-of-way line of Falling Leaf Drive, having a radius of 492.25 feet, a chord bearing of N 61°04'59" E, a chord distance of 328.73 feet to a 1/2-inch iron rod found disturbed;

THENCE: N 80°35'20" E, along and with a Northerly line of Proposed Lot 2 and the South line of Falling Leaf Drive right-of-way, a distance of 202.06 feet to a 1/2-inch iron rod found disturbed and the beginning of a curve to the left;

THENCE: continuing along said curve, along and with a Northerly line of Proposed Lot 2 and South right-of-way line of Falling Leaf Drive, having a radius of 271.88 feet, a chord bearing of N 61°12'45" E, a chord distance 180.40 feet to a Point for Corner, from which bears a 1/2-inch iron rod N 23°37'10" E, a distance of 0.67 feet;

THENCE: S 41°51'49" W, along and with the Easterly line of Proposed Lot 1 and Proposed Lot 2, and Northwest line of said Section 3, Wilderness Trails Subdivision, a distance of 750.00 feet to a 1/2-iron pipe and POINT OF BEGINNING and containing 136,029 square feet of land.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR

DATE

DIRECTOR

DATE

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

REFERENCE ID# G20015

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S 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 IN 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.

CERTIFICATE FOR SURVEYOR

I, SCOTT R. SHERIDAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METALS) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2022.

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.

SCOTT R. SHERIDAN
TEXAS REGISTRATION NO. 6171

ABBREVIATIONS

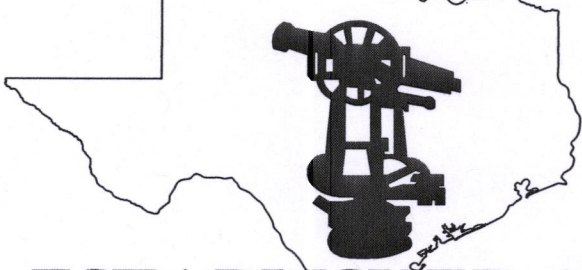
G.C.C.F.
G.C.M.R.
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EMAIL: jps@fmssurveying.com
TBP&S FIRM # 10040400
FMS JOB No.66100
DRAFTING: REC
www.fmssurveying.com

FMS
SURVEYING, INC.



ESTABLISHED 1978

LOT SIZE TABLE			
BLK.	LOT	SQ. FEET	ACRES
1	1	43,597	1.00
1	2	92,432	2.12

CITY OF FRIENDSWOOD SINGLE-FAMILY RESIDENTIAL REGULATION MATRIX

	UNITS PER ACRE	LOT AREA MIN- MUM SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET						HEIGHT MAX- MUM FEET (b and c)	PARKING REQUIREMENT UNIT	ZERO LOT LINES YIN	MAX- MUM LOT COVERAGE	
				FRONT	REAR (a)	SIDE								
						INTERIOR (d)	EXTERIOR		(CORNER LOT) BACKING UP TO ABUTTING SIDE YARD					(CORNER LOT) BACKING UP TO ABUTTING REAR YARD
SFR SINGLE-FAMILY RESIDENTIAL (OPEN DITCH)	2.7	15,000	120 A	25 B	25	10	25 B	20 C	40	K	NO	35%		

- A. LOTS LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
B. 35 FEET ON THOROUGHFARES.
C. 25 FEET ON THOROUGHFARES.
K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

FALLING BEND ESTATES

REPLAT OF

LOT SEVEN (7), IN BLOCK ONE (1), MUSTANG MEADOWS, SECTION ONE (1), ABSTRACT 83, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 14 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 2 LOTS, 0 RESERVE
136,029 SQ. FT
3.12 ACRES
JUNE 06, 2022

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 23, 2022

Subject: Receive the May 2022 DRC Report from staff, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Action:

SUMMARY / ORIGINATING CAUSE

The DRC Report for May 2022 is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

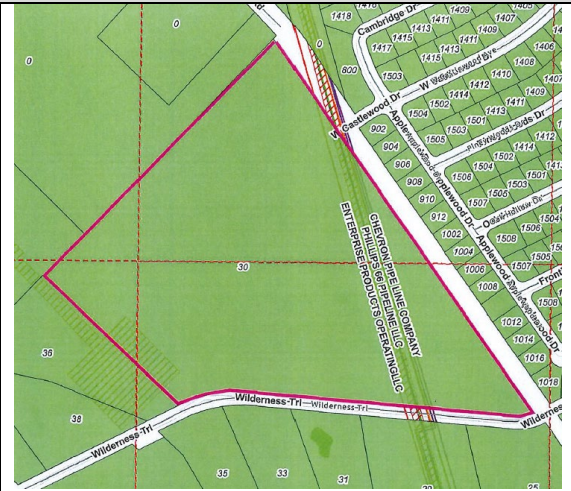
ATTACHMENTS

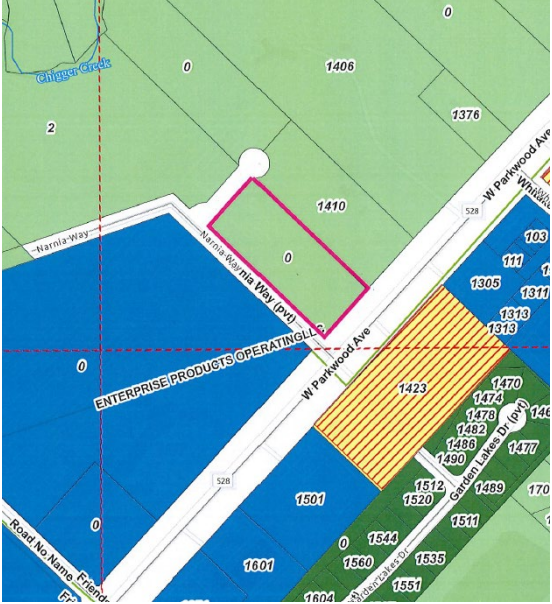
1. May 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: June 20, 2022
 Re: DRC Report

The following DRC Meetings were held in May 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
30 Wilderness Trails Residential subdivision	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval – for recreation center ☐ 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: Right-of-way dedication for future Friendswood Parkway is required.	

Narnia Way/FM 528 Proposed gas station and convenience store	SFR	Yes	☒ 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 – extend line and add lift station ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines ☒ TxDOT Permits required Misc Notes: n/a	
3231 E FM 528 2200 square foot addition to rear of existing building	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 - existing ☒ Sewer Available - existing ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines ☐ TxDOT Permits required Misc Notes: Shared access easement would be required to access additional parking from adjacent lot	

