



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 14, 2022 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. OATH OF OFFICE AND STATEMENT OF OFFICER

- A. Administer Oath of Office and Statement of Officer to Joe Matranga, Brian Bounds, and Marcus Rives.

3. 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)

4. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, June 23, 2022.

5. ACTION ITEM

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. SUBDIVISION VARIANCE REQUEST TO DEVIATE FROM MINIMUM BLOCK LENGTH OF 300 FEET FOR FRIENDSWOOD TRAILS SECTIONS 3A & 4A.

- i Conduct a public hearing regarding a request for a Subdivision Variance to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.
- ii Consider approving a Subdivision Variance request to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows

Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

B. 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.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 28, 2022 and (ii) Thursday, August 11, 2022.
- B. Receive the June 2022 DRC Report from staff, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

7. ADJOURNMENT

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

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



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



Posted by: Leticia Brysch, City Secretary
Posted this 11th day of July, 2022, at 5:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 14, 2022

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, June 23, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 6-23-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 23, 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 23, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 23, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER TOM HINCKLEY
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER TRAVIS MANN, COMMISSIONER CATHERINE KOERNER, AND
COMMISSIONER MARCUS PERRY 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 remove Item C. from the Consent Agenda.

Commissioner Hinckley moved to approve Items A, B, and D on the Consent Agenda. Seconded by Commissioner Clark. The motion was approved unanimously.

A. Consider approving the minutes of the regular meeting held Thursday, May 26, 2022

B. Consider approving the minutes of the regular meeting held Thursday, June 9, 2022

C. Consider approving the Final Plat of Sterling Creek Section 7

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

Sasson mentioned that another section built by the same developer has a gate too close to Friendswood Parkway which causes traffic to back up. He expressed concern that a school bus trying to access the subdivision would cause traffic issues. City Attorney Horner advised the Commission the setback requirements for gates are not within the purview of the Commission. Harbin explained that is because the distance requirement for gates is found within the City's Design Criteria Manual, not the Subdivision Ordinance. She stated those details are reviewed during infrastructure plan review. Bennett added that the developer increased the gate setback after hearing the concerns during preliminary platting. She said staff has reviewed the infrastructure plans and the gate location is compliant with city code. Sasson stated the Ordinance Subcommittee should research whether the setback should be increased.

Sasson asked why the developer chose to install crepe myrtle and pine trees in front of the development. Bennett responded that those tree types have smaller root systems and are appropriate when located so near underground utilities.

Chairman Joe Matranga asked if any substantial changes had been made between the preliminary plat and the final plat, to which Harbin responded there had not been any substantial changes made.

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.

Chairman Matranga mentioned this meeting would be Commissioner Clark's final meeting, as well as Commissioner Perry, who was unfortunately absent. The Commissioners all thanked Clark for his time on the Commission.

- 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.

Hinckley said he would like to gather the Ordinance Subcommittee soon.

Matranga announced Council would be considering a replacement for Commissioner Clark's upcoming seat. He said the Commission would need to interview for a second replacement to fill Commissioner Perry's upcoming seat, also.

Councilwoman Hanks thanked Commissioner Clark for his 5 years of service and said the City has been well served.

Harbin mentioned that Council approved the second reading of a drainage easement vacation at their last meeting and the May DRC Report had been sent out.

5. ADJOURNMENT

This meeting was adjourned at 07:15 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: July 14, 2022

Subject: Conduct a public hearing regarding a request for a Subdivision Variance to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Action:

SUMMARY / ORIGINATING CAUSE

The developer is requesting a reduction in the required minimum block length of 300 feet for one street in the proposed Friendswood Trails Sections 3A & 4A. Initially, the request and notices included Pennine Way and Lechweg Trail, but after receiving further confirmation on those distances from the developer, the only variance needed is for Narrows Trail. The proposed subdivision layout is in compliance with the approved Planned Unit Development (PUD) 2016-19.

Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

Required legal notices for the public hearing were executed, including property owner notices to owners within 200 feet of the boundary of the property, a newspaper notice, and a sign posted on the subject property.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the variance will allow the developer to move forward with plat approval and ultimately construction of the subdivision.

RECOMMENDATIONS

City staff do not have any objections to the reduced block length for indicated street - Narrows Trail. The parallel street layout of Appalachian Trail and Friendswood Trail provides for alternate routes and is necessary for efficient ingress and egress in the event of an emergency.

ATTACHMENTS

1. Application_Friendswood Trls 3A & 4A Sub Var
2. REVISED Exhibit A- Friendswood Trails 3A 4A
3. Aerial Map_Friendswood Trails 3A & 4A
4. Location Map_Friendswood Trails 3A & 4A
5. Zoning Map_Friendswood Trails 3A & 4A
6. Ord 2016-19 FW Trails Exhibit B
7. Staff Memo_Friendswood Trails Sec 3A & 4A
8. Property Owner Notice Friendswood Trails Sec 3A 4A Subdivision Variance Request



FRIENDSWOOD PLANNING & ZONING COMMISSION
SUBDIVISION VARIANCE APPLICATION
\$100 Application Fee

Property Address: NORTH OF FRIENDSWOOD TRAIL AND WEST OF F.M. 528

Legal Description of Property (attach certified metes & bounds): ABST 84 W HENRY SUR & 184 M SLOAN SUR TR
19-3 55.234 ACRES; ABST 184 M SLOAN SUR TR 37 31.871 ACRES

County: GALVESTON

Property Owner Information:

D R HORTON-TEXAS, LTD

Printed Name

N/A

Email

281.566.2100

Phone

Signature

[Handwritten Signature]

Date

6/6/22

Agent Information: (if applicable)

OANH NGUYEN

Printed Name

onguyen@lja.com

Email

713.657.6046

Phone

[Handwritten Signature]

Signature

05/31/2022

Date

VARIANCE: From what ordinance (number and section) is the variance being requested?
(Subdivision Ordinance, Appendix B, Ordinance 2021-33)

SUBDIVISION ORDINANCE, APPENDIX B, SECTION VI.K.2.a - BLOCK LENGTHS

Please state the grounds for the variance you are seeking:
PLEASE SEE REQUEST ATTACHED.

Date & Time Received

6/13/2022 9:25am

City Official

Becky Bennett

May 31, 2022

Planning & Zoning Commission
City of Friendswood, Texas
910 S. Friendswood Drive
Friendswood, TX 77546

RE: Plat Variance from Section VI.K.2 of Appendix B – Block lengths (Friendswood Trails Sections 3A and 4A Partial Preliminary Plat) (LJA Job No: 1931.3101)

We are seeking a variance from Section VI.K.2 – Block Lengths from the City of Friendswood Appendix B – Subdivisions due to a few of the rights-of-way not meeting the minimum block length of three-hundred feet (300'). One of the rights-of-way (Narrows Trail) is located perpendicular to Friendswood Trail (the main street for ingress/egress of the development), is less than 300' due to a proposed roundabout to provide safety measures for vehicles and cyclists traveling north and south on Friendswood Trail. In addition, Narrow Trails and Pennine Way runs perpendicular with Appalachian Trail, which are parallel to Friendswood Trail, that assist in alleviating traffic on Friendswood Trail. Finally, Narrows Trail, Pennine Way, and Lechweg Trail do not meet the minimum requirement to this section due to accommodating the open space required by the Planned Unit Development (PUD), and to provide a buffer between proposed dwellings and Chigger Creek. The approval of this variance will allow us to provide continuity of this section with the existing sections of this development, and the ability to meet the approved PUD standards. If you have any questions or concerns, please feel free to contact me. I would like to thank you for your time and consideration.

