



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 11, 2022 - 7:00 PM
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, July 14, 2022.
- B. Consider approving the Final Plat of the Avalon at Friendswood Detention Pond.

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. ZONE CHANGE REQUEST: 2100 WEST PARKWOOD AVE. TO AMEND SPECIFIC USE PERMIT (SUP 98-7).

- i Conduct a public hearing regarding a request for a zone classification change to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of FISD Intermediate School #2, Galveston County, Texas.
- ii Consider approving a request to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of FISD Intermediate School #2, Galveston County, Texas.

B. ZONE CHANGE REQUEST: 5.7092 ACRES LOCATED ON W. PARKWOOD AVE. TO

CHANGE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC)

- i Conduct a public hearing regarding a zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.
 - ii Consider approving the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.
- C. **SUBDIVISION VARIANCE REQUEST: FRIENDSWOOD TRAILS SECTIONS 3A & 4A**
Consider approving a Subdivision Variance request to reduce the required minimum block length for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.
- D. **PARTIAL PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTIONS 3A & 4A**
Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 30.433 acres of land containing 46 Lots and 10 Reserves in 5 Blocks situated in 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 recorded in Doc No 2019069867, Friendswood, Texas, Galveston County.

5. COMMUNICATIONS

- A. Receive a report from the Ordinance Subcommittee regarding progress on the 2022 Action Items developed as a result of the Annual Retreat that was held December 2, 2021.
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 25, 2022 and (ii) Thursday, September 8, 2022.
- C. Receive the July 2022 DRC Report, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

6. 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 8th day of August, 2022, at 6:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, July 14, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 7-14-2022 PZ Minutes



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

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 14, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, JULY 14, 2022, AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARCUS RIVES
COMMISSIONER TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

2. OATH OF OFFICE AND STATEMENT OF OFFICER

Harbin administered oaths of office for Matranga, Bounds, and Rives.

- 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)

No public comments.

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.

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

- 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.

Harbin explained the minimum block length is 300-feet measured along the block face, from center line to center line. She said a Planned Unit Development had been approved in 2016 for the subdivision and utilized parallel streets to accomplish the required number of egress from the subdivision. She said the applicant is requesting to decrease the minimum block length from 300-feet due to the narrow constraints of the subdivision.

No public comments. The public hearing was closed.

- 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.

Withdrawn by applicant prior to meeting.

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.

Withdrawn by applicant prior to meeting.

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.

Koerner thanked Clark and Perry for their service on the Commission and welcomed new members Bounds and Rives.

Sasson reported on the Galveston County Consolidated Drainage District meeting and said GCCDD would be replacing the Imperial Estates bridge to elevate it from rising water. Sasson asked staff if they could send reminders for the Commissioners to attend GCCDD meetings. Bennett responded that the schedule had been updated and would be sent out with the new members' assignments.

Hinckley said the Ordinance Subcommittee met prior to the regular meeting and was beginning to work on remaining items for the year.

Council Liaison Hanks reported on the previous Council meeting and announced that Councilmember Erenwert had been appointed Mayor Pro Tem. She said some council liaison assignments had been changed but she would remain liaison to the Commission. Hanks stated the budget was a big discussion item and the goal was to maintain city services and hopefully not have to cut anything. Hanks also mentioned the Library board would be holding a town hall meeting to discuss long-range plans.

Harbin said the June DRC report had been provided in the backup materials. She said most meetings were follow-up meetings on proposed projects. She stated FDEDC was moving forward with the Downtown District lighting project but it would be done in phases for monetary reasons.

7. ADJOURNMENT

This meeting was adjourned at 07:18 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Consider approving the Final Plat of the Avalon at Friendswood Detention Pond.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create the detention pond for the north section of Avalon at Friendswood. The pond will require a temporary access easement until the surrounding property is platted with the next phase, Section 3.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to move forward as planned.

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_Avalon at Friendswood Detention FP
2. Final Plat_Avalon at Friendswood Detention

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: July 25, 2022
Re: Avalon at Friendswood Detention Final Plat

Project Description: The proposed plat is to create the detention pond for the north section of Avalon at Friendswood. The pond will require a temporary access easement until the surrounding property is platted with the next phase, Section 3.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

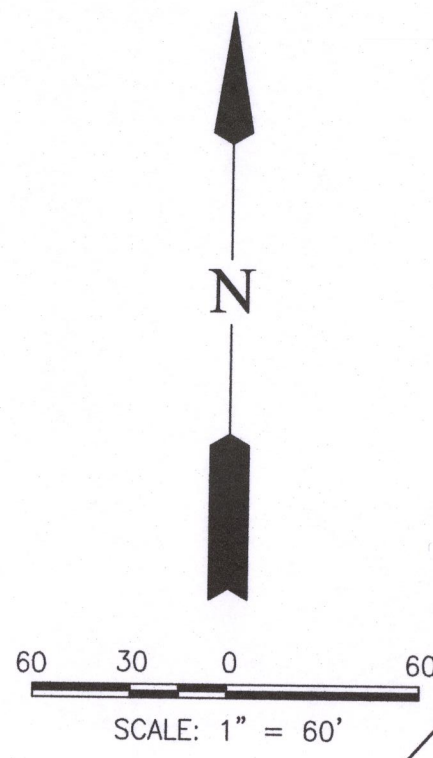
*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may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

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

None.

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

None.



FUTURE
AVALON AT FRIENDSWOOD SECTION 3

①

RESERVE "A"
(RESTRICTED TO DETENTION)
12.938 ACRES 563,558 SQ.FT.

FUTURE
AVALON AT FRIENDSWOOD SECTION 3

FRIENDSWOOD PARKWAY (100' ROW)
CITY OF FRIENDSWOOD CALLED 4.954 AC
D.C. NO. 2019084237, G.C.O.P.R.

RESERVE "H"

AVALON AT FRIENDSWOOD
SECTION 1
MAP NO. 2021090827,
G.C.M.R.

AVALON
BOULEVARD
(60' I.E./P.U.E.)

RESERVE "L"

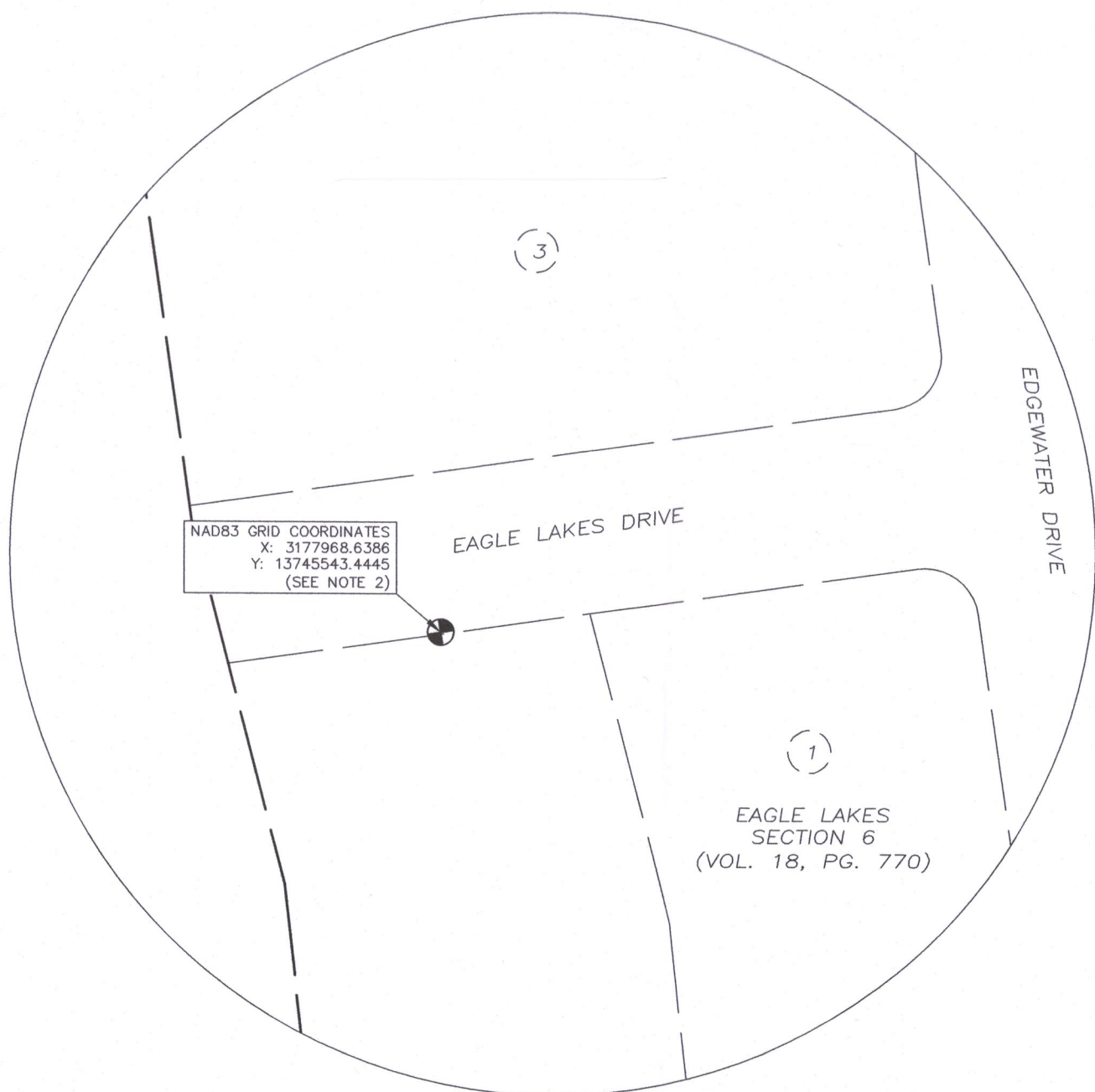
FUTURE
AVALON AT FRIENDSWOOD SECTION 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°25'55" E	169.50'
L2	N 49°06'01" W	104.22'
L3	S 61°33'19" E	106.79'
L4	S 21°51'36" W	54.52'
L5	N 72°03'43" W	73.01'
L6	S 26°19'03" W	169.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	11°21'22"	4.96'	N 48°43'32" W	4.95'
C2	1560.00'	5°18'12"	144.40'	N 51°45'07" W	144.35'
C3	100.00'	90°59'32"	158.81'	N 03°36'15" W	142.64'
C4	700.00'	6°01'40"	73.64'	S 58°32'29" E	73.61'
C5	100.00'	58°27'02"	102.02'	S 32°19'48" E	97.65'
C6	300.00'	24°57'53"	130.71'	S 09°22'40" W	129.68'
C7	1560.00'	8°10'59"	222.80'	N 67°58'13" W	222.61'
C8	25.00'	11°21'22"	4.96'	N 69°33'25" W	4.95'
C9	1730.00'	9°06'49"	275.18'	N 59°08'23" W	274.89'

LEGEND:

B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
I.E./P.U.E. INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
F.N. INDICATES FILE NUMBER
G.C.M.R. INDICATES GALVESTON COUNTY MAP 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



BENCHMARK INSET
SCALE: 1"=60'

FINAL PLAT OF
**AVALON AT FRIENDSWOOD
DETENTION**

A SUBDIVISION OF 12.938 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

0 LOTS 1 RESERVE (12.938 ACRES) 1 BLOCK
DATE: JULY 12, 2022 JOB NO. 0074-0406A

OWNER:
**TAYLOR MORRISON
OF TEXAS, INC.**
ROBERT L. SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
PH: (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, OWNER, HERENAFTER REFERRED TO AS OWNER, OF THE 12.938 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT FRIENDSWOOD DETENTION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS ____ DAY OF _____, 20____

TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, FOR TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

BRENDA MCCULLAH
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/23/2023

I, AARON G. FERGUSON, 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)



AARON G. FERGUSON, R.P.L.S.
TEXAS REGISTRATION NO. 6601

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT FRIENDSWOOD DETENTION 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 PRECEED 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.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR

DATE

DIRECTOR

DATE

GCCDD REF #220010

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

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK (A.M. OR P.M.), AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT RECORD _____ MAP NUMBER _____.

GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- BENCHMARK: TSARP MONUMENT 010095: A STAINLESS METAL ROD WITH 10' SLEEVE ACCESSED THROUGH A 5" LOGO CAP STAMPED HGCDSD 54 1986. THE POINT IS LOCATED NEAR THE SOUTH SIDE OF THE CLEAR CREEK DRAINAGE DISTRICT PARKING LOT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DR. THE POINT IS +/- 87 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF WHITAKER DR AND +/- 80 SOUTH OF THE SOUTH EDGE OF PAVEMENT OF FM 528.

ELEVATION = 29.43 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13750258.374 E 3176668.913
- T.B.M. INDICATES TEMPORARY BENCHMARK
TBM-A: A CHISELED BOX IN CONCRETE HEADWALL AT THE SOUTH SIDE OF EAGLE LAKES DR. THE POINT IS LOCATED +/- 256 FEET EAST OF THE INTERSECTION OF EAGLE LAKES DR AND SANDY LAKE DR.

ELEVATION = 28.44 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13747333.438 E 3178382.485
- 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 0.9998697934.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C-0202C, EFFECTIVE AUGUST 15, 2019, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). 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. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON VISIBLE EVIDENCE, AVAILABLE PUBLIC RECORDS AND ON THE GROUND SURVEY.
- THREE-QUARTER (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" 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 ADJUT 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.
- LOTS BACKING OR SIDING FRIENDSWOOD PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM FOREMENTIONED STREET.
- THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 2 ORDINANCE 2021-26.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES, RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES) THAT ARE WITHIN PRIVATE EASEMENTS. THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
- 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 AVALON AT FRIENDSWOOD HOA.
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "E/PUE" (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.)
- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.
- NO TREE OTHER THAN SPECIES LISTED AS SMALL TREES (SIZE 3) ON THE QUALIFIED TREE LIST MAY BE PLANTED OVER OR WITHIN FIVE LATERAL FEET OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE OR OTHER UTILITY.

DESCRIPTION OF
12.938 ACRES

BEING 12.938 ACRES OF LAND LOCATED IN THE MARY FABREAU SURVEY, ABSTRACT NO. 69, GALVESTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 96.944 ACRE TRACT DESCRIBED IN THE DEED TO TAYLOR MORRISON OF TEXAS, INC. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019064239 OF THE OFFICIAL PUBLIC RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.O.P.R.), SAID 12.938 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST NORTHERLY CORNER OF RESERVE "H" OF AVALON AT FRIENDSWOOD SECTION 1, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 0021008027 OF THE MAP RECORDS OF SAID GALVESTON COUNTY, TEXAS, COMMON TO THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 4.994 ACRE TRACT DESCRIBED IN THE DEED TO CITY OF FRIENDSWOOD BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2019064237, G.C.O.P.R. AND IN THE WEST LINE OF SAID 96.944 ACRE TRACT, COMMON TO THE EAST LINE OF THAT CERTAIN CALLED 194.21 ACRE TRACT DESCRIBED AS "TRACT A" IN THE DEED TO YELLOWSTONE HILL COUNTRY RANCHING, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2010059686, G.C.O.P.R.;

THENCE SOUTH 49° 21' 21" EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID COMMON "H" COMMON TO THE SOUTH LINE OF SAID 4.994 ACRE TRACT, 631.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE NORTH 63° 11' 32" EAST, DEPARTING SAID COMMON LINE, 351.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE POINT OF BEGINNING AND SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 35° 24' 56" EAST, 170.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 149.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET, A CENTRAL ANGLE OF 05° 29' 03", AND A CHORD WHICH BEARS NORTH 51° 50' 32" WEST, 149.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 49° 06' 01" WEST, 104.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 158.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90° 59' 32", AND A CHORD WHICH BEARS NORTH 03° 36' 15" WEST, 142.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 41° 53' 32" EAST, 735.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 73.64 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 06° 01' 40", AND A CHORD WHICH BEARS SOUTH 58° 32' 29" EAST, 73.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 61° 33' 19" EAST, 106.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 102.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 58° 27' 02", AND A CHORD WHICH BEARS SOUTH 32° 19' 48" EAST, 97.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 06' 17" EAST, 735.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 130.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 24° 57' 53", AND A CHORD WHICH BEARS SOUTH 09° 22' 40" WEST, 129.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 21° 51' 36" WEST, 54.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

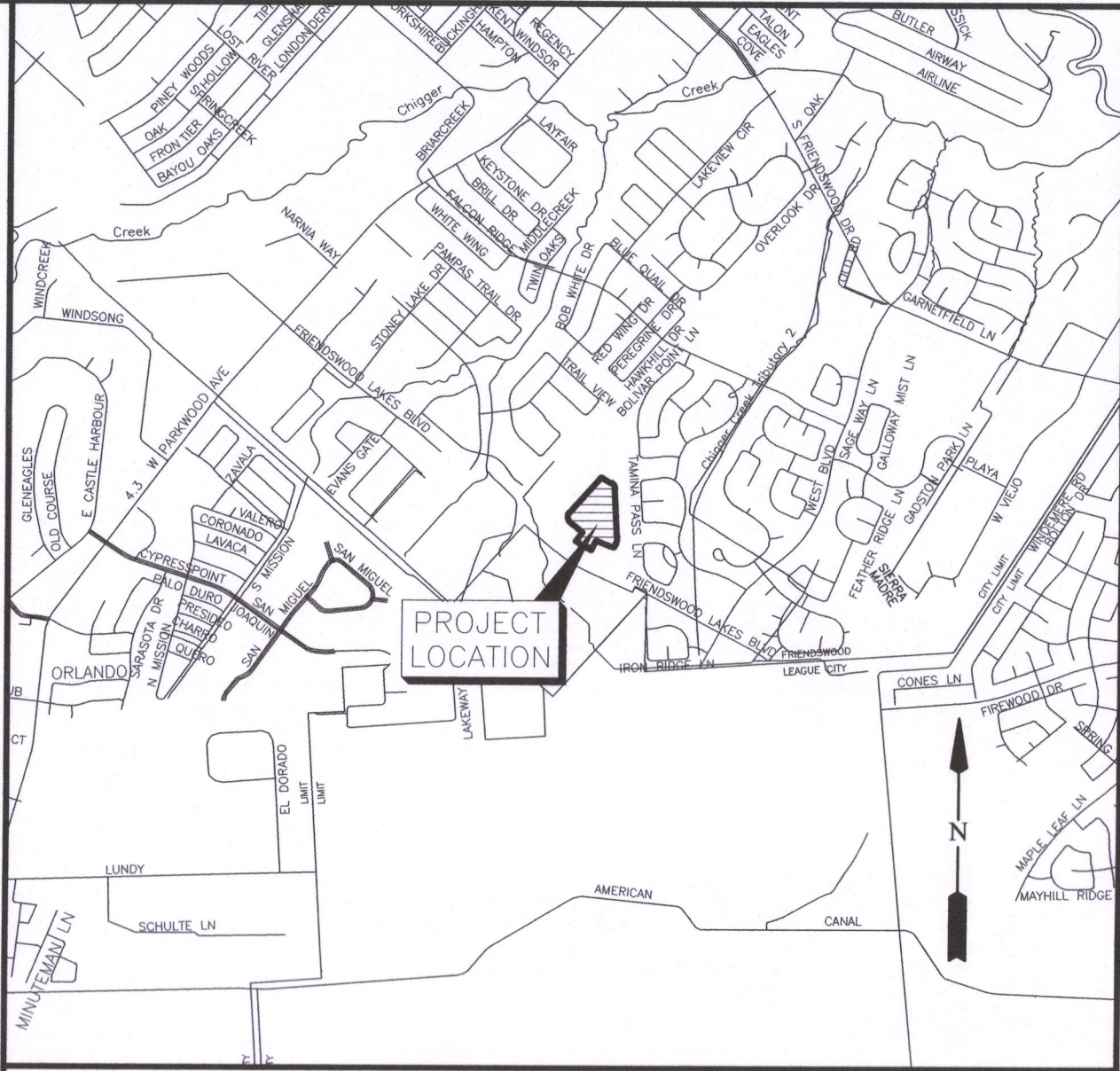
THENCE, NORTH 72° 03' 43" WEST, 73.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 227.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET, A CENTRAL ANGLE OF 08° 21' 50", AND A CHORD WHICH BEARS NORTH 67° 52' 48" WEST, 227.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 26° 18' 07" WEST, 170.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 275.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 09° 06' 49", AND A CHORD WHICH BEARS NORTH 59° 08' 28" WEST, 274.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.938 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECOROATION OF THE ASSOCIATED SUBDIVISION PLAT.



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 656S

FINAL PLAT OF AVALON AT FRIENDSWOOD DETENTION

A SUBDIVISION OF 12.938 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

0 LOTS 1 RESERVE (12.938 ACRES) 1 BLOCK

DATE: JULY 12, 2022 JOB NO. 0074-0406A

OWNER:
**TAYLOR MORRISON
OF TEXAS, INC.**

ROBERT L. SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
PH: (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

LJA

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

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

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Conduct a public hearing regarding a request for a zone classification change to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of Fisd Intermediate School #2, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposal for the amendments to the site includes constructing six (6) new classrooms, demolishing and relocating the track, and adding driveways within the site to allow school traffic to stack within the property rather than on FM 528. These additions are part of the 2020 Bond program approved by the voters for Friendswood Independent School District (FISD).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The site is already developed with the school. The classroom additions will not affect neighboring properties, however the reorganization of the traffic flow will aid in getting the majority of the traffic off of FM 528.

RECOMMENDATIONS

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

ATTACHMENTS

1. Application_2100 W Parkwood Ave
2. Deed_2100 W Parkwood Ave
3. Final Plat_FISD Intermediate School Num_2
4. Ordinance 98-7 Original SUP
5. Aerial Map_2100 W Parkwood Ave
6. Location Map_2100 W Parkwood Ave
7. Zoning Map_2100 W Parkwood Ave
8. Future Land Use Map_2100 W Parkwood Ave
9. Rezoning Report Windsong SUP July 2022
10. SUP Plans_Windsong Intermediate School
11. Traffic Study_Windsong Intermediate School



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: PUD

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☒ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 2100 W Parkwood Ave, Friendswood, TX 77546

Platted Land – Plat Name: FISD Intermediate School #2 Lot: 1 Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Friendswood Independent School District Phone: 281-482-1267

Owner's Mailing Address: 302 Laurel Drive

City: Friendswood State: TX Zip: 77546 Fax: _____

Owner's Email Address: kdingell@fisd12.net

AGENT'S NAME : PBK Architects, Inc. Phone: 713-965-0608

Agent's Mailing Address: 11 Greenway Plaza, 22nd Floor

City: Houston State: TX Zip: 77046 Fax: 713-961-4571

Agent's Email Address: blanca.soto@pbk.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature Kim Dingell Digitally signed by Kim Dingell
DN: cn=Kim Dingell, ou=Friendswood Independent School District, email=Kim.Dingell@fisd12.net, c=US
Date: 2022.05.26 16:25:15-0500 Date: _____

Agent's Signature: Blanca Soto Digitally signed by Blanca Soto
DN: cn=Blanca Soto, ou=PBK Architects, email=Blanca.Soto@pbk.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2022.05.30 16:07:04-0500 Date: _____

Received By: <u>BBennett</u>	Application Number: <u>2022-0044</u>
Date of Public Hearing: <u>8-11, 9-12</u>	Received Date: <u>7-5-2022</u>
Property Owner Notices: <u>7-29</u>	Newspaper Notice: <u>7-18</u>
	Sign on Property: <u>7-29</u>

149008

F-354
3-13-78
6

THE STATE OF TEXAS

COUNTY OF GALVESTON

D E E D

BOOK 2957 PAGE 115

DEED

Know all men by these presents that we Robert Clark Anderson and Dean F. Anderson, hereinafter called Grantors, for and in consideration of the sum of Fifty One Thousand Eight Hundred Forty and 60/100 (\$51,840.00) Dollars cash to us in hand paid by the Friendswood Independent School District, a public free school corporation of Galveston County, Texas, hereinafter called Grantees, the receipt of which is hereby acknowledged, have granted, sold and conveyed and by these presents do grant, sell and convey, unto the said Friendswood Independent School District, its successors and assigns, the following described property situated in Galveston County, Texas:

All that certain tract or parcel of land shown as Reserve "A" on the Plat of WINDSONG SUBDIVISION (unrecorded), said WINDSONG SUBDIVISION being 207.227 acres of land in Galveston County, Texas, and consisting of a part of Lot 15 and all of Lot 16 of BURGESS SUBDIVISION out of Section 6, B.S. & F. Survey (George W. Patterson Survey, Abstract No. 645), according to the plat of said BURGESS SUBDIVISION recorded in Volume 119, Page 14, in the office of the County Clerk of Galveston County, Texas, also consisting of a certain tract of land out of the William Henry Survey, Abstract No. 84, being the same land conveyed to Thomas C. Edwards by Deed recorded in Volume 319, Page 519-521 in the office of the County Clerk of Galveston County, Texas, and said Reserve "A" being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the Northeast line of said B.S. & F. Survey, Section 6, and the existing Northerly right-of-way line of State Highway F.M. No. 528;

THENCE South 41 deg. 09 min. 15 sec. West, along and with said Northerly right-of-way line of F.M. 528, a distance of 1179.465 feet to a point for corner in the Southwest right-of-way line of Windsong Lane (60 feet wide); being the most Easterly corner and PLACE OF BEGINNING of the tract herein described;

THENCE continuing South 41 deg. 09 min. 15 sec. West, along and with the said Northerly right-of-way line of F. M. 528, a distance of 158.03 feet to an iron rod for corner;

D E E D
BOOK 2957 PAGE 416

THENCE North 89 deg. 17 min. 20 sec. West, a distance of 760.78 feet to an iron rod for corner on the West line of Burgess Suvdivision also being the East line of the Mary Sloan Survey, Abstract 184, Galveston County, Texas;

THENCE North 9 deg. 42 min. 15 sec. East, along said West line of Burgess Survey and East line of Mary Sloan Survey, a distance of 505.80 feet to an iron rod for corner;

THENCE South 89 deg. 17 min. 20 sec. East, a distance of 404.98 feet to an iron rod for corner on the Westerly right-of-way line of Windsong lane (60 foot wide);

THENCE South 9 deg. 42 min. 15 sec. West, along said Westerly right-of-way line of Windsong Lane, a distance of 50.00 feet to an iron rod for corner;

THENCE South 48 deg. 50 min. 45 sec. East, along the Southwest right-of-way line of Windsong Lane, a distance of 508.59 feet to the PLACE OF BEGINNING of the tract hereby described.

Containing 7.4058 Acres of land more or less.

The Grantors, specifically reserve and retain all mineral and royalty rights owned by them in the subject property, however, Grantors, their heirs or assigns shall have no right of surface exploration.

To have and to hold the above described property and premises, together with all and singular the rights and appurtenances thereto and in anywise belonging, with the reservation aforesaid, unto the said Friendswood Independent School District, its successors or assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises, with the reservation aforesaid, unto the said Friendswood Independent School District, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness our hands this 13th day of March, 1978.

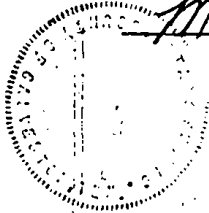

Robert Clark Anderson


Dean E. Anderson

THE STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Robert Clark Anderson, 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 consideration therein expressed.

Given under my hand and seal of office, this 13th day of March, 1978.

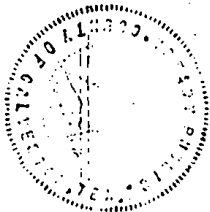


Dorothy Wall
Notary Public in and for
Galveston County, Texas
Dorothy Wall

THE STATE OF TEXAS
COUNTY OF GALVESTON

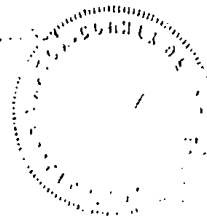
Before me, the undersigned authority, on this day personally appeared Dean E. Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13th day of March, 1978.



Dorothy Wall
Notary Public in and for
Galveston County, Texas
Dorothy Wall

DEED
BOOK 2957 PAGE 418



143008

FILED FOR RECORD
MAR 15 9 39 AM 1978

gibbs
COUNTY CLERK, GARFIELD COUNTY, TEXAS

Return to Superior Title Co. Inc.
P. O. Box 205
Fritchwood, Texas 77540

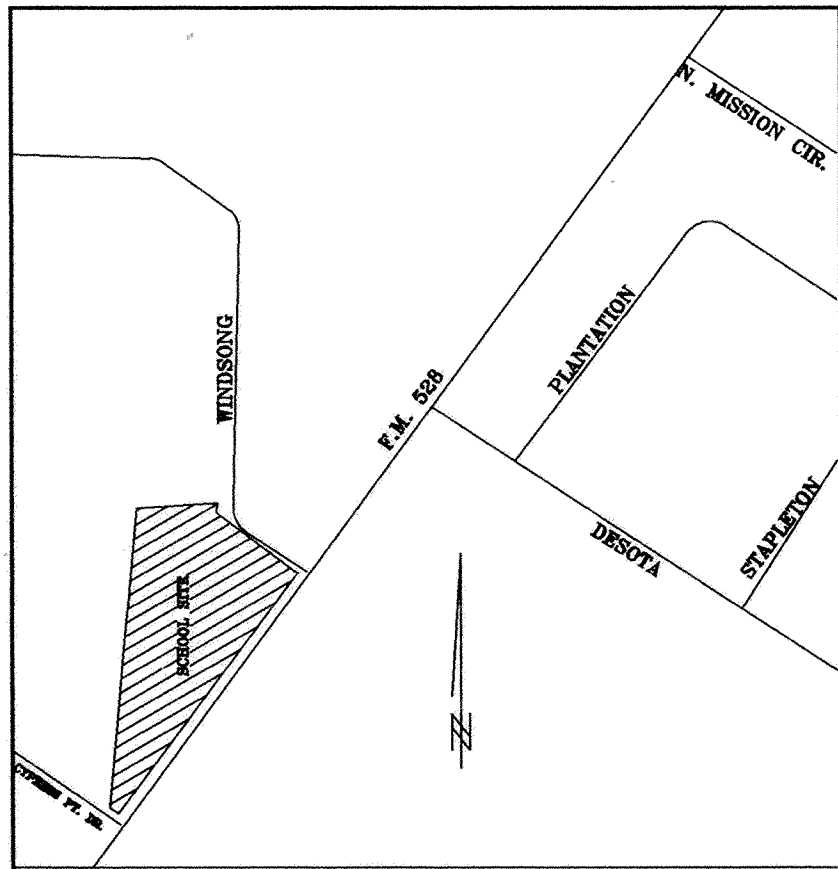
Closer: *D. Wall*
CF # *F-354* Buyer: *Friendwood, ISD*

STATE OF TEXAS COUNTY OF GARFIELD
I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly recorded
in the volume and page of the record books of Garfield
County, Texas as shown by the following:



MAR 15 1978

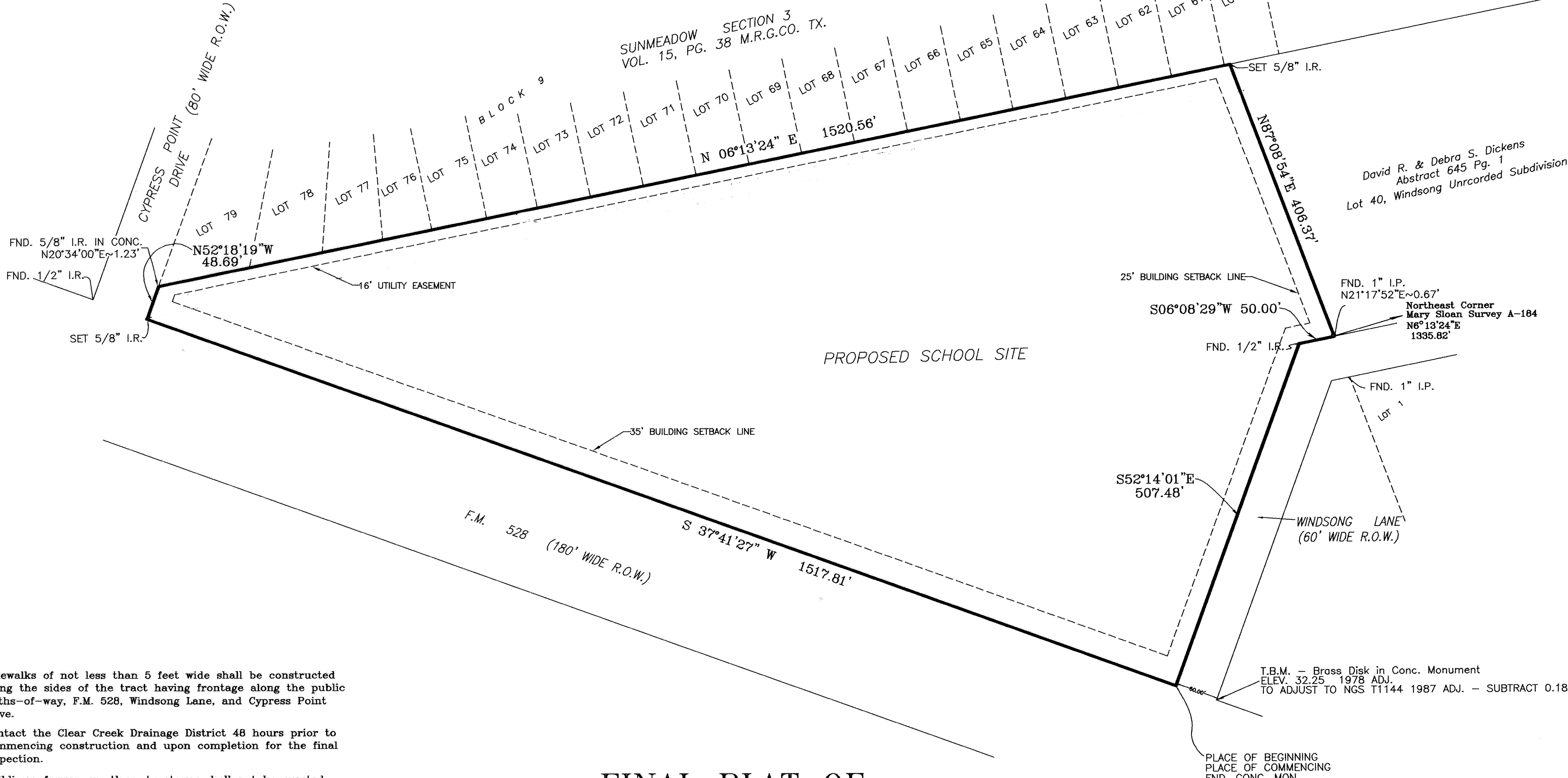
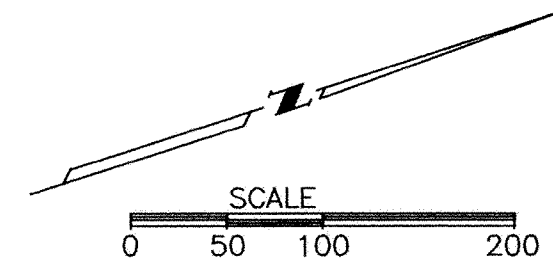
J. L. Humphrey Jr.
COUNTY CLERK, Garfield County, TEXAS



VICINITY MAP
NOT TO SCALE

* LEGEND *

ASPH. ASPHALT
CONC. CONCRETE
C/O CENTERLINE
CMP. CORRUGATED METAL PIPE
E. ELECTRICITY
F.H. FIRE HYDRANT
F.L. FLOWLINE
FND. FOUNDATION
G.V. GAS VALVE
G. GAS METER
I.P. IRON PIPE
L.P. LIGHT POLE
M. MANNING
P. POWER (OVERHEAD)
P.T. POWER & TELEPHONE (OVERHEAD)
R.C.P. REINFORCED CONCRETE PIPE
S.P. SERVICE PIPE
T. TEMPORARY BENCH MARK
T.C. TOP CURB
T.M. TOP OF
T.W. TOP OF
W. WATER METER
W.V. WATER VALVE



Sidewalks of not less than 5 feet wide shall be constructed along the sides of the tract having frontage along the public rights-of-way, F.M. 528, Windsong Lane, and Cypress Point Drive.