Sincerely,

Oanh Nguyen
Platting Coordinator

EXHIBIT A



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"

46 LOTS 23 RESERVES (19.350 AC.) 5 BLOCKS
DATE: MAY 31, 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

SURVEYOR: ENGINEER:

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77065
PHONE: 281-499-4535 • 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

Friendswood, Texas



6/14/2022, 9:41:05 AM

1:9,028



City Limits



Streets

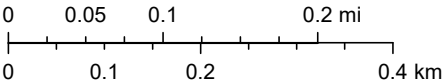


Parcels

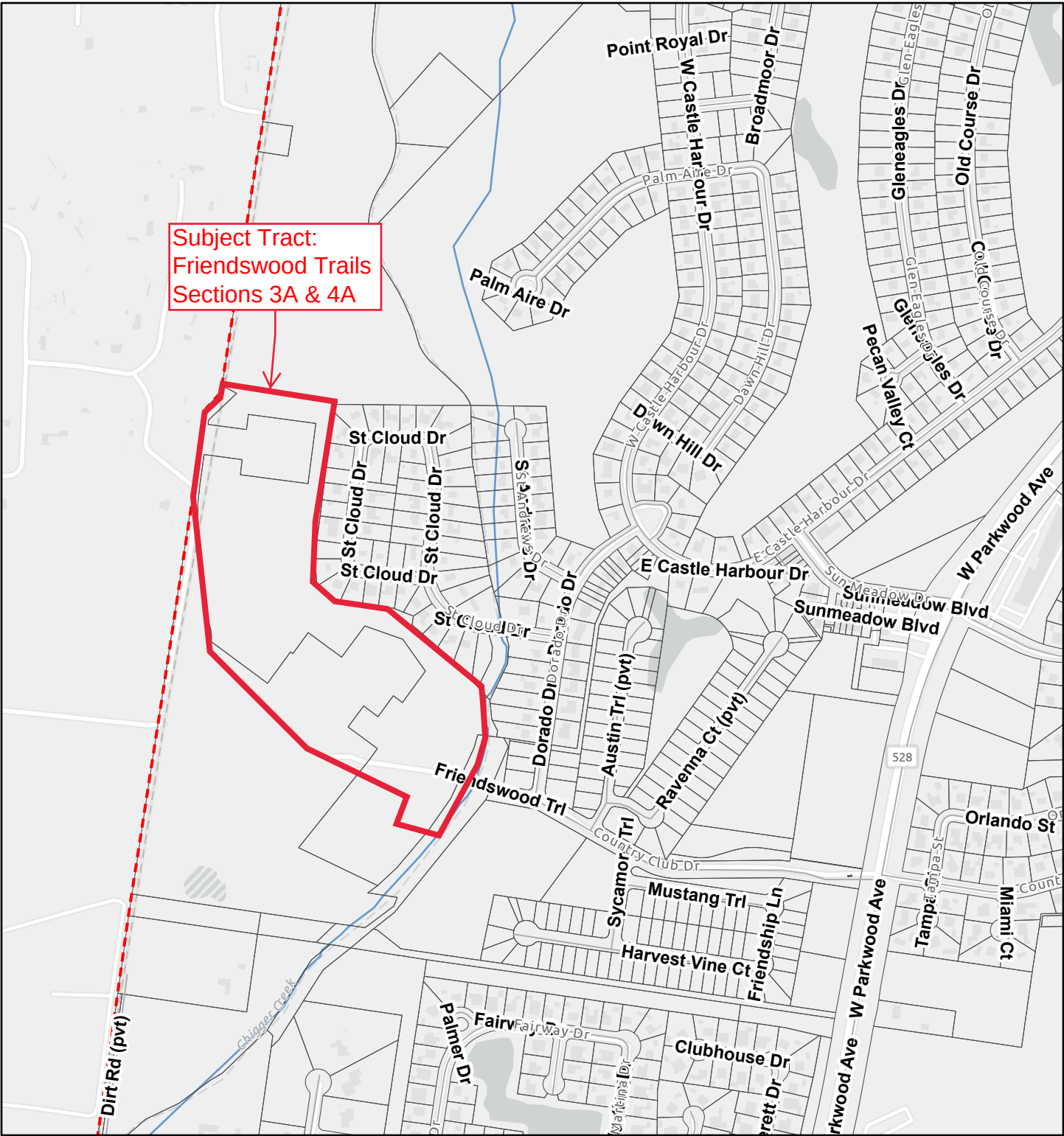
Parcels Owner Information



All Linear Water Features



Friendswood, Texas



6/14/2022, 9:44:21 AM

1:9,028



City Limits



Streets

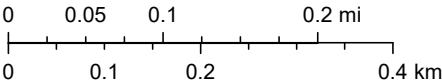


Parcels

Parcels Owner Information

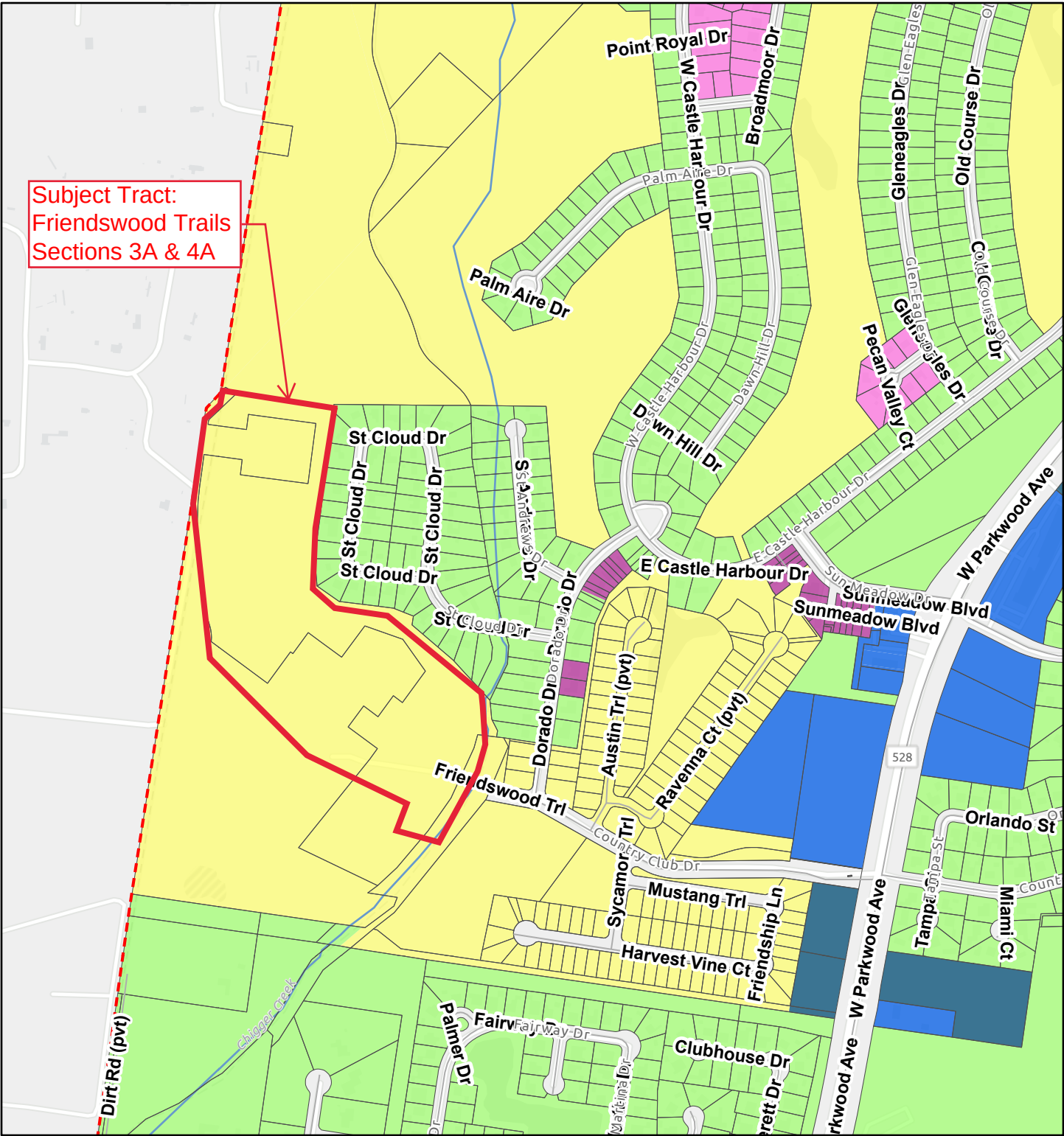


All Linear Water Features



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

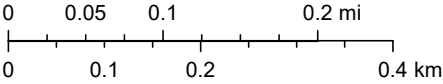
Friendswood, Texas



6/14/2022, 9:43:23 AM

1:9,028

- City Limits
- Streets
- Parcels
- Parcels Owner Information
 - PUD
 - SFR
- All Linear Water Features
- Zoning of Parcels
 - CSC
- MFR-L
- MFR-M
- NC