Contact the Clear Creek Drainage District 48 hours prior to commencing construction and upon completion for the final inspection.

Buildings, fences or other structures shall not be erected in CCDD right-of-ways or drainage easements.

The Detention and drainage facilities are to be maintained by the property owner.

All drainage facilities shall have erosion control established upon completion. Contractor to provide the District with proposed grass type, application rate and method for approval prior to commencing work.

GENERAL INFORMATION

1. FLOOD STATEMENT:
BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485468-0005 D. DATED JUNE 3, 1988, THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF "SAID SURVEY" ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

2. BEARINGS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION MAP OF F.M. 528 (SOUTH 37°41'27" WEST) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 528.

3. NO TITLE COMMITMENT FURNISHED AT THE TIME OF THIS SURVEY.

4. T.B.M. - BRASS DISK IN CONC. MONUMENT @ SOUTHEAST INTERSECTION OF F.M. 528 & WINDSONG LANE - ELEV. 32.25 1978 ADJ.

5. ZONING DISTRICT SFR SPECIAL USE PERMIT ORDINANCE NO. 98-7

6. FLOOD INFORMATION:
Minimum Floor Elevation on these lots is 37.10 feet MSL as defined by the NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 485468-0005D dated JUNE 3, 1988

7. NO PIPELINE EASEMENTS EXIST ON THIS SITE.

8. Detention Ponds to be maintained by owner.

I, J. GARLYN RAINWATER, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY 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 THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 5 DAY OF May 1998

J. GARLYN RAINWATER REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4722



FINAL PLAT OF
FISD INTERMEDIATE SCHOOL #2
(1 LOT)

A REPLAT OF
LOTS 12 & 15, AND A PORTION
OF A 40' WIDE PLATTED ROAD IN
THE BURGESS SUBDIVISION
MARY SLOAN SURVEY A-184, RECORDED IN
VOLUME 119, PAGE 14, DEED RECORDS,
GALVESTON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF GALVESTON

I, PATRICIA RITCHIE, CLERK OF THE COUNTY COURT OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON

_____, 1998, AT _____ O'CLOCK _____ M. AND

DULY RECORDED ON _____, 1998, AT _____ O'CLOCK

FOR SAID COUNTY, _____ M., ON PLAT NUMBER _____, PAGE _____, IN THE PLAT RECORDS

DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, THE DAY AND

DATE LAST ABOVE WRITTEN.

PATRICIA RITCHIE, CLERK, COUNTY COURT, GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

APPROVED this 21st day of July, 1998,
City Engineer, City of Friendswood, Texas

Mickiel G. Hodge
City Engineer

APPROVED this 21st day of July, 1998, by the Planning and Zoning
Commission of the City of Friendswood, Texas.

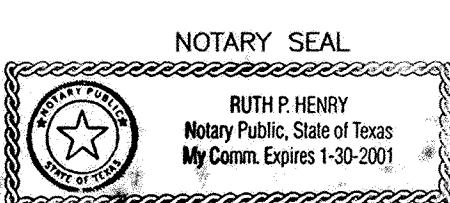
William R. Finger, Chairman
Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF Galveston

BEFORE ME, the undersigned authority, on this day personally appeared William Finger, Chairman of Planning and Zoning Commission, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of the City of Friendswood, Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 21st day of July, 1998

Ruth P. Henry
Notary Public in and for the State of Texas
My Commission Expires 1-30-2001



STATE OF TEXAS
COUNTY OF GALVESTON

WHEREAS, FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the MARY SLOAN SURVEY ABSTRACT 184, City of Friendswood Galveston County, Texas, according to the deed recorded in Deed Records of Galveston County, Texas, and being more particularly described as follows:

BEING 16.9255 acres or 737,273 square feet of land being all of a call 7.4058 acre tract as described in a deed to Friendswood Independent School District, and being out of Lots 12 and 15 along with a portion of a 40 foot wide platted road as shown on a Plat of the Burgess Subdivision of Section 6, 85&8" as recorded in Volume 119 Page 14 of the Deed Records of Galveston County, Texas (Bearings based on Texas Department of Transportation Map of FM 528, South 37°41'27" West along the Westerly Right of Way line of FM 528) said 16.9255 acres being more particularly described as follows:

BEGINNING at a concrete monument in the Westerly Right of Way line of FM 528 (180 foot wide Right of Way with the Southerly Right of Way line of Windsong Lane (60 foot Right of Way);

THENCE South 37° 41'27" West along the Westerly Right of Way line of FM 528 a distance of 1,517.81 feet to a 5/8 inch iron rod set for corner in the Northerly Right of Way line of Cypress Point Drive (80 foot Right of Way) as shown in a Plat of Sunmeadow Section 3, recorded in Volume 15, Page 38, of the Map Records of Galveston County;

THENCE North 52° 18'19" West along the Northerly Right of Way line of Cypress Point Drive a distance of 48.69 feet to a point for the most Southerly corner of Lot 79, Block 9 of said Sunmeadow Section 3, from said point a 5/8 inch iron rod in concrete was found bearing North 20°34'00" East, 1.23 feet;

THENCE North 06° 13' 24" East, along the Easterly line of said Block 9, a distance of 1,520.56 feet to a 5/8 inch iron rod set for corner;

THENCE North 87° 08' 54" East, along the Northerly line of said 7.4058 acre tract, a distance of 406.37 feet (call 404.98 feet) to a point for corner in the Westerly Right of Way line of said Windsong Lane, from said point a 1 inch iron pipe was found bearing North 21° 17' 52" East, 0.67 feet;

THENCE South 06° 08' 29" West along the Westerly Right of Way line of said Windsong Lane a distance of 50.00 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 52° 14' 01" East, along the Southerly Right of Way line of Windsong Lane, a distance of 507.48 feet (call 508.59 feet) to the PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as FISD Intermediate School # 2, an addition to the City of Friendswood, Galveston County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way are hereby dedicated in fee simple to the City of Friendswood for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Friendswood Texas.

Curtis Wilson
Facilities Director

STATE OF TEXAS
COUNTY OF Galveston

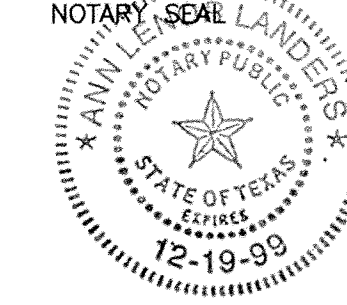
BEFORE ME, the undersigned authority, on this day personally appeared Curtis Wilson of Friendswood Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of May, 1998

Notary Public in and for the State of Texas

My Commission Expires:

12/19/99



NO BUILDING PERMIT MAY BE OBTAINED PRIOR TO APPROVAL OF DRAINAGE DESIGN BY THE CLEAR CREEK DRAINAGE DISTRICT

CLEAR CREEK DRAINAGE DISTRICT APPROVAL

Supervisor Date 5/5/98

Supervisor Date 5-5-98

FINAL PLAT
FISD INTERMEDIATE SCHOOL #2

16.925 ACRES

IN
MARY SLOAN SURVEY A-184
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

Job Number 099-02

OWNER: Friendswood Independent School District
302 Laurel Street
Friendswood Texas 77546
PHONE (281) 482-1287

SURVEYOR: FOSTER - RAINWATER
AND ASSOCIATES
SURVEYING
4202 ALLEN ROAD
PEARLAND, TEXAS 77584
281-489-0189 FAX: 281-489-0404

PLAT PREPARED BY: CENTURION CONSULTING GROUP
Planners, Engineers, Construction Managers
9000 GULF FREEWAY, SUITE 250
HOUSTON, TEXAS 77017
PHONE (713) 943-7079 FAX (713) 943-7844

May 5, 1998

ORDINANCE NO. 98-7

AN ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE PLANNING AND ZONING COMMISSION RECOMMENDATION REGARDING THE REQUEST FOR A SPECIFIC USE PERMIT FOR 16.9225 ACRES LOCATED AT F.M. 528 AND WINDSONG OUT OF LOTS 12 AND 15, SECTION 6,B,S & F SURVEY, BURGESS ADDITION, GALVESTON COUNTY, TEXAS, SINGLE FAMILY RESIDENTIAL (SFR) FOR A SPECIFIC USE PERMIT-SCHOOL (SUP-SCHOOL), AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 84-15;AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000. FOR EACH DAY OF VIOLATION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, record owner Friendswood Independent School District, has requested a SPECIFIC USE PERMIT for 16.9255 acres of property located at F.M. 528 and Windsong, out of lots 12 and 15, section 6,B,S & F Survey, Burgess Addition, Galveston County, Texas, situated within the corporate limits of the City of Friendswood, Texas; and

WHEREAS, said tract of land presently has a zoning classification of SINGLE FAMILY RESIDENTIAL (SFR) pursuant to Ordinance no. 84-15, passed and approved the 19th day of November 1984, same being the City of Friendswood Zoning Ordinance; and

WHEREAS, Record Owner/Agent for said property, has made application to the City of Friendswood to request a SPECIFIC USE PERMIT-SCHOOL (SUP-SCHOOL), as authorized by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning commission and the City Council of the City of Friendswood have conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such request for change in zoning classification; and

WHEREAS, the Planning and Zoning Commission has recommended APPROVAL and the City Council now deems it appropriate to APPROVE such requested change in classification;

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of that certain property located at F.M. 528 and Windsong, 16.9255 acres, out of Lots 12 and 15, Section 6 B, S & F Survey, Burgess Addition, Galveston County, Texas, is hereby changed to SPECIFIC USE PERMIT-SCHOOL, (SUP-SCHOOL).

Section 3. The Zoning District Map of the City of Friendswood shall be revised and amended to show the zoning classification of the above described property, Friendswood, Galveston County, Texas as provided in Section 2, hereof, with the appropriate reference thereon to the number and effective date of the ordinance and brief description of the nature of the change.

Section 4. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification for property located at F.M. 528 and Windsong, 16.9255 acres ALSO KNOW AS BEING OUT OF LOT 12 AND 15, SECTION 6, B, S & F SURVEY, BURGESS ADDITION, Galveston County, Texas as described by the metes and bounds in attached Exhibit "A".

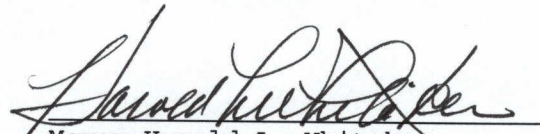
Section 5. This Specific Use Permit shall become null and void after a period of two (2) years after the date of issuance unless construction or use is substantially underway during said two-year period, or unless an extension of time is approved by City Council.

Section 6. Any person who shall violate any provision, of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in the amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

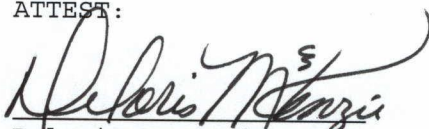
Section 7. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjusted invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED ON FIRST READING THIS 16th DAY OF March, 1998.

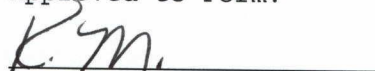
PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING THIS 6th DAY OF April, 1998.


Mayor Harold L. Whitaker
City of Friendswood

ATTEST:


Deloris McKenzie, TRMC
City Secretary

Approved to Form:


City Attorney

MOTION: MEL AUSTIN
2ND: ALINE DICKEY
APPROVED: UNANIMOUSLY

DESCRIPTION

Of 16.9255 acres or 737,273 square feet of land being all of a call 7.4058 acre tract as described in a deed to Friendswood Independent School District, and being out of Lots 12 and 15 along with a portion of a 40 foot wide platted road as shown on a plat of the Burgess Subdivision of Section 6, B. S. & F. Survey as recorded in Volume 119, Page 14 of the Deed Records Galveston County, Texas (bearings based on Texas Department of Transportation Map of FM 528, South 37°41'27" West along the Westerly Right-Of-Way line of FM 528) said 16.9255 acres being more particularly described by metes and bounds as follows;

BEGINNING at a concrete monument in the Westerly Right-Of-Way line of FM 528 (180 foot wide Right-Of-Way) with the Southerly Right-Of-Way line of Windsong Lane (60 foot wide Right-Of-Way);

THENCE South 37°41'27" West along the Westerly Right-Of-Way line of FM 528 a distance of 1,517.81 feet to a 5/8 inch iron rod set for corner in the Northerly Right-Of-Way line of Cypress Point Drive (80 foot wide Right-Of-Way) as shown in a plat of Sunmeadow Section 3, recorded in Volume 15, Page 38, of the Map Records of Galveston County, Texas;

THENCE North 52°18'19" West, along the Northerly Right-Of-Way line of Cypress Point Drive a distance of 48.69 feet to a point for the most Southerly corner of Lot 79, Block 9 of said Sunmeadow Section 3, from said point a 5/8 inch iron rod in concrete was found bearing North 20°34'00" East, 1.23 feet;

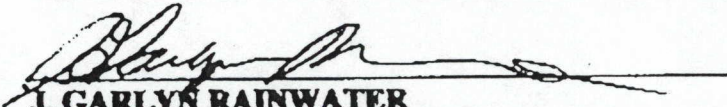
THENCE North 06°13'24" East, along the Easterly line of said Block 9, a distance of 1,520.56 feet to a 5/8 inch iron rod set for corner;

THENCE North 87°08'54" East, along the Northerly line of said 7.4058 acre tract, a distance of 406.37 feet (call 404.98 feet) to a point for corner in the Westerly Right-Of-Way line of said Windsong Lane, from said point a 1 inch iron pipe was found bearing North 21°17'52" East, 0.67 feet;

THENCE South 06°08'29" West along the Westerly Right-Of-Way line of said Windsong Lane a distance of 50.00 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 52°14'01" East, along the Southerly Right-Of-Way line of Windsong Lane, a distance of 507.48 feet (call 508.59 feet) to the **PLACE OF BEGINNING**.

WITNESS MY HAND AND SEAL THIS THE 29TH DAY OF DECEMBER, 1997.


J. GARLYN RAINWATER

Registered Professional Land Surveyor No. 4722

FOSTER-RAINWATER & ASSOCIATES SURVEYING

4202 ALLEN ROAD

PEARLAND, TEXAS 77584

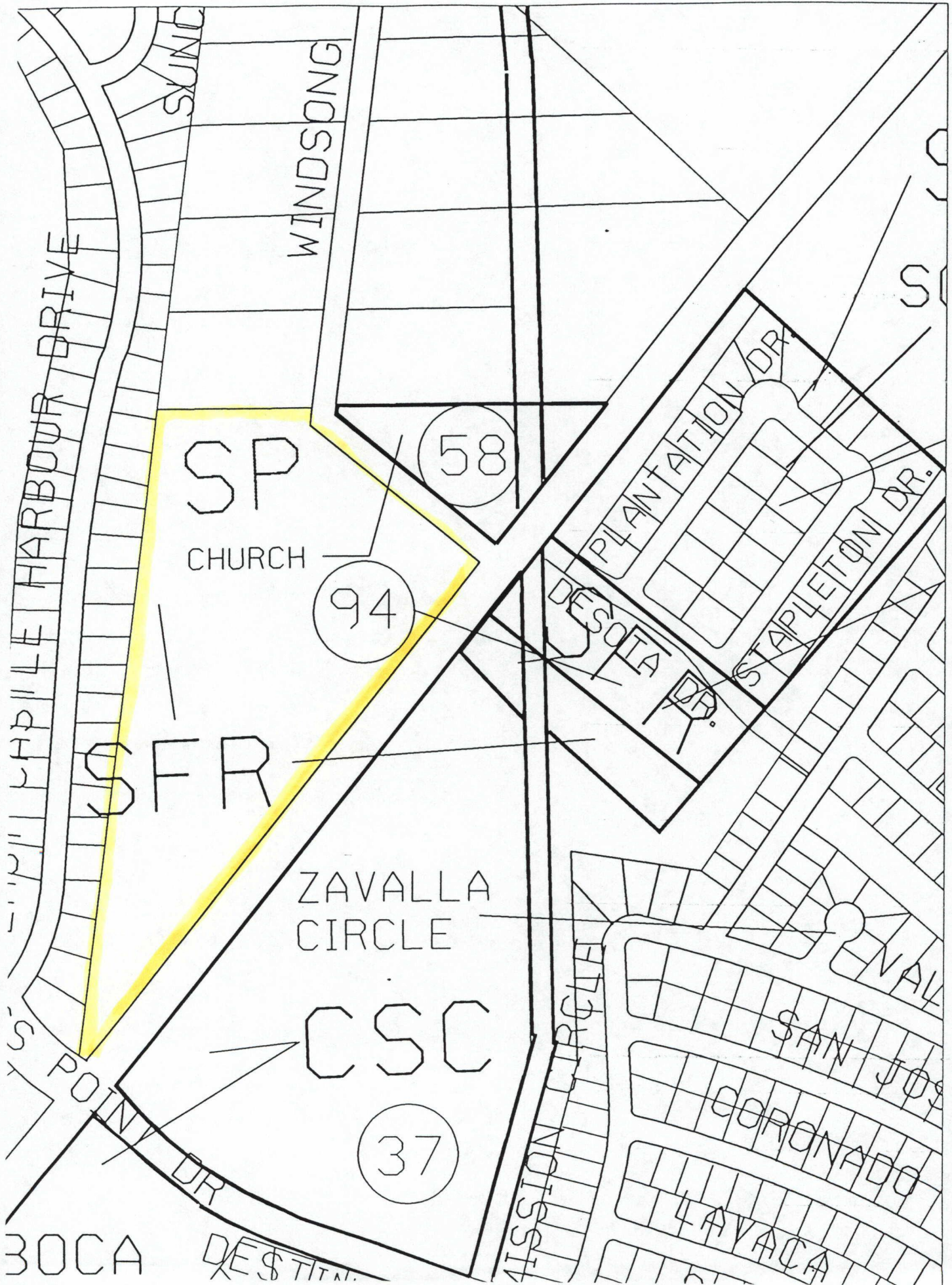
PHONE: (281) 489-0189

FAX: (281) 489-0404

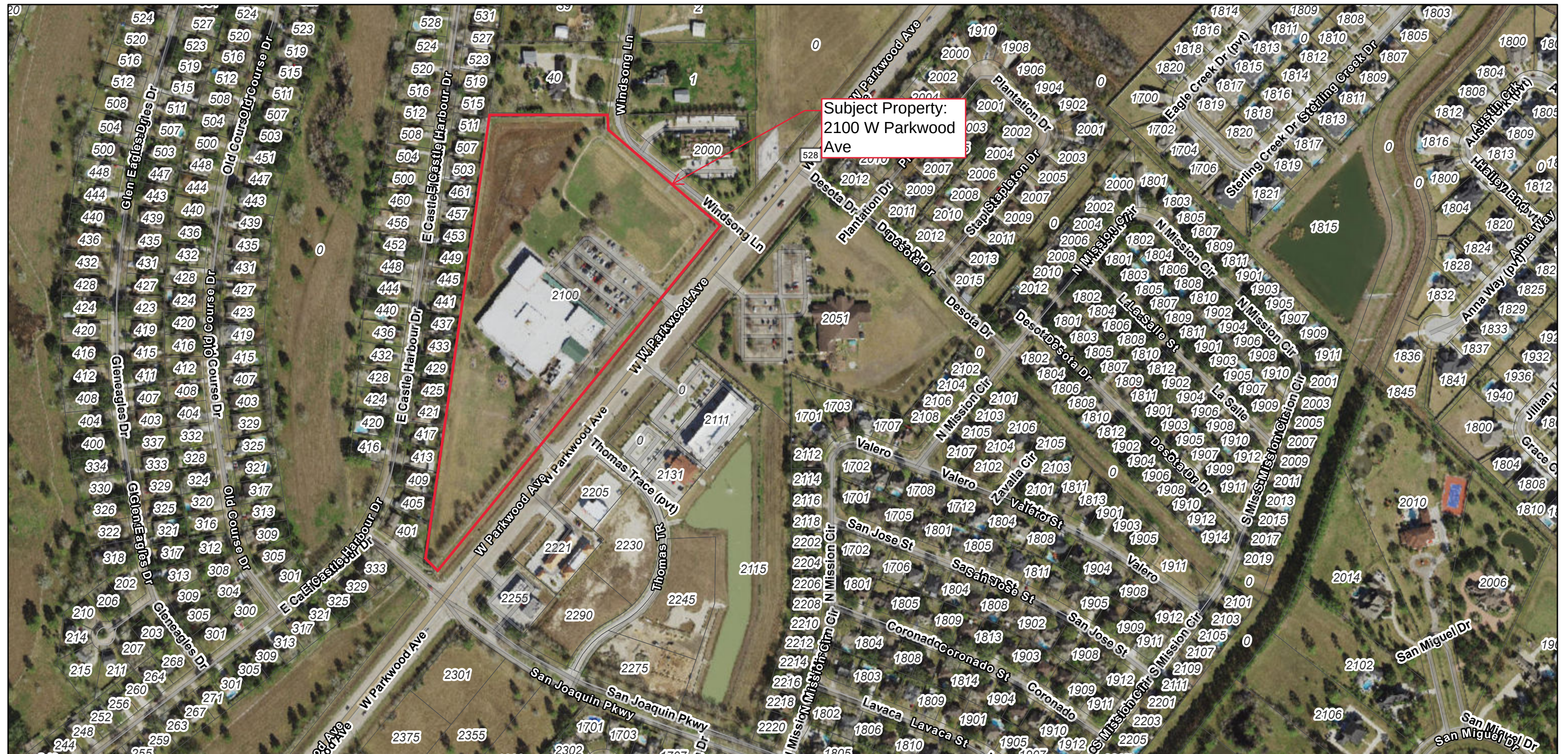


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Friendswood, Texas



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 City Limits

Streets

Parcels

Parcels Owner Information

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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City of Friendswood Staff

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Friendswood, Texas



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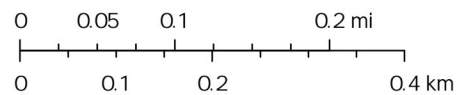
 City Limits

Streets

Parcels

Parcels Owner Information

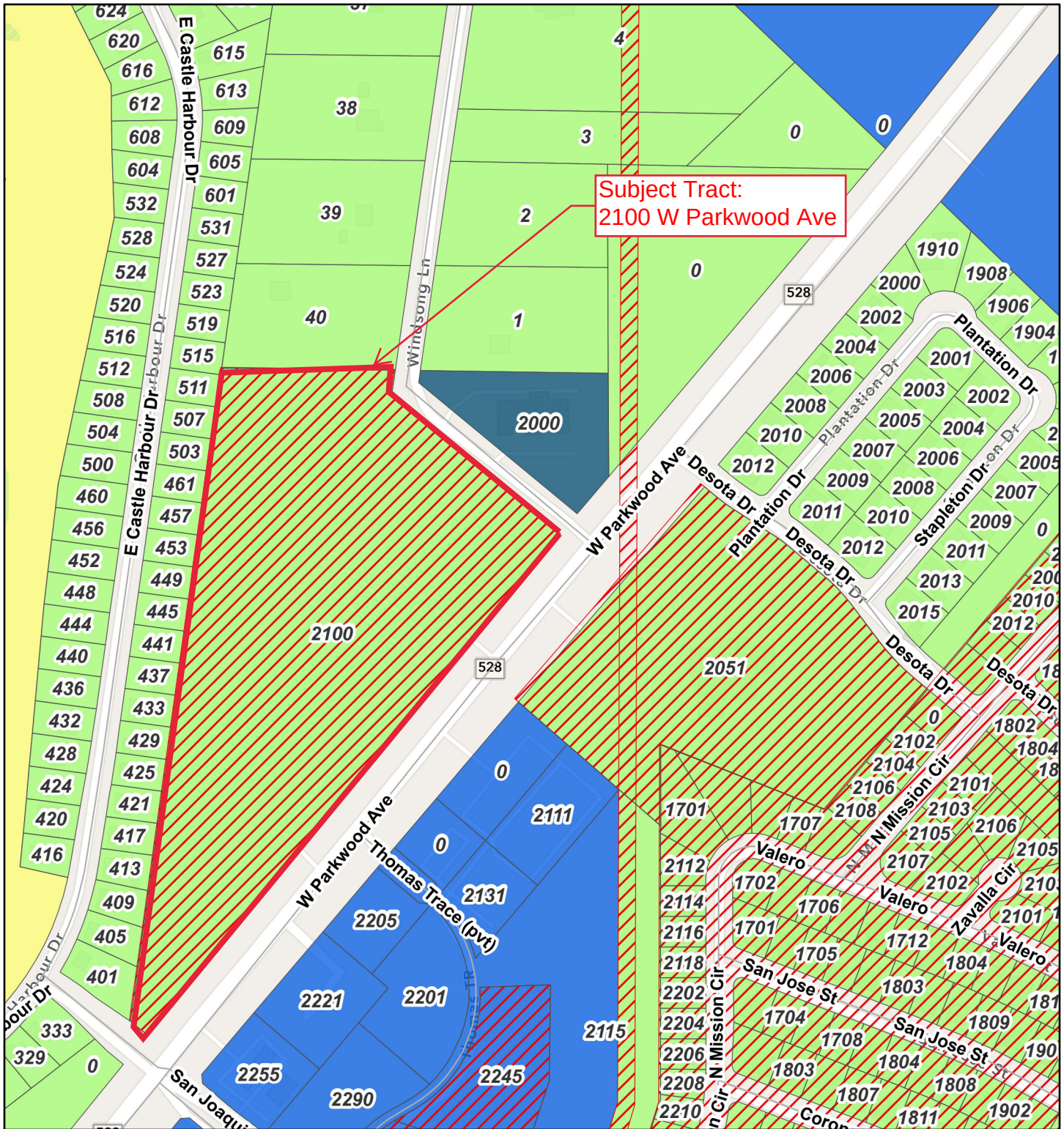
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City of Friendswood Staff

Friendswood, Texas



7/8/2022, 3:13:03 PM

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City Limits

Streets

Parcels

Parcels Owner Information

Specific Use Permits

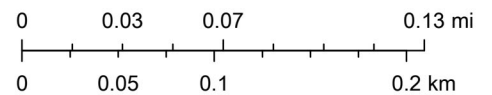
Zoning of Parcels

CSC

NC

PUD

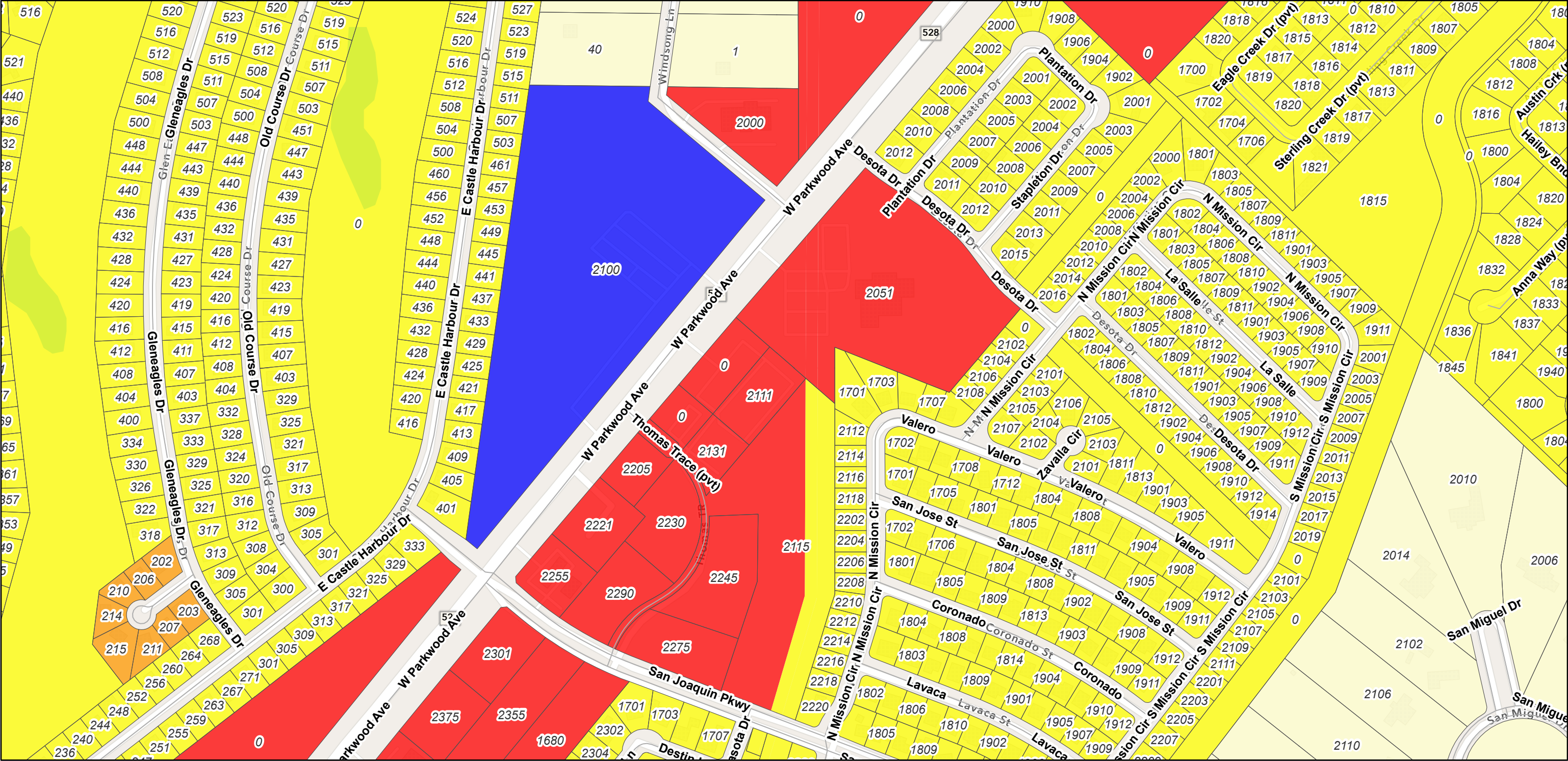
SFR



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City of Friendswood Staff

Friendswood, Texas



7/19/2022, 11:50:09 AM

- City Limits

Streets

Parcels
- Parcels Owner Information

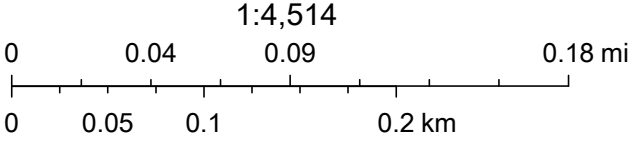
Future Land Use Adopted 2021

SFR- Estate

Low Density
- High Density Residential

Retail

Public and Semi-Public



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Rezoning Report

July 2022

Project: FISD Windsong Intermediate School

Address: 2100 W. Parkwood Ave.

Legal: 16.925 acres located at 2100 W. Parkwood Ave., also known as Lot 1 in the Final Plat of FISD Intermediate School #2, being all of a call 7.4058 acre tract as described in a deed to Friendswood Independent School District, an being out of Lots 12 and 15 along with a portion of a 40 foot wide platted road as shown on a Plat of the Burgess Subdivision of Section 6, BS&F as recorded in Volume 119, Page 14 of the Deed Records of Galveston County, Texas

Request: Zone classification change request to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 Elementary and Secondary Schools for an addition to the Windsong Intermediate school site (underlying Single Family Residential (SFR)) will remain)

Zoning Ordinance, Appendix C

G. *Specific use permits.*

1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.

...