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ZONING CHANGE

FROM:

SINGLE FAMILY RESIDENTIAL (SFR)
MULTIFAMILY RESIDENTIAL (MFR-M)

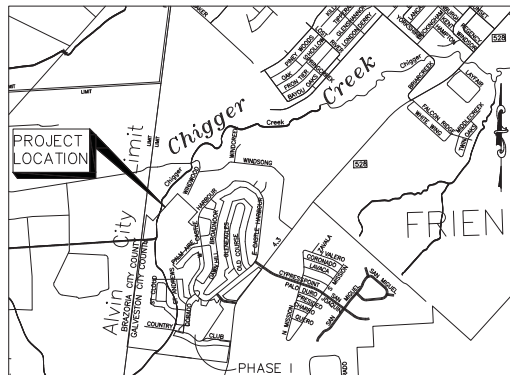
TO:

PLANNED UNIT DEVELOPMENT (PUD)
PLANNED UNIT DEVELOPMENT (PUD)

NEIGHBORHOOD COMMERCIAL (NC)
MULTIFAMILY RESIDENTIAL (MFR-M)



NEIGHBORHOOD COMMERCIAL (NC)



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

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS

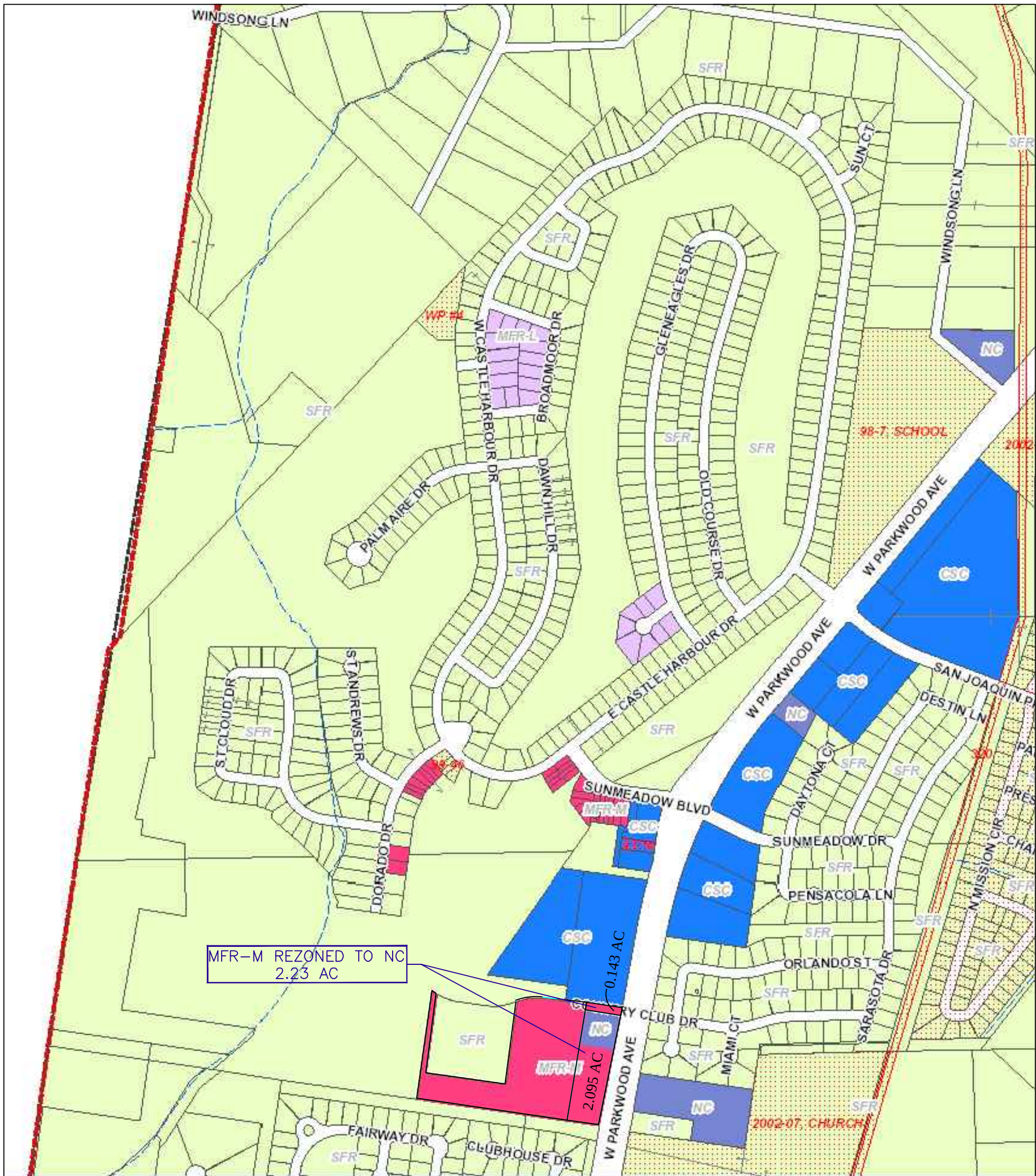


CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

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

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



EXISTING ZONING MAP
(NTS)

Metes and bounds description

2 tracts of land totaling 2.238 acres of land to be rezoned:
Tract 1: 0.143 acres

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

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

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

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

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

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

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

Tract 2: 2.095 acres

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

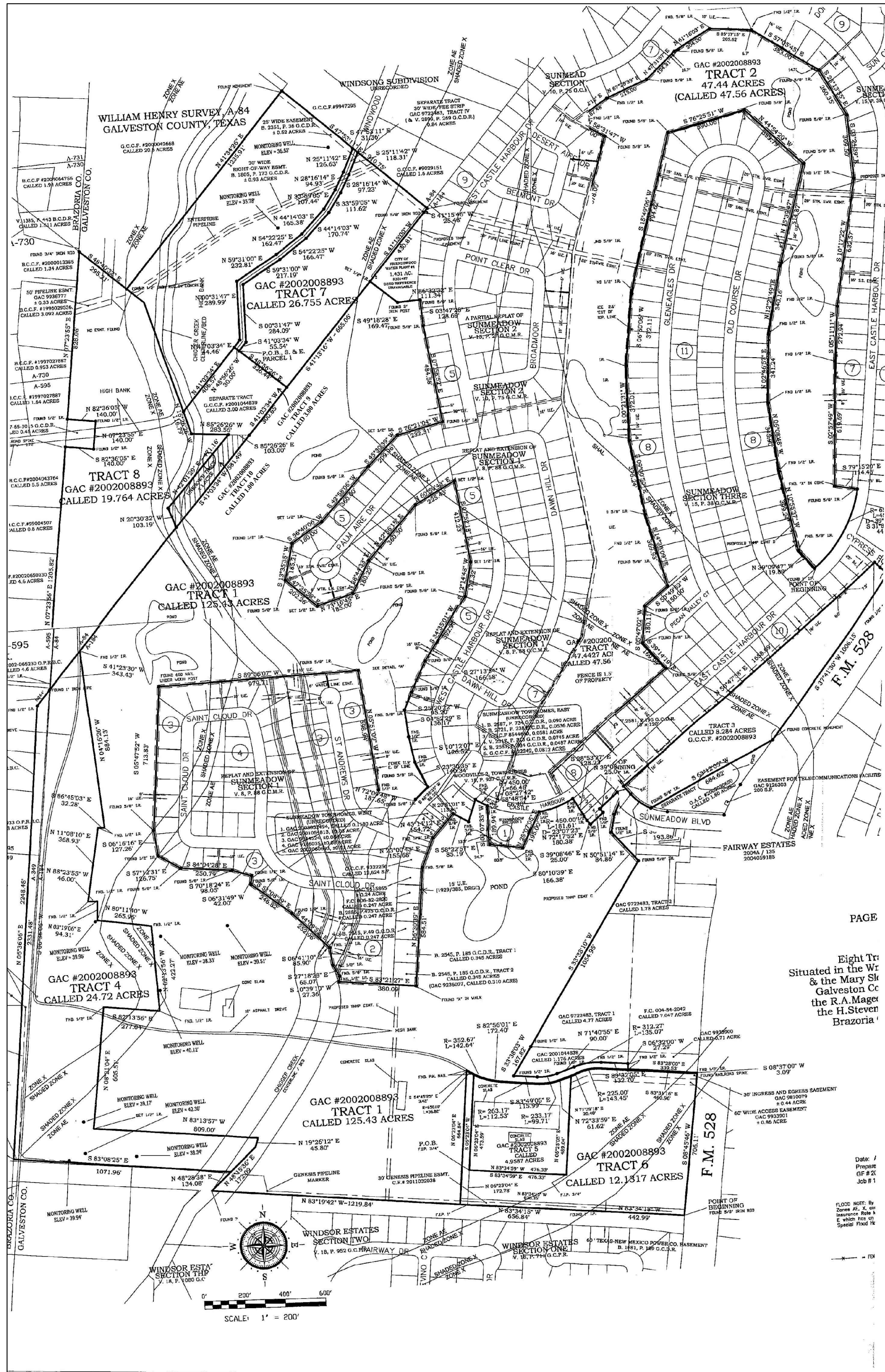
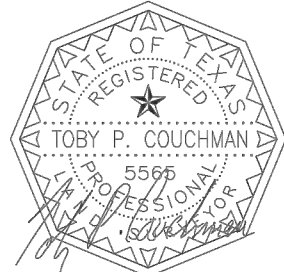
BEGINNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