5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

- d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
 - h. That the proposed use is in accordance with the comprehensive plan.
6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
7. *Time limit.* A specific use permit issued under this section shall expire two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. However, where the development is based on a long-term, multi-phased master plan, the specific use permit issued under this section shall have no expiration date. Further, any substantive change to the master plan shall require an amendment to the specific use permit.
8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- a. The specific use permit was obtained or extended by fraud or deception; or
 - b. That one or more of the conditions imposed by the permit has not been met or has been violated.
9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

Existing Use/Site Attributes:

Windsong Intermediate School is already located at this site. In 2020, voters approved a bond for the school district and part of that bond project included changes to the intermediate school: 6-classroom addition including storage to address anticipated growth.



City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Single Family Residential / Specific Use Permit (98-7). The original SUP Ordinance 98-7 was approved on April 6, 1998, which approved the school use.



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property is completely bordered by tracts that are zoned Single Family Residential (SFR). The tract across Windsong Lane is zoned Neighborhood Commercial (NC).

Platting Analysis:

The property is platted as Final Plat of FISD Intermediate School #2 (1998).

Planning Analysis:

The current zoning of Single Family Residential (SFR) allows NAICS Use #6111 Elementary and Secondary Schools with a Specific Use Permit (SUP).

Notice of the public hearings was published in the newspaper; a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The existing school is compliant with the 2021 Future Land Use Map which identifies the site as a “Public and Semi-Public” use.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria.

Utilities:

City of Friendswood water and sewer services are existing and available.

Access:

The property has existing direct access from West Parkwood Ave (FM 528).

Park/Open Space:

Parkland Dedication does not apply.



FRIENDSWOOD ISD

**WINDSONG INTERMEDIATE SCHOOL ADDITION AND
RENOVATION - SPECIFIC USE PERMIT**

2100 W PARKWOOD AVE.
FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW

2022/07/01



BOARD OF TRUSTEES

TONY HOPKINS
DR. DAVID MONTZ
LAURA SEIFERT
DR. REBECCA HILLENBURG
NIKI RHODES
ROBERT C. McCABE
RALPH HOBRATSCHK

PRESIDENT
VICE PRESIDENT
SECRETARY
MEMBER
MEMBER
MEMBER
MEMBER

ADMINISTRATION

THAD ROHER
LAUREN AMBEAU
KIM COLE
AMBER PETREE
LINDSEY FOLEY
STACY GUZZETTA
JT PATTON
DANYA OWENS

SUPERINTENDENT OF SCHOOLS
ASSISTANT SUPERINTENDENT OF TEACHING AND LEARNING
EXECUTIVE DIRECTOR SECONDARY TEACHING AND LEARNING
CHIEF FINANCIAL OFFICER
EXECUTIVE DIRECTOR HUMAN RESOURCES
EXECUTIVE DIRECTOR STUDENT OPERATIONS
EXECUTIVE DIRECTOR OF FACILITIES AND CONSTRUCTION
EXECUTIVE DIRECTOR OF COMMUNICATION

ARCHITECT
PBK

11 GREENWAY PLAZA, #2200
HOUSTON, TX 77046
T 713-965-0608

CIVIL ENGINEER
DIG ENGINEERS
11 GREENWAY PLAZA #1520
HOUSTON, TX 77046
T 713-940-3238

STRUCTURAL ENGINEER
KUBALA ENGINEERS
11 GREENWAY PLAZA #1520
HOUSTON, TX 77046
T 713-940-3343

MEPT ENGINEER
LEAF ENGINEERS
11 GREENWAY PLAZA #1520
HOUSTON, TX 77046
T 713-940-3300

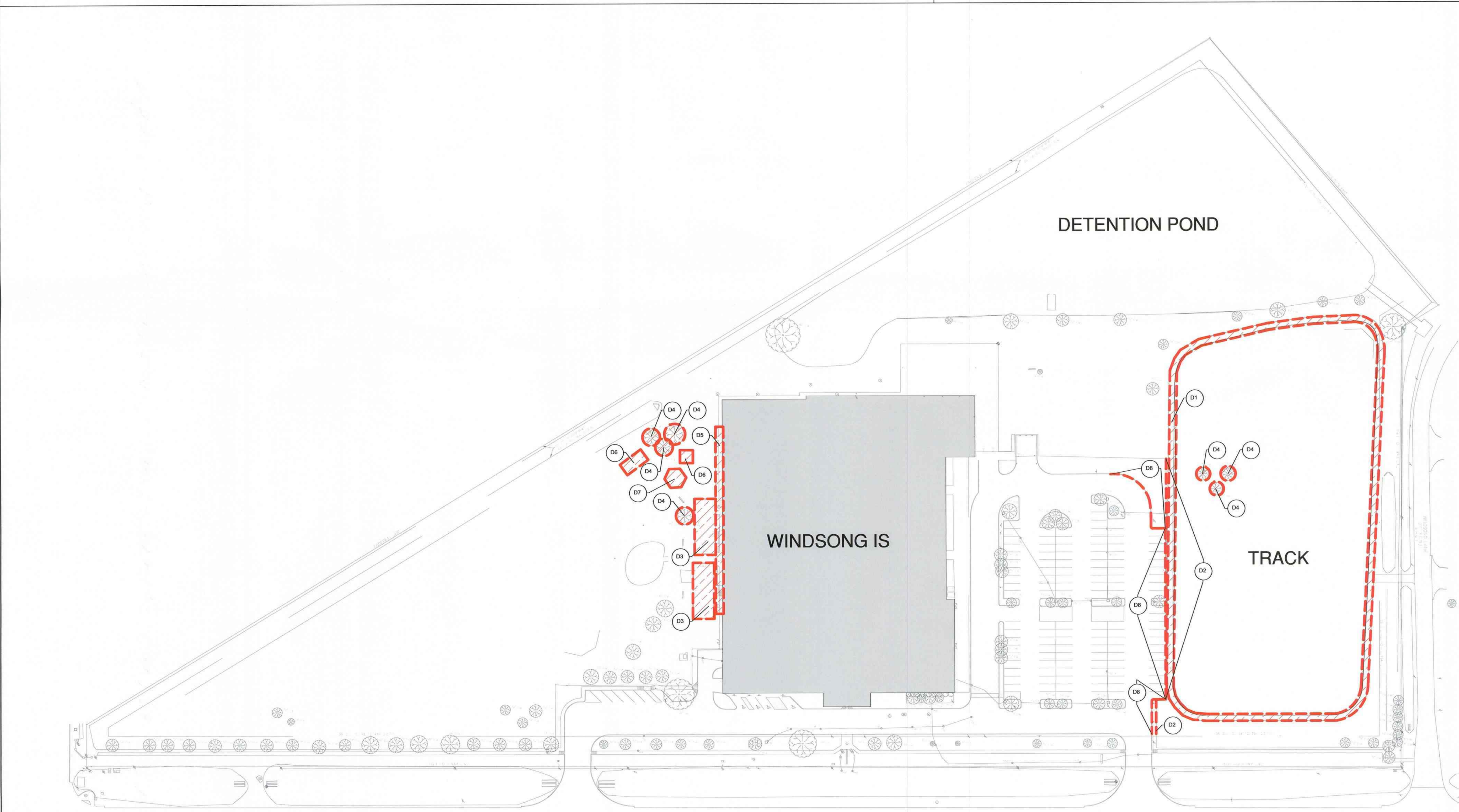
BUILDING ENVELOPE
BEAM
11 GREENWAY PLAZA, #2200
HOUSTON, TX 77046
T 713-940-3201

GENERAL DEMOLITION NOTES

- DEMOLITION PLANS INDICATE SOME OF THE SCOPE-OF-WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMOLITION SCOPE.
- CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE ASBESTOS CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK. PROTECT INTERIOR CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
- AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING, TEMPORARY BRACING, AND OR TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE TO REMAIN AND OR EXISTING BUILDING ELEMENTS TO REMAIN.
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATED INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF TEMPORARY DUST AND OR SOUND PARTITION BETWEEN CONSTRUCTION AREA AND AREAS NOT IN SCOPE AS NECESSARY. DEMOLITION ACTIVITIES SHALL BE PERFORMED SO AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY AND OCCUPANTS (I.E. MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST).
- CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
- ALL EXISTING EQUIPMENT THAT REMAINS SHALL BE PROTECTED DURING DEMOLITION AND OR CONSTRUCTION TO PREVENT DAMAGE. ANY DAMAGE TO REMAINING EXISTING EQUIPMENT SUSTAINED DURING DEMOLITION AND OR CONSTRUCTION SHALL BE EQUIVALENTLY REPLACED OR EQUIVALENTLY REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AS NECESSARY AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS, WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES. PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK, CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVICING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
- CONTRACTOR SHALL RELOCATE UTILITIES AND EQUIPMENT AS REQUIRED TO ACCOMMODATE NEW HVAC, ELECTRICAL, PLUMBING, AND TECHNOLOGY REQUIREMENTS FOR NEW WORK.
- PROTECT EXISTING SITE ELEMENTS AND EXISTING LANDSCAPING TO REMAIN. PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING TREES AND OTHER EXISTING VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL WITHIN DRIP LINES.
- CONTRACTOR SHALL REGRADE AND HYDROMULCH AREAS AFFECTED BY DEMOLITION.
- OWNER HAS RIGHT OF FIRST REFUSAL OF ALL ITEMS REMOVED AS PART OF THE SCOPE OF WORK, WHETHER IDENTIFIED AS SALVAGE OR NOT.
- NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE. TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD AND CLEAN CONDITION.
- ALL FURNITURE WILL BE REMOVED OR RELOCATED BY THE OWNER AS NECESSARY PRIOR TO THE DEMOLITION WORK OF THIS PROJECT. CONTRACTOR SHALL COORDINATE WITH OWNER AS REQUIRED.
- REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO MATCH EXISTING AND OR ADJACENT CONSTRUCTION AT NO COST TO THE OWNER.
- MAINTAIN ANY AND ALL EXISTING FIRE-RATED ASSEMBLIES THAT ARE TO REMAIN, AND THEIR ASSOCIATED FIRE-RATINGS, INCLUDING BUT NOT LIMITED TO ALL ASSOCIATED EXISTING FIRE-RATED OPENINGS, ALL ASSOCIATED EXISTING FIRE-RATED PENETRATIONS, AND ALL ASSOCIATED EXISTING FIRE-RATED FIRESTOPPING CONDITIONS.

DEMOLITION PLAN KEYNOTES

- EXISTING TRACK TO BE DEMOLISHED
- EXISTING CHAINLINK FENCE TO BE DEMOLISHED
- EXISTING PORTABLE TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED
- EXISTING PORTABLE CANOPY TO BE DEMOLISHED
- EXISTING CONCRETE PAD TO BE DEMOLISHED
- EXISTING GAGA PIT TO BE RELOCATED
- EXISTING CURB CUT TO BE DEMOLISHED
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- REMOVE, PATCH, AND REPAIR ALL ABANDONED ROOF PENETRATIONS RESULTING FROM WORK.
- SAW-CUT AND REMOVE EXISTING FLOOR FINISHES AND FLOOR SLAB AS REQUIRED TO INSTALL NEW FIXTURES, ITEMS, AND OR DEVICES FOR ALL SCOPE-OF-WORK PERTAINING TO NEW MECHANICAL WORK, NEW PLUMBING UTILITIES, NEW PLUMBING WORK, NEW ELECTRICAL WORK, AND NEW TECHNOLOGY WORK. SPlice NEW REINFORCING BARS DOWELED INTO EXISTING CONCRETE AND PROVIDE NEW VAPOR RETARDER AND NEW CONTINUOUS WATERSTOPS AT JOINT BETWEEN NEW CONCRETE FLOOR SLAB AND EXISTING CONCRETE FLOOR SLAB. PATCH WITH NEW 3,500 PSI MINIMUM CONCRETE AND PREPARE FLOOR, INCLUDING NEW CONCRETE, TO RECEIVE NEW FLOOR FINISHES. COORDINATE WITH STRUCTURAL.
- EXISTING WALLS (OR PORTIONS OF WALLS) TO BE REMOVED SHALL BE CUT FLUSH WHERE INTERSECTING WITH WALLS TO REMAIN. REMAINING WALLS TO BE PATCHED AND FINISHED SMOOTH.
- NEW OPENING TO BE CUT IN EXISTING WALLS SHALL BE SAW-CUT AT LOCATIONS INDICATED TO THE HEIGHT AND WIDTH INDICATED. NEW UNTELS SHALL BE INSTALLED TO SUPPORT EXISTING WALL CONSTRUCTION ABOVE AS INDICATED ON THE DRAWINGS, OR IF NOT INDICATED, AS REQUIRED FOR NEW WALL CONSTRUCTION PER STRUCTURAL DRAWINGS. COORDINATE LOCATIONS OF ALL NEW OPENINGS IN EXISTING WALLS AND PARTITIONS WITH ARCHITECTURAL PLANS.
- WHERE EXISTING WALL OPENINGS ARE TO BE NEWLY CLOSED-OFF, REMOVE ANY EXISTING OPENING FRAME AND PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT MATERIALS AND FINISHES, UNLESS NOTED OTHERWISE.
- WHERE EXISTING INTERIOR WALLS ARE REPLACED OR REMOVED, REMOVE MEPT SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM, OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION. REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEPT DRAWINGS.
- REFER TO MEPT DRAWINGS FOR DEMOLITION OF MEPT SYSTEMS. IDENTIFY WORK REQUIRED BY THIS CONTRACTOR WHICH MAY AFFECT DEMOLITION AND OR REPAIRS OF ARCHITECTURAL ELEMENTS. COORDINATE WITH RELATED SUBCONTRACTORS THE EXTENT OF ALL DEMOLITION WORK.
- PATCH FLOORS, WALLS, CEILINGS WHICH REMAIN AT LOCATIONS WHERE PIPES, CONDUITS, ETC. ARE REMOVED AS REQUIRED TO MATCH EXISTING CONDITIONS OR TO RECEIVE NEW FINISHES.
- WHERE EXISTING FINISH FLOOR IS REMOVED, PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING.
- ALL DASHED LINES ARE DEMOLITION LINES U.N.O.



05 SITE PLAN - DEMO
1" = 60'-0"

ARCHITECT

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Civil

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Structural

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MEPT

713.940.3238

FOOD SERVICE DESIGN PROFESSIONALS

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BUILDING ENVELOPE

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WINDSONG INTERMEDIATE
SCHOOL ADDITION AND
RENOVATION - SPECIFIC USE
PERMIT

2108 W PARKWOOD AVE
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW

FRIENDSWOOD
INDEPENDENT SCHOOL DISTRICT

2108 W PARKWOOD AVE
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW

KEY PLAN

NORTH: PLAN TRUE

REGISTERED ARCHITECT
MELISSA TURNBULL
STATE OF TEXAS
21579
Melissa Turnbull
07/01/2022