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

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

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

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



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

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

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

Trees & Green Space

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

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

Density

The proposed PUD plan provides the following lot mixtures:

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

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

Thus, the proposed density of 1.61 is 59.6% of allowable density.

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

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

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

Amenity

Total linear feet of trail system = 21,171 lf or 5.2 miles

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.20 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

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

Drainage

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

Water & Sewer

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

Project Phasing

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

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

Section 1: Gated Sections with 50 ft Road ROW.

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

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

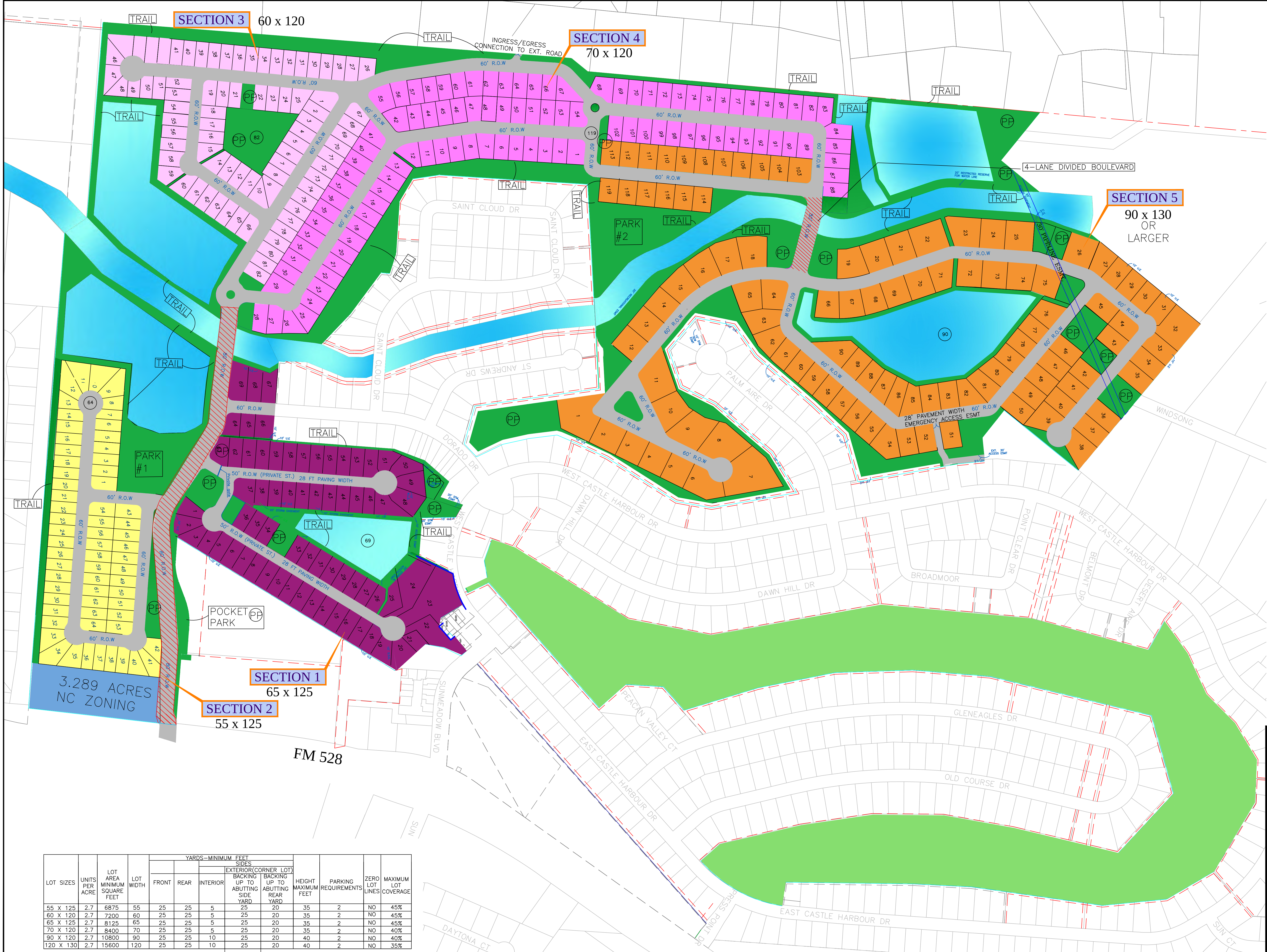
PUD NARRATIVE

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

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

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



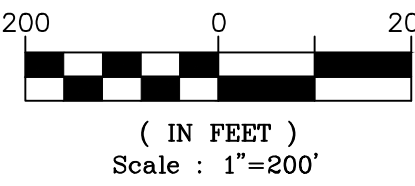
AMENITY SUMMARY

1. TRAIL = 21,171 LF
 2. DETENTION POND #1 = 6.52 AC
 3. DETENTION POND #2 = 7.17 AC
 4. DETENTION POND #3 = 4.57 AC
 5. DETENTION POND #4 = 6.02 AC
 6. PARK #1 = 2.20 AC
 7. PARK #2 = 3.28 AC
 8. POCKET PARK/ OPEN SPACE = 57.52
- TOTAL GREEN AREA = 80.29 AC

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

LEGEND

- PP POCKET PARK
- 80' R.O.W



LOT SUMMARY

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

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

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

FRIENDSWOOD TRAILS

**GENERAL LAND
USE AND DENSITY
PLAN**

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

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
				SIDES								
				FRONT	REAR	INTERIOR	EXTERIOR(CORNER LOT)					
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 X 125	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7200	60	25	25	5	25	20	35	2	NO	45%
65 X 125	2.7	8125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15600	120	25	25	10	25	20	40	2	NO	35%



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



NOTE:

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

DISCLAIMER:

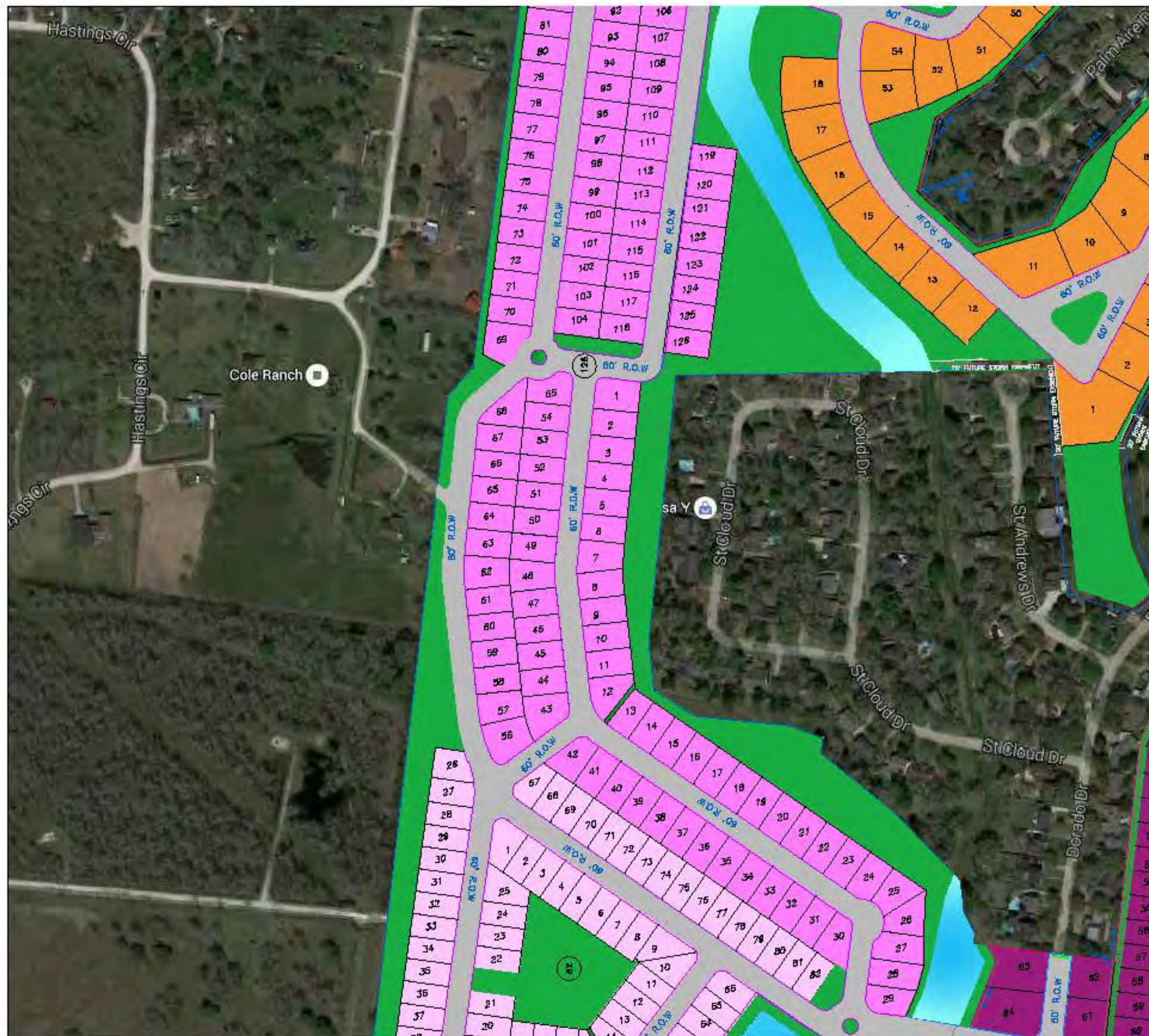
THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE DESIGN REQUIREMENTS MAY PROHIBIT RETAINING OF ALL TREES SHOWN ON THIS SHEET.

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

FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

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



Memo

To: Planning and Zoning Commission

From: Aubrey Harbin, Director of CDD/Planner
Becky Bennett, Development Coordinator

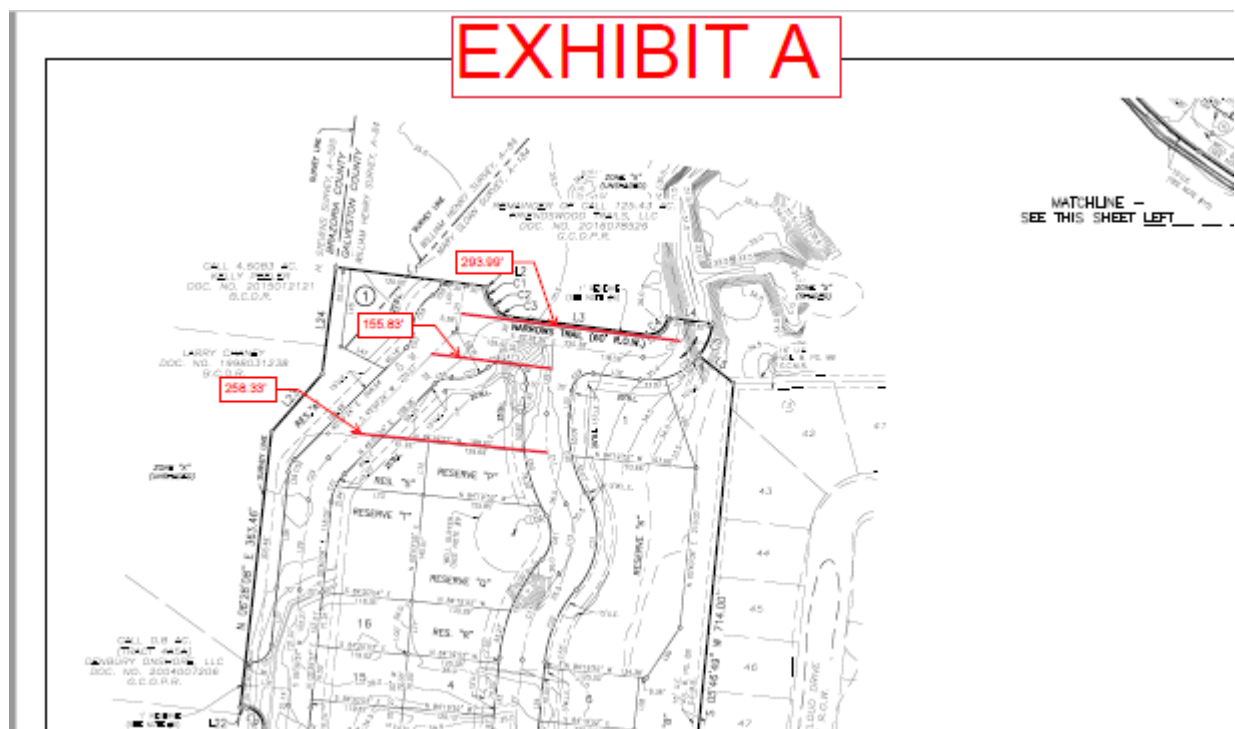
Date: July 6, 2022

Subject: Friendswood Trails Sections 3A and 4A

The applicant is requesting the following:

To reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

The developer is requesting a reduction in the required minimum block length for the proposed Friendswood Trails Sections 3A & 4A. The subdivision layout is in compliance with the approved Planned Unit Development 2016-19.



Proposed Lot Layout

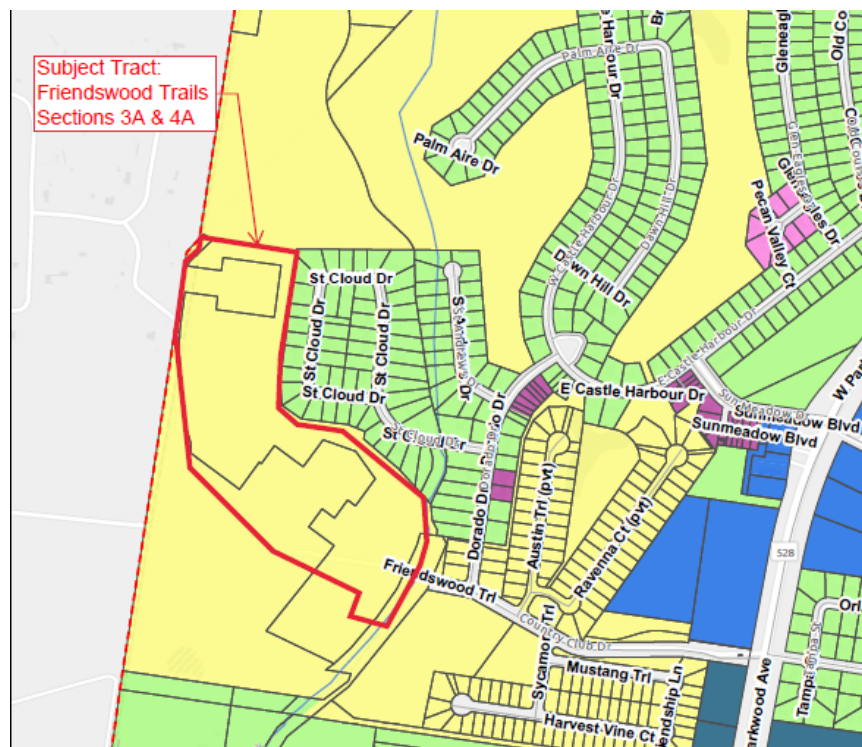
Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

The subject property is zoned Planned Unit Development (PUD) and abutted by Single Family Residential (SFR) east and Planned Unit Development (PUD) to the north, south, and west.