CLIENT
FRIENDSWOOD ISD

DATE
2022/07/01

PROJECT NUMBER
220083

DRAWING HISTORY

No.	Description	Date

ISSUE FOR SUP REVIEW

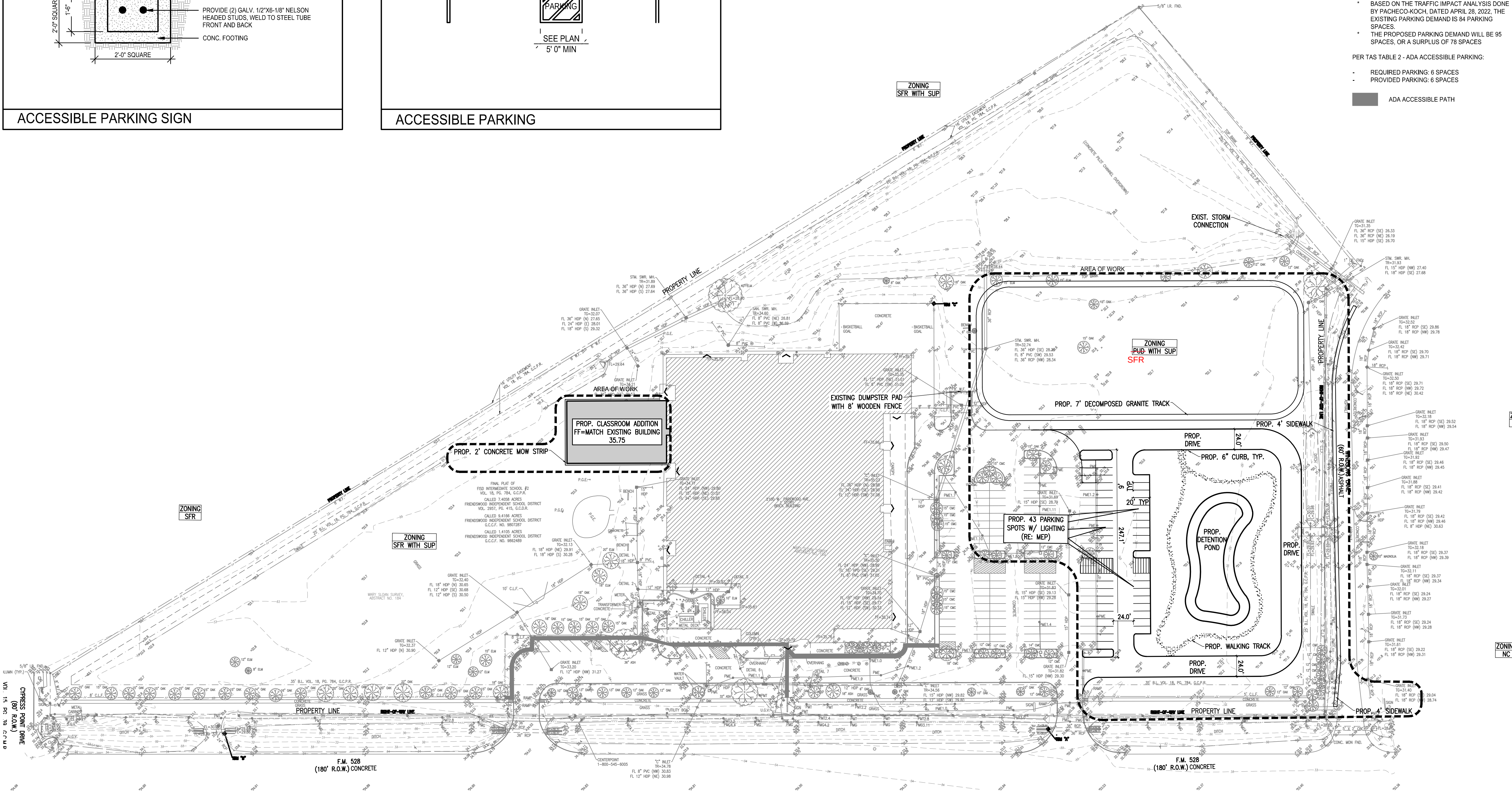
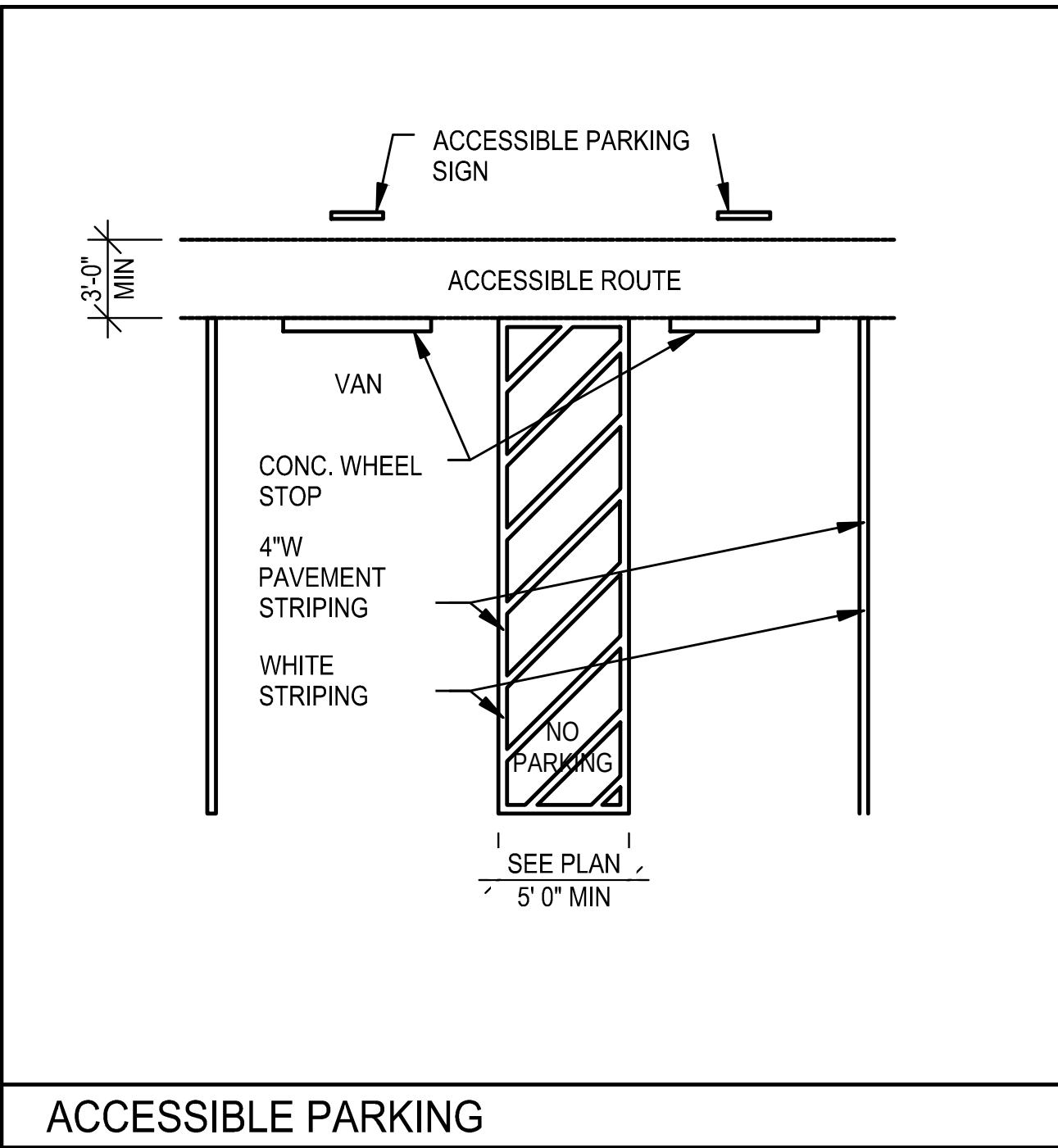
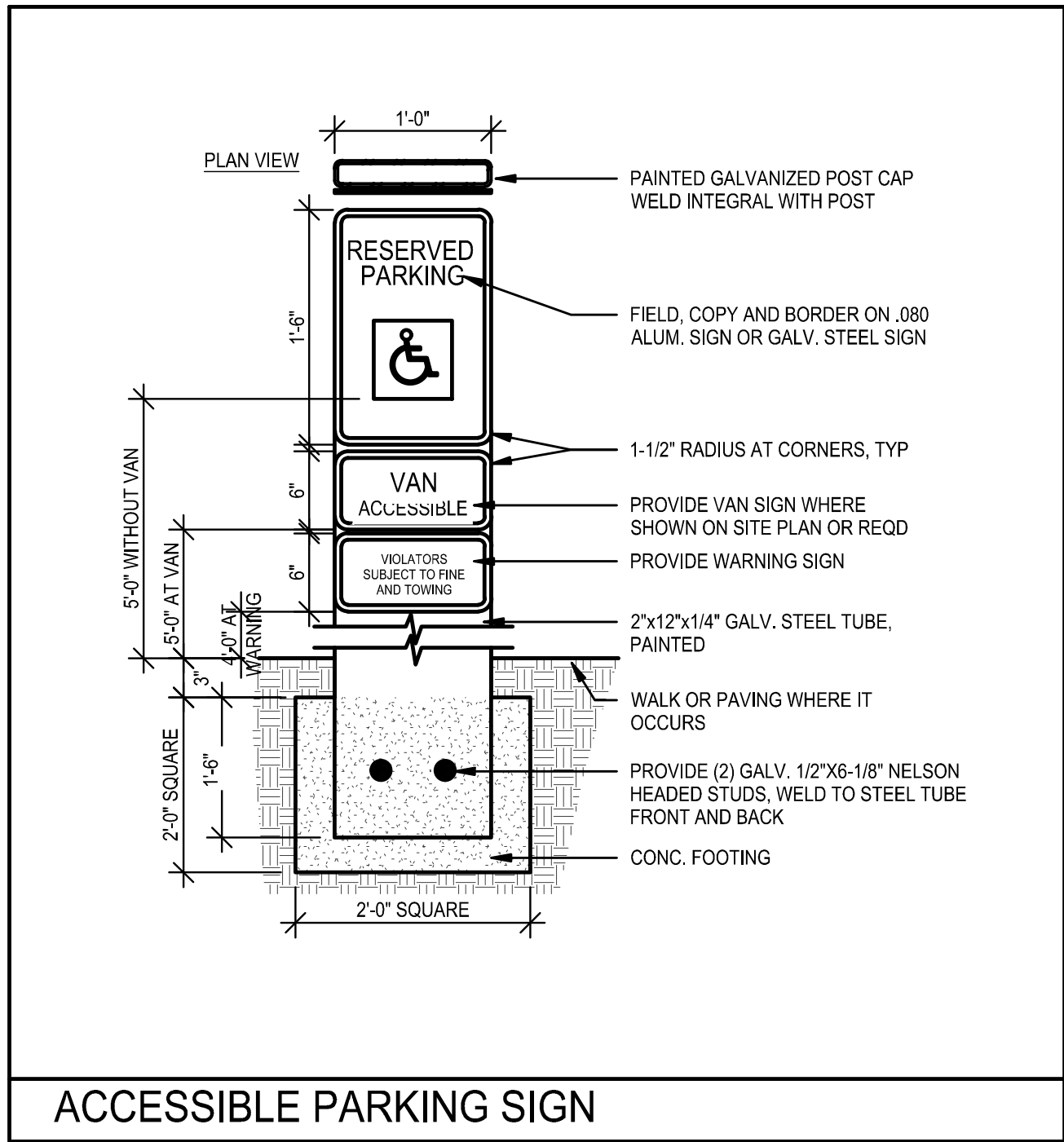
DEMOLITION
ARCHITECTURAL SITE
PLAN

ASD101

Page 31 of 81

CHECKED BY: KFKALKE

DRAWN BY: AGLUZMAN



PBK

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PROPOSED BUILDING ADDITION

ONE STORY
GROSS FLOOR AREA: 8,817 SF
BUILDING HEIGHT: 14' - 0"

BUILDING ENTRANCES / EXITS

PARKING ANALYSIS

PER DCM APPENDIX C - ELEMENTARY SCHOOL PARKING:

- REQUIRED PARKING: 0.25 SPACES PER STUDENT
- EXISTING PARKING SPACES: 130 SPACES
- PROPOSED ENROLLMENT: 782 STUDENTS
- REQUIRED PARKING SPACES: 196 SPACES
- PROPOSED ADDITIONAL SPACES: 43 SPACES
- TOTAL PARKING SPACES: 173 SPACES

PER TAS TABLE 2 - ADA ACCESSIBLE PARKING:

- REQUIRED PARKING: 6 SPACES
- PROVIDED PARKING: 6 SPACES

ADA ACCESSIBLE PATH

**WINDSONG INTERMEDIATE SCHOOL
ADDITION AND RENOVATION -
SPECIFIC USE PERMIT**

2100 W Parkwood Ave.
Friendswood, TX 77546

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SITE PLAN

C101

Page 32 of 81

Planting Schedule						
Trees						
	Abbreviation	Botanical Name	Common Name	Size	Height	Remarks/Comments
	CC	CERES CANADENSIS 'TEXAS REDBUD'	TEXAS REDBUD	30 Gallon	8'(ft)	Full, well branched, single trunk
	QV	QUERCUS VIRGINIANA	LIVE OAK	65 Gallon	14'-16'(ft)	Full, well branched
Shrubs						
Symbole	Abbreviation	Botanical Name	Common Name	Size	Spacing	Remarks/Comments
	MP	MYRTLE PUSILLA	DWARF WAX MYRTLE	5 Gallon	42" O.C.	Full plants, rooted to container
Grasses						
Symbole	Abbreviation	Botanical Name	Common Name	Size	Spacing	Remarks/Comments
	MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	3 Gallon	36" O.C.	Full plants, rooted to container

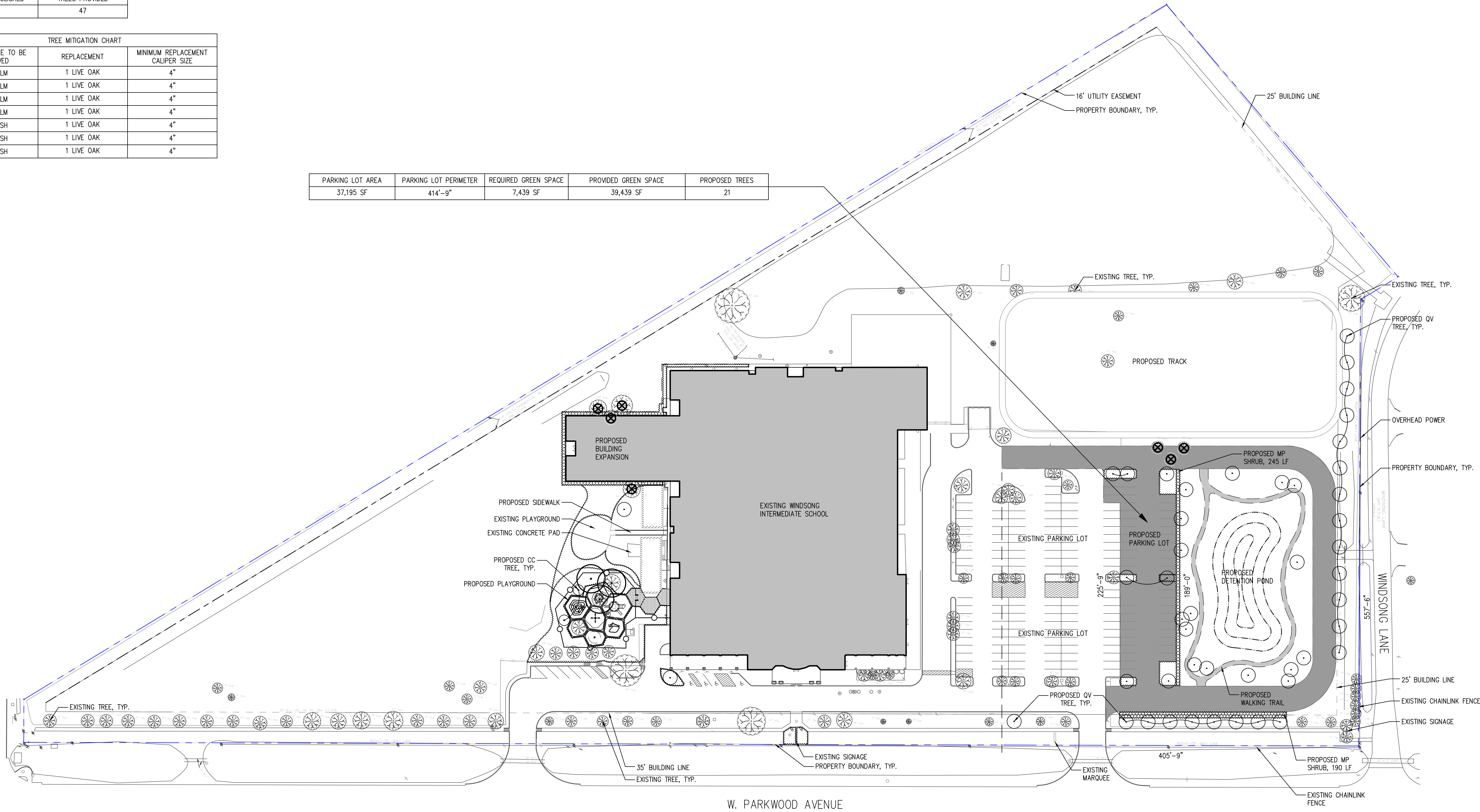
LANDSCAPE ANALYSIS FORM AT ROW				
STREET NAME	LINEAR FEET	TREE REQUIRED	TREE PLANTED	TREE EXISTING
W. PARKWOOD AVENUE	405'-9"	14	9	6
WINDSONG LANE	557'-6"	19	13	37
ISLANDS	-	7	21	23
TOTAL		40	44	66

* 1 TREE PER 30 LINEAR FEET PER SUP

TREES DEMOLISHED	TREES PROVIDED
7	47

TREE MITIGATION CHART		
CALIPER SIZE TO BE REMOVED	REPLACEMENT	MINIMUM REPLACEMENT CALIPER SIZE
24" ELM	1 LIVE OAK	4"
20" ELM	1 LIVE OAK	4"
20" ELM	1 LIVE OAK	4"
20" ELM	1 LIVE OAK	4"
15" ASH	1 LIVE OAK	4"
15" ASH	1 LIVE OAK	4"
15" ASH	1 LIVE OAK	4"

PARKING LOT AREA	PARKING LOT PERIMETER	REQUIRED GREEN SPACE	PROVIDED GREEN SPACE	PROPOSED TREES
37,195 SF	414'-9"	7,439 SF	39,439 SF	21



LEGEND

	TREES TO REMAIN
	TREES TO BE REMOVED
	PROPOSED QV TREE - TOTAL 64
	PROPOSED CC TREE - TOTAL 2
	PROPOSED MP SHRUBS - TOTAL 435 LF

PLANTING NOTES

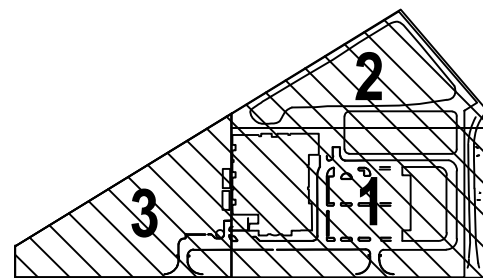
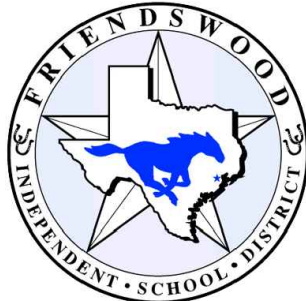
1. ALL PARKING ISLANDS TO BE PLANTED WITH 1 GAL. MISCANTHUS SINENSIS, 18" O.C.
2. ALL REQUIRED TREES FOR PARKING AND STREETScape TO BE 3" CALIPER 65 GAL. QUERCUS VIRGINIANA DESIGNATED WITH 'QV', OR 3" CALIPER 45 GAL. CERCI CANADENSIS VAR. TEXENSIS DESIGNATED WITH 'CC'.