The developer is requesting approval of the preliminary plat for Friendswood Trails Sections 3A and 4A pending the variance request.



Friendswood GIS Zoning Map

Attachments:

- Maps: Location, Aerial and Zoning Map
- Variance Application
- Lot Layout – Exhibit A
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property



City of Friendswood

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546-4856

June 30, 2022

NOTICE OF PUBLIC HEARING FOR A SUBDIVISION VARIANCE

Dear Property Owner:

In accordance with Appendix B "Subdivisions" of the Code of Ordinances (as most recently updated via Ordinance No. 2021-33), all owners of land within 200 feet of any property subject to a request for a variance to the Subdivision Ordinance must be provided notice of the public hearing concerning such variance request. At the public hearing, all persons desiring to speak concerning the proposed variance will be given an opportunity to do so.

As such, you are hereby notified that the **Friendswood Planning and Zoning Commission** will hold a public hearing to consider the following request for a variance:

PROPERTY

OWNER: DR Horton – Texas, LTD

LOCATION

OF PROPERTY: **Friendswood Trails Sections 3A and 4A**
36.863 acres of land situated in the William Henry Survey, Abstract 84 and Mary Sloan Survey, Abstract 184, Galveston County, Friendswood, Texas

VARIANCE

REQUEST: To reduce the required minimum block length from 300-feet, as shown on Exhibit A, for streets Narrows Trail, Pennine Way, and Lechweg Trail, being within the proposed subdivision of Friendswood Trails Sections 3A and 4A, and being variances to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

The Public Hearing will be held on July 14, 2022, during the regularly scheduled meeting of the Friendswood Planning and Zoning Commission, in the Council Chamber, at Friendswood City Hall, 910 S. Friendswood Drive, Friendswood, Texas 77546, which starts at 7:00 PM.

Documentation will be available online 72 hours prior to the meeting.

www.ci.friendswood.tx.us

Government Information > Meeting Agendas & Minutes

Staff contact: Becky Bennett, Development Coordinator
281-996-3290 or Email: bbennett@friendswood.com
City of Friendswood – Code of Ordinances

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. For assistance, please call contact the City's ADA Coordinator Brian Rouane at 281-996-3285 via phone, 281-482-1634 via fax, or contact 281-996-3285 via Relay Texas at 711 or 1-800-735-2988 for TTY services. For more information concerning Relay Texas, please visit <http://relaytexas.com>.

A copy of Section XV "Variances" of Appendix B of the Friendswood Code of Ordinances is attached.

BUILDING INSPECTION & CODE ENFORCEMENT • ENGINEERING – PLANNING & ZONING
(281) 996-3201 (281) 996-3290



Appendix B, Subdivision Ordinance

Section XV. Variances.

- A. The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city's adopted engineering and construction standards, pursuant to the procedures set forth in this section and upon a showing by clear and convincing evidence by the applicant that:
 - 1. There are special circumstances or conditions affecting the property in question;
 - 2. That enforcement of the provisions of this chapter would deprive the applicant of a substantial property right; and
 - 3. That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.
- B. Each and every application for variance shall be decided solely and entirely on its own merits; neither the lack of enforcement of any ordinance nor the disposition of any prior or pending application for variance may be considered or allowed to affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- C. The application fee and procedures for a public hearing and provision of notice shall be the same as established by the city for a rezoning request, except that the applicant shall include a copy of this section with any notice that the applicant is required to mail.
- D. The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of appendix B if it finds, by clear and convincing evidence, that all of the following criteria are met:
 - 1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
 - 2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;
 - 3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;
 - 4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and
 - 5. The variance is tailored as narrowly as possible while still granting the relief sought.
- E. Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:
 - 1. Personal and/or economic hardship;
 - 2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;
 - 3. Errors made by a surveyor, contractor, or builder; and
 - 4. Increasing the profit, income, or competitive advantage of the applicant; and
 - 5. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.
- F. The applicant bears the burden of proof to demonstrate that the requirement(s) of appendix B from which a variance is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the applicant. The applicant shall submit statements, studies, and any other relevant information as may be required by the city planner to substantiate the claim(s) for which a variance

is requested. If any information is so required, the application for variance shall be deemed complete only upon the submittal of all such required information. The planning and zoning commission and/or city council during review and consideration of the request may require additional studies or information from the applicant, which additional information must be submitted before any action may be taken on the variance application. The offer or submittal, at any stage of the variance application process, by the applicant of any information that proves to be false shall cause the variance request to be denied. If a variance request is approved based upon information offered or submitted by the applicant, without regard to the applicant's knowledge of the falsity of said information, and subsequent to the approval of the variance the approving authority finds said information to be false by a preponderance of the evidence, the variance shall be considered null and void as of the date of that finding and the approving authority shall reconsider the variance request in light of the corrected information.

- G. The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:
 - 1. The applicant's written appeal; or
 - 2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.
- H. The city council shall decide the appeal at a meeting not later than 45 calendar days after the date on which the appeal is submitted and may, by majority vote of those present and voting, affirm, modify, or reverse the decision of the planning and zoning commission. Such decision of the city council shall be final.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 14, 2022

Subject: Consider approving a Subdivision Variance request to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Action:

SUMMARY / ORIGINATING CAUSE

The developer is requesting a reduction in the required minimum block length of 300 feet for one street in the proposed Friendswood Trails Sections 3A & 4A. Initially, the request and notices included Pennine Way and Lechweg Trail, but after receiving further confirmation on those distances from the developer, the only variance needed is for Narrows Trail. The proposed subdivision layout is in compliance with the approved Planned Unit Development (PUD) 2016-19.

Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

Required legal notices for the public hearing were executed, including property owner notices to owners within 200 feet of the boundary of the property, a newspaper notice, and a sign posted on the subject property.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the variance will allow the developer to move forward with plat approval and ultimately construction of the subdivision.

RECOMMENDATIONS

City staff do not have any objections to the reduced block length for indicated street - Narrows Trail. The parallel street layout of Appalachian Trail and Friendswood Trail provides for alternate routes and is necessary for efficient ingress and egress in the event of an emergency.

ATTACHMENTS

1. Findings_Friendswood Trails 3A & 4A

PLANNING AND ZONING COMMISSION
Findings of Fact for Subdivision Ordinance Variance

Applicant's Name: DR Horton-Texas, Ltd. (Johnathon Woodruff)
Property Address: Friendswood Trails Sections 3A and 4A, Friendswood, Texas 77546
Variance Request: To reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

This worksheet may be used for guidance in consideration of a subdivision variance request.

Upon giving public notice and conducting a public hearing on this variance request, in accordance with Section X.V. of the Subdivision Ordinance, the Planning and Zoning Commission adopts these specific written findings as follows:

	YES	NO
There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;		
Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;		
The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;		
Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and		
The variance is tailored as narrowly as possible while still granting the relief sought.		



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: July 14, 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: Pending Commission Consideration

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 wells have been cleaned and released to DR Horton, those reserves can be replatted for residential use per the approved Planned Unit Development (PUD).

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 was previously considered by the Commission and disapproved for the following reasons. Each reason has been updated with a current status.

- 1) Correct the number of lots and reserves in the title block. ADDRESSED
- 2) Update references to notes 6, 9, and 15. ADDRESSED
- 3) Combine Reserves "S" and "T". Reserve "S" does not meet minimum lot size for future residential lot. ADDRESSED
- 4) Remove building line from Reserve "B". ADDRESSED
- 5) Correct the Lot Summary table. ADDRESSED
- 6) Easements on title report are not shown. Update title report if the easements do not apply. PARTIALLY ADDRESSED
- 7) Provide written authorization for access through Brazoria County. The "road" shown is not a public right-of-way. PENDING
- 8) Block 3, Lot 1 and Pennine Way block lengths does not meet minimum 300'. Subdivision Variance required prior to plat approval. PENDING PZ COMMISSION MEETING 7/14/2022

ATTACHMENTS

1. Compliance Memo_Friendswood Trails Sec 3A & 4A Prel Plat
2. Prelim Plat_Friendswood Trails 3A & 4A

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: July 7, 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.*** PREVIOUSLY CONSIDERED ON MAY 26, 2022. PLAT DENIED FOR THE FOLLOWING REASONS.