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_____ CIVIL
 _____ DIG ENGINEERS
 T 713 940 3238
 _____ STRUCTURAL
 _____ KUBALA ENGINEERS
 T 800 248 3674
 _____ MEPT
 _____ LEAF ENGINEERS
 T 713 940 3300
 _____ FOOD
 _____ FOODSERVICE DESIGN
 _____ PROFESSIONALS
 _____ BUILDING
 _____ ENGINEERS
 T 713 502 2201

WINDSONG INTERMEDIATE SCHOOL ADDITION AND RENOVATION - SPECIFIC USE PERMIT



KEY PLAN

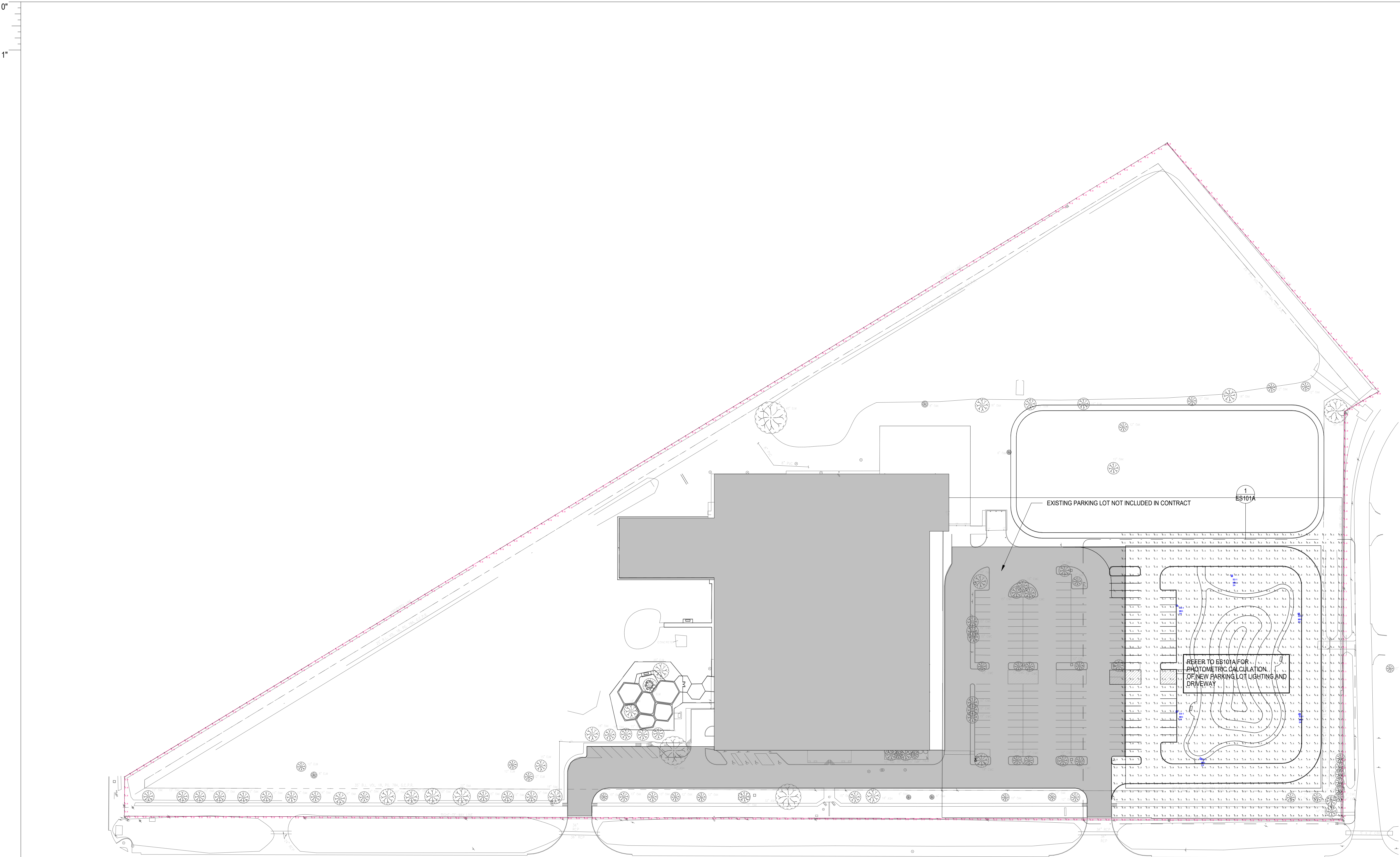
NORTH:  PLAN  TRUE

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LANDSCAPE PLAN

LP101

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:
6/27/2022 4:20:21 PM



1 ELECTRICAL SITE PLAN - COMPOSITE
1" = 60'-0"



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M/E/P
LEAF ENGINEERS
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FOOD SERVICE DESIGN PROFESSIONALS
PRT 350 7285

BUILDING ENVELOPE
BEAM
T 713 960 3201



WINDSONG INTERMEDIATE
SCHOOL ADDITION AND
RENOVATION - SPECIFIC USE
PERMIT

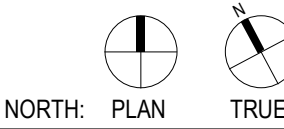
2100 W PARKWOOD AVE.
FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW



G B D F
A C E

KEY PLAN



2022/07/25
LEAF ENGINEERS
F-16672

CLIENT
FRIENDSWOOD ISD

DATE 2022/07/25 PROJECT NUMBER 220083

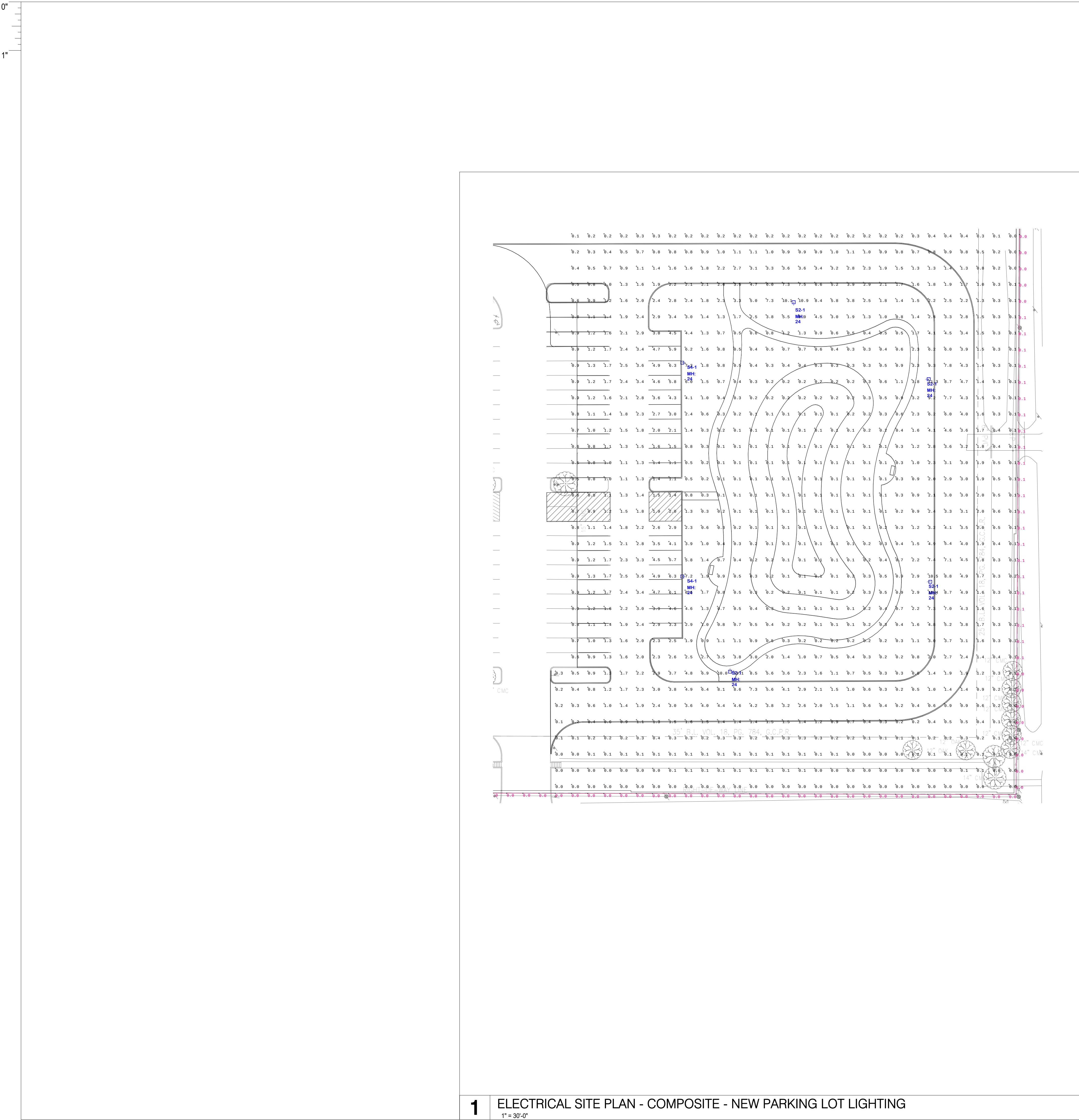
DRAWING HISTORY

No.	Description	Date

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ELECTRICAL SITE
PLAN - COMPOSITE -
SPECIFIC USE PERMIT

ES101





20 OVERALL EAST ELEVATION
1/16" = 1'-0"



15 OVERALL WEST ELEVATION
1/16" = 1'-0"



10 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



05 OVERALL NORTH ELEVATION
1/16" = 1'-0"

PBK

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BUILDING ENVELOPE
TEAM
T 713 940 5201

WINDSONG INTERMEDIATE SCHOOL ADDITION AND RENOVATION - SPECIFIC USE PERMIT

2100 W PARKWOOD AVE.
FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

KEY PLAN

NORTH: PLAN TRUE

REGISTERED ARCHITECT
MELISSA TURNBULL
STATE OF TEXAS
21779
Melissa Turnbull
07/01/2022

CLIENT
FRIENDSWOOD ISD

DATE 2022/07/01	PROJECT NUMBER 220083
--------------------	--------------------------

DRAWING HISTORY

No.	Description	Date

ISSUE FOR SUP REVIEW

COMPOSITE EXTERIOR ELEVATIONS

A-501

TRAFFIC STUDY

Project:

Friendswood ISD Windsong Intermediate School

In Friendswood, Texas

Prepared for:

City of Friendswood

On behalf of:

Friendswood ISD

Prepared by:



Hunter W. Lemley, P.E., PTOE



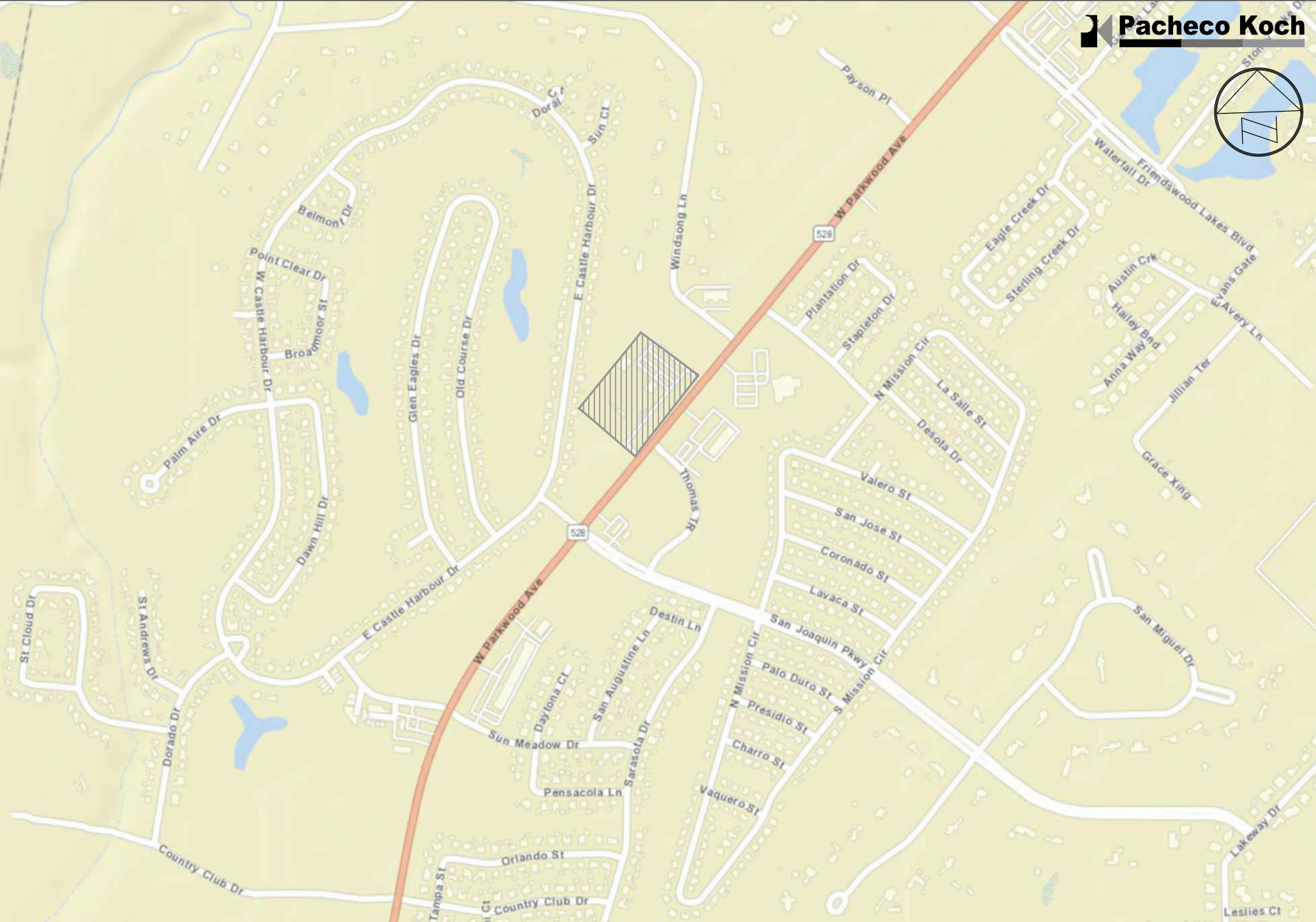
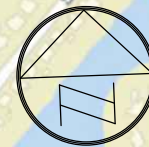
20329 State Highway 249, Suite 350