- 1) Correct the number of lots and reserves in the title block ADDRESSED
- 2) Update references to notes 6, 9, and 15 ADDRESSED
- 3) Combine Reserves “S” and “T”. Reserve “S” does not meet minimum lot size for future residential lot. ADDRESSED
- 4) Remove building line from Reserve “B” ADDRESSED
- 5) Correct the Lot Summary table ADDRESSED
- 6) Easements on title report are not shown. Update title report if the easements do not apply. PARTIALLY ADDRESSED
- 7) Provide written authorization for access through Brazoria County. The “road” shown is not a public right-of-way. PENDING
- 8) Block 3, Lot 1 and Pennine Way block lengths does not meet minimum 300’. Subdivision Variance required prior to plat approval. PENDING PZ COMMISSION MEETING 7/14/2022

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:

- 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, PIER, 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

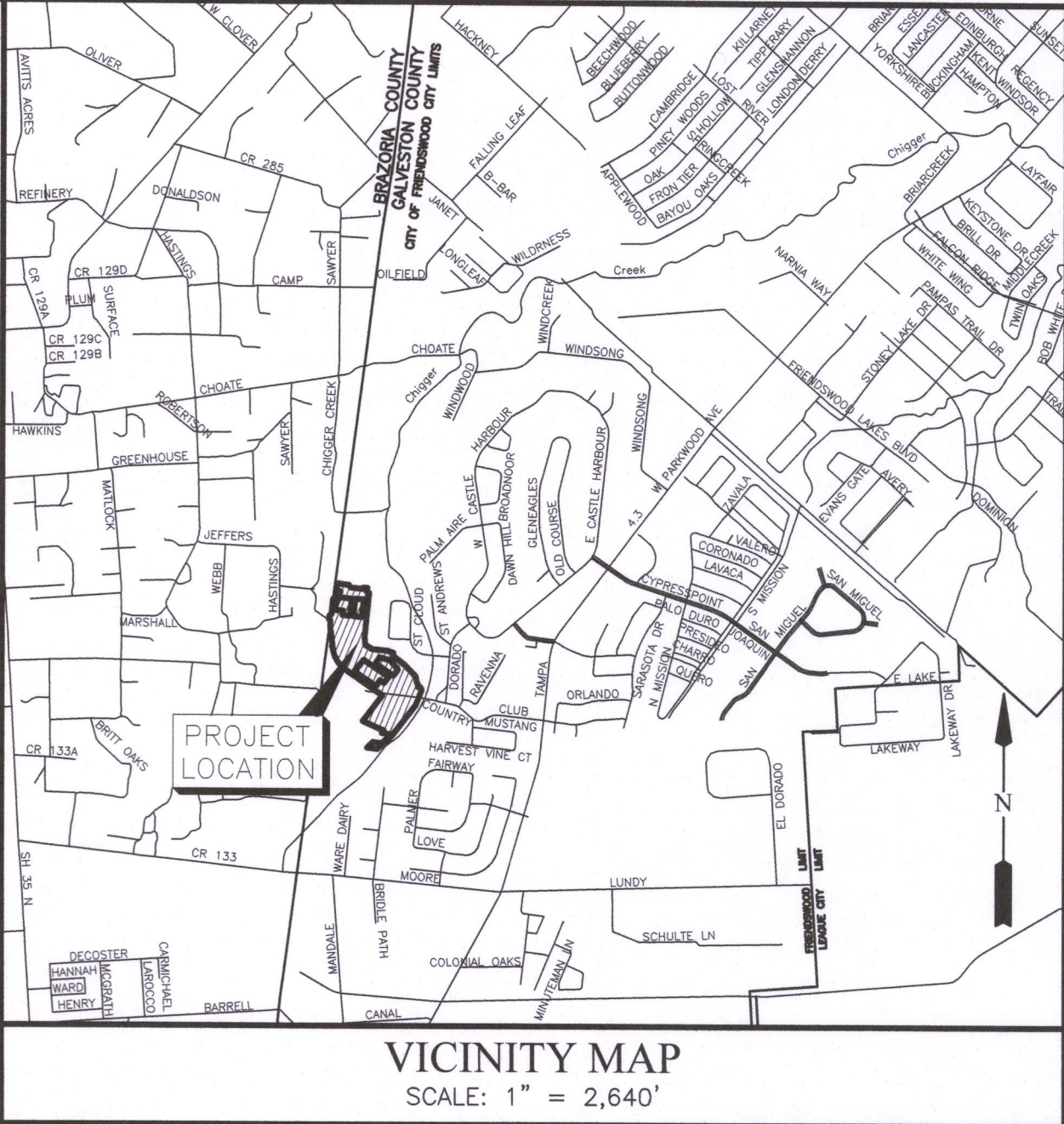
THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMITS. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN (6) MONTHS.

GENERAL NOTES:

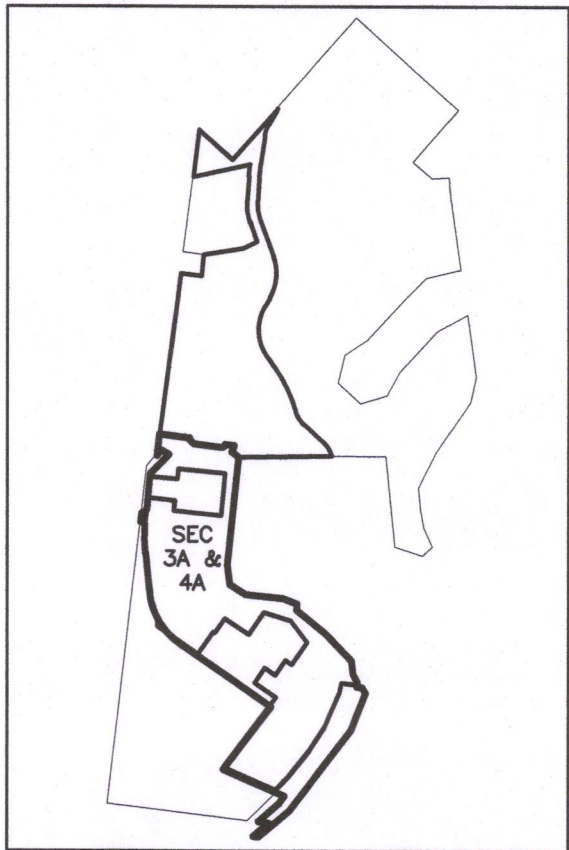
- BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096. BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.
ELEVATION = 26.11' NAVD88 (2001 ADJ.)
I.B.M.: "X" CUT SET ON CONCRETE AT 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.)
- 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.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 4816702010, 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 BRE OR DEPTH
LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
- 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.
- 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.
- 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.
- 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.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.
- 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' UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. _____
- THIS PLAT SHALL NOT REPLACE EXISTING BUILDING LINES AND EASEMENTS PER PLAT RECORDED UNDER NO. 2019099867 OF THE PLAT RECORDS OF GALVESTON COUNTY.
- THIS PLAT IS SUBJECT TO INSTRUMENTS RECORDED AT VOL. 1930, PG. 600, G.C.D.R. & UNDER G.C.C.F. NOS 2020000919, 2020001044, 2020001046, 2020011539, AND 2019069867.
- THIS PLAT IS SUBJECT TO AN UNIDENTIFIED ELECTRIC UTILITY EASEMENT PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 8712854, O.P.R.G.C.

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
O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
(S) INDICATES SET SURVEY ROD
(F) INDICATES FOUND SURVEY ROD
R.O.W. INDICATES RIGHT-OF-WAY



KEY MAP NO. 656P/T



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"

46 LOTS 23 RESERVES (19.350 AC.) 5 BLOCKS

DATE: MAY 31, 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

SURVEYOR:

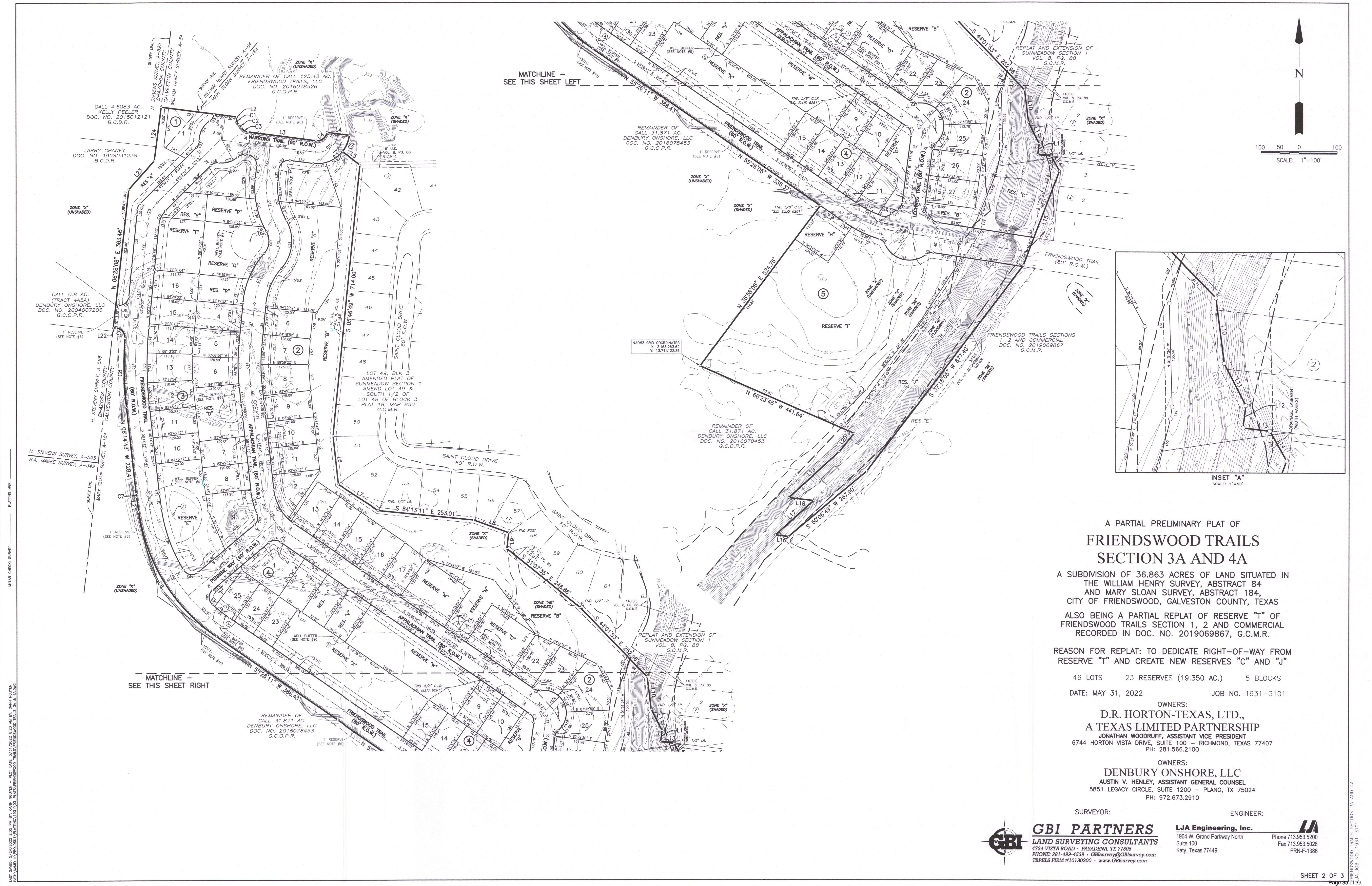
ENGINEER:



GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD - PASADENA, TX 77005
PHONE: 281-498-4539 • 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





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,
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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.

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SURVEYOR: ENGINEER:



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LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

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. 2020070295, A CALL 31,871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453 AND RESTRICTED RESERVE "T" 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 2,036.52 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.) 21.68 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 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 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 21 MINUTES 21 SECONDS EAST, 39.36 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 98 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 06 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 128.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;

3.) SOUTH 57 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 125.06 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 55 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.6 FEET;

4.) SOUTH 84 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 253.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;

5.) SOUTH 69 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 97.70 FEET TO A POINT FROM WHICH A WROUGHT IRON FENCE POST BEARS NORTH 61 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.7 FEET;

6.) SOUTH 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 "T";

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

THENCE, WITH THE EASTERLY LINES OF SAID RESTRICTED RESERVE "T", 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 SOUTH CORNER BETWEEN SAID RESTRICTED RESERVE "T" 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 "T" 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 5490" FOUND;

THENCE NORTH 83 DEGREES 13 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 "T", 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 924.78 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 37.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

THENCE, THROUGH AND ACROSS SAID 55,234 ACRES, THE FOLLOWING THREE (3) COURSES:

1.) 10.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 35 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

2.) NORTH 06 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

3.) 181.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 01 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

THENCE, THROUGH AND ACROSS SAID 55,234 ACRES AND AFORESAID 31,871 ACRES, 38.47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

THENCE, THROUGH AND ACROSS SAID 31,871 ACRES, NORTH 84 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.04 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE WEST LINE OF SAID 31,871 ACRES, THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, THE COMMON SURVEY LINE BETWEEN AFORESAID SLOAN SURVEY AND THE H. STEVENS SURVEY, ABSTRACT NO. 595, IN SAID BRAZORIA COUNTY AND THE EAST LINE OF A CALL 0.8 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009006234;

THENCE, WITH SAID COMMON LINES, 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 PEELER 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	

THENCE, WITH THE COMMON LINE BETWEEN SAID RESTRICTED RESERVE "T" 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 5490" FOUND;

THENCE NORTH 83 DEGREES 13 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;

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQ.FT.
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 SQ.FT.
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 SQ.FT.
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 SQ.FT.
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'	-----	38 LOTS	38 LOTS
90'x120'	-----	-----	-----
TOTAL	130 LOTS	46 LOTS	176 LOTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 14, 2022

Subject: Receive the June 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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

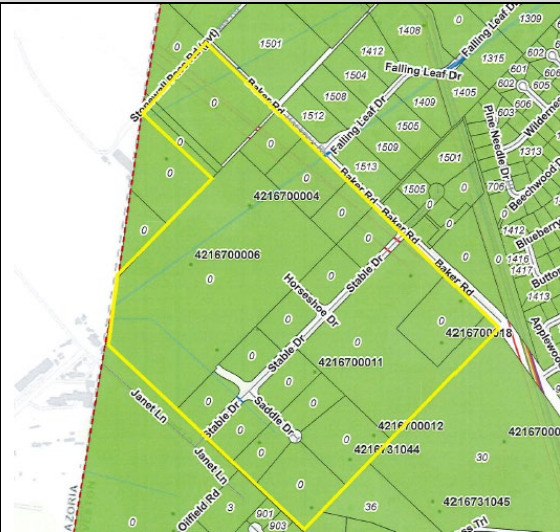
ATTACHMENTS

1. June 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: July 5, 2022
 Re: DRC Report

The following DRC Meetings were held in June 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Exxon Property Approx. 122 acres; residential subdivision; 90 foot lots; approximately 100 lots	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) – Shaded X ☒ Pipelines ☐ TxDOT Permits required Misc Notes: Right-of-way dedications for future Friendswood Parkway and Falling Leaf are required, as well as additional right-of-way dedication for Baker Road.	

2907 W Parkwood Ave Hardball Academy and adjacent site – platting of Joyful Park is in process; applicants wanted to follow up on a few significant topics such as water, drainage, and parking	CSC	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval – submit DCM for reduced parking – justification for reduction is required ☒ Community Overlay District ☐ Downtown District ☒ Water Available – looped system required ☒ Sewer Available – extend line and add lift station ☒ On-site detention required – no detention would be required for baseball fields ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines ☒ TxDOT Permits required Misc Notes: n/a	
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