Houston, Texas 77070-2623

(281) 883-0103 www.pkce.com

TX.REG: ENGINEERING FIRM F-469

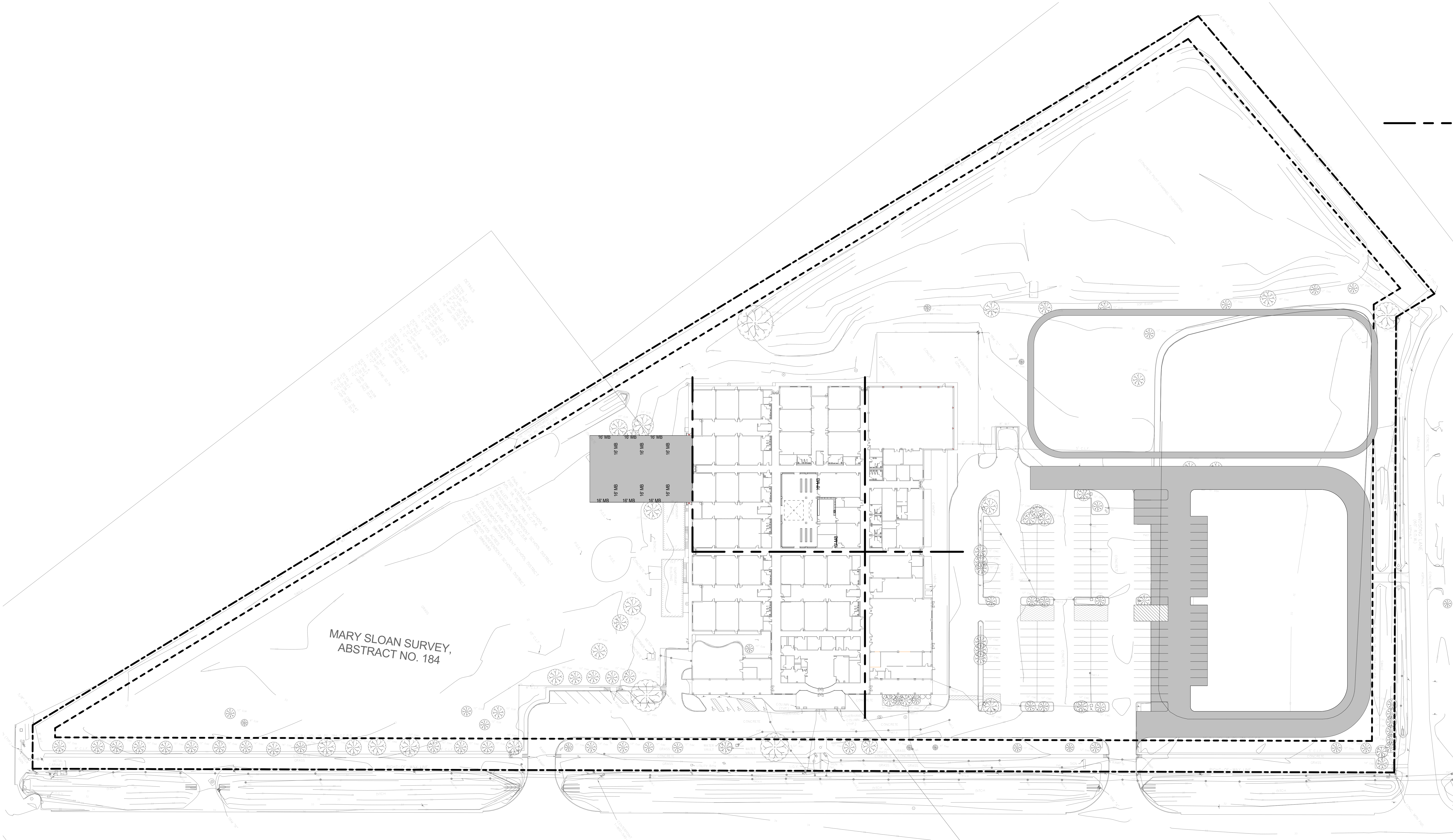
TX. REG. SURVEYING FIRM LS-100080-00



Site Location Map

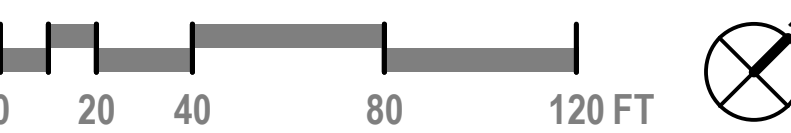
Windsong Intermediate School, Friendswood, Texas

PK #4958-22.170 (DAC: 04/28/22)



WINDSONG INTERMEDIATE SCHOOL ADDITION AND RENOVATION
FIENDSWOOD ISD

SITE PLAN



TRAFFIC STUDY
Friendswood ISD Windsong Intermediate School
Friendswood, Texas

TABLE OF CONTENTS

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<i>Vehicular Traffic</i>	2
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Entering and Exiting Traffic Attendance Zone Projections	2
Parking	3

LIST OF TABLES:

- Table 1. Projected AM Drop-off and PM Pick-up Data Summary
Table 2. Existing/Projected Parking Demand/Supply Summary

LIST OF EXHIBITS:

- Exhibit 1. Site Location and Study Area Map
Exhibit 2. Traffic Management Plan

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **Friendswood ISD** to prepare a Traffic Study for the existing *Friendswood ISD Windsong Intermediate School* located along FM 528, just north of San Joaquin Parkway in Friendswood, Texas. A proposed site plan for the Project, prepared by PBK Architects, and a site location map (**Exhibit 1**) are provided at the beginning of this report.

At the request of the City of Friendswood, this Traffic Study was prepared by traffic engineers at Pacheco Koch (the “Engineer”) in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm based in Houston, Texas, that provides professional engineering and related services.

Project Description

Friendswood ISD is proposing to construct a 6-classroom addition as well as additional parent stacking and parking spaces. The school projects to have an increase in enrollment from 650 students to 782 students of Grades Pre-Kindergarten through 5th. The existing attendance zone will be in place, however minor adjustments may materialize and, therefore, has not been finalized. Vehicular access will be provided by two driveways along FM 528.

Study Parameters

The study parameters used in this Traffic Study are based upon the requirements of the City of Friendswood and are consistent with the standard industry practices used in similar studies.

The purpose of this report is to estimate the incremental impact to the on-site circulation patterns caused by the proposed improvements for the existing school.

SITE CIRCULATION AND TRAFFIC MANAGEMENT

Vehicular Traffic

Off Site

All information provided below is representative of worst-case scenario of the PM Peak Hour Pick-up period. Based on the experience of Pacheco Koch, all recommendations for the PM Peak Hour Pick-up period will accommodate the AM Peak Hour Drop-off Period unless otherwise noted.

The School will have two vehicular access points along FM 528. The northernmost driveway will serve as inbound for internal circulation and the southernmost driveway will serve as outbound for internal circulation. Buses will travel to the area south of the building before parent queuing begins. Buses will then exit before parent pick-up begins, as well. Parent queueing will occur east of the school building and will then to the southernmost driveway to exit the site. Lane width will be sufficient to allow a two line of vehicles queuing through the loop (As shown in **Exhibit 2**). Buses will utilize the northern internal loop for loading and unloading of students. **Exhibit 2** depicts the on-site traffic circulation and the available queue areas.

All driveways and entrances into the campus will provide fire lanes throughout the site.

Based upon data collection from the existing campus, the maximum number of vehicles present on site at the same time on a typical school day at PM Drop-off period was approximately 64 vehicles with the school's enrollment to be approximately 650 students. Parent queuing occurred within site and spilled onto FM 528 back to DeSota Street. With an enrollment of 782 students for this traffic study, the projected maximum number of vehicles present on site at the same time on a typical school day at PM Drop-off period for this study would be 77 vehicles. The total number of parent vehicles and the maximum parent vehicle queue are presented below in **Table 1**. The traffic management plan diagram provided in **Exhibit 2** depicts stacking for a capacity for 89 vehicles for the PM Drop-off period.

Entering and Exiting Traffic Attendance Zone Projections

Based on observations from the existing campus, 5% of students will walk to the school campus, 45% will arrive by parent vehicle, and 50% of students will arrive by bus.

Table 1. Projected AM Drop-off and PM Pick-up Data Summary

<u>PM Pick-up</u>	<u>% of Enrollment</u>	<u>Enrollment</u>	<u>Max. Queue</u>
<u>Bus</u>	50%	391	--
<u>Walking</u>	5%	39	--
<u>Parent</u>	45%	352	77
<u>Total</u>	100%	782	77

Parking

Based upon Pacheco Koch's observation of the existing campus, the parking demand of the school is approximately 61 vehicles with a parking supply of approximately 130 parking spaces. To estimate the proposed demand for the existing school, the existing demand of 61 vehicles has been proportioned from an existing enrollment of 650 students to a proposed enrollment of 782 students. The demand calculated based on existing observations is estimated to be approximately 73 parking spaces for a future enrollment of 782 students. **Table 2** summarizes the existing/proposed parking demand/supply for the Elementary School.

Table 2. Existing/Projected Parking Demand/Supply Summary

	Existing (800 Students)	Proposed (900 Students)
Demand	84	95
Supply	130	
Surplus	46	

Proposed traffic management plan at the school is depicted in **Exhibit 2**.

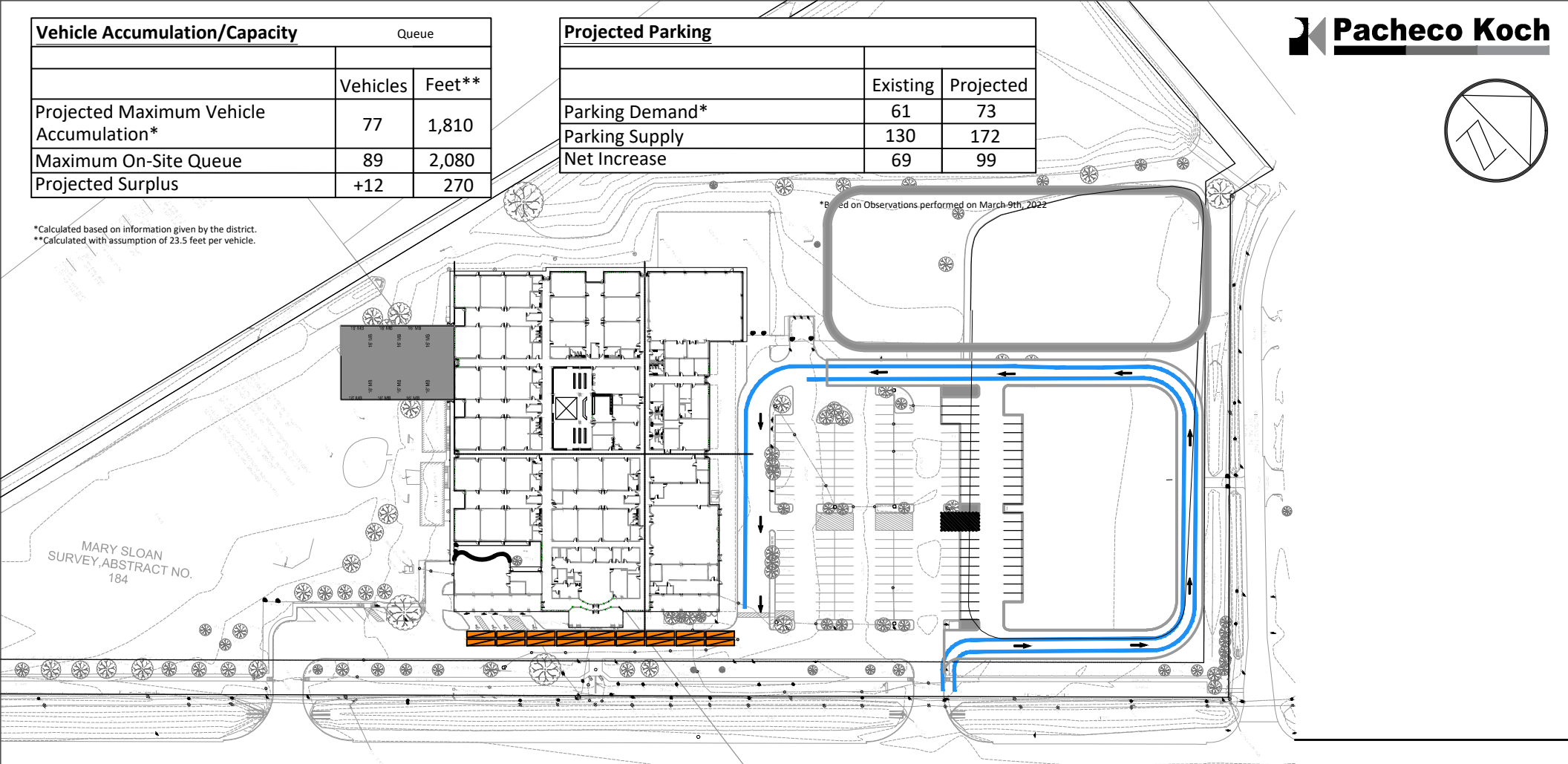
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Vehicle Accumulation/Capacity	Queue	
	Vehicles	Feet**
Projected Maximum Vehicle Accumulation*	77	1,810
Maximum On-Site Queue	89	2,080
Projected Surplus	+12	270

Projected Parking		
	Existing	Projected
Parking Demand*	61	73
Parking Supply	130	172
Net Increase	69	99

*Calculated based on information given by the district.
 **Calculated with assumption of 23.5 feet per vehicle.



FM 528

LEGEND	
	- Available Parent Queuing Area (Inbound)
	- Circulation Pattern
	- Bus Loading Area (Not Actual Number)

Afternoon Release Period

Traffic Management Plan

Windsong Intermediate School, Friendswood, Texas

PK #4958-22.170 (DAC: 04/28/22)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Consider approving a request to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of FISD Intermediate School #2, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposal for the amendments to the site includes constructing six (6) new classrooms, demolishing and relocating the track, and adding driveways within the site to allow school traffic to stack within the property rather than on FM 528. These additions are part of the 2020 Bond program approved by the voters for Friendswood Independent School District (FISD).

See attachments on public hearing item for backup material.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The site is already developed with the school. The classroom additions will not affect neighboring properties, however the reorganization of the traffic flow will aid in getting the majority of the traffic off of FM 528.

RECOMMENDATIONS

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

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Conduct a public hearing regarding a zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The applicant is requesting to change the zoning of 5.7092 acres from Single Family Residential (SFR) to Community Shopping Center (CSC) zoning. The Future Land Use Map (FLUM) identifies this property as retail/commercial for future development. Therefore, the requested zone change is in compliance with the FLUM. Additionally, the property has frontage on W. Parkwood Ave and Mandale Road. At the time of development, the site will be subject to the requirements of the Community Overlay District (COD) and will be required to provide screening in relation to the adjacent residential zoned properties.

Newspaper notices were published, property owner notices were mailed and a sign was posted on the property to notify residents and property owners of the public hearings.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Obtaining acreage zoned as commercial contributes towards the goals of the City to increase the ratio of commercial zoned versus residential zoned properties to diversify the tax base.

RECOMMENDATIONS

The requested zone change complies with the plan of the Future Land Use Map, but is subject to recommendation by the Commission and approval by City Council.

ATTACHMENTS

1. Application_5.7092 acres W Parkwood Ave
2. Deed_5.7092 acres W Parkwood Ave
3. Exhibit Metes and Bounds_5.7092 acres W Parkwood Ave
4. Aerial Map_5.7092 acres W Parkwood Ave
5. Location Map_5.7092 acres W Parkwood Ave
6. Zoning Map_5.7092 acres W Parkwood Ave
7. Future Land Use Map_5.7092 acres W Parkwood Ave
8. Rezoning Report_5.7092 acres W Parkwood Ave



City of Friendswood – Community Development

910 S. Friendswood Drive
Friendswood, TX 77546
Phone: 281-996-3201 Fax: 281-996-3260
www.ci.friendswood.tx.us

Plan-2022-0046

Zone Change Application

City of Friendswood

JUL 07 2022

Received by: _____

CURRENT ZONE OF PROPERTY: SFR

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: CSC

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 5.66 acres between Mandale and FM 528

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Estate of George A. Bofysil JR Phone: 713-882-9086

Owner's Mailing Address: 1106 Vista Creek Dr

City: Sugar Land State: TX Zip: 77478 Fax: _____

Owner's Email Address: sherry9280@aol.com

AGENT'S NAME : Scott Sheridan Phone: 281-519-8530

Agent's Mailing Address: PO Box 1549

City: Alvin State: TX Zip: 77512 Fax: _____

Agent's Email Address: scott@danielscottengineering.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 6/24/22

Agent's Signature: [Signature] Date: 7/1/22

Received By: B. Bennett
Date of Public Hearing: 8-11, 9-12
Property Owner Notices: 7-29

Application Number: 2022-0046
Received Date: 7-7-2022
Newspaper Notice: 7-18-2022
Sign on Property: 7-29

Submittal Requirements for Zone Change Applications

ALL APPLICATIONS - PUD and SUP Options 1 and 2, Land Use Changes

☐ Application Fee of \$300 (PUD \$500)

(Changes in/to Downtown District may be eligible for fee waiver)

☐ Current Deed of Record

☒ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor)

PUD Option 1

This option allows all plans, including the site plan, to be approved as a part of the zone change request and is a one-time submittal. See Zoning Ordinance Section 7.J. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

PUD Option 2

This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor.

5 – 24" x 36" sets of collated plans including a cover sheet or letter describing the project, an overall site plan and building elevations

See Zoning Ordinance Section 7.J. for more specific plan requirements.

Specific Use Permit Option 1

This option allows all plans, including the site plan, to be approved as a part of the SUP request and is a one-time submittal. See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover page, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

Specific Use Permit Option 2

This option allows utility and drainage plans be submitted with the building permit application at a later date if the SUP is approved.

5 – 24" x 36" sets of collated plans including a cover sheet, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

004-48-1299

8612042

WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT THRASH, Successor Trustee of the Segelquist Trust created pursuant to a Trust Agreement dated April 26, 1974, of Brazoria County, State of Texas (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to him in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto GEORGE A. BOFYSIL, JR., Trustee, of the County of Harris, State of Texas (hereinafter called "Grantee"), subject to the reservations hereinafter made, all of that certain tract or parcel of land lying and being situated in Galveston and Brazoria Counties, Texas, and being described as follows, to-wit:

SURFACE ONLY IN AND TO: That certain tract of land designated as "Tract 2" containing 10.9037 acres of land and more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (hereinafter called the "Property").

This Deed and conveyance is made by Grantor and accepted by Grantee subject to the encumbrances, easements, reservations, covenants, conditions and rights-of-way referred to on Exhibit "B" (hereinafter called "Permitted Encumbrances") to the extent the same are valid and enforceable.

SAVE AND EXCEPT, and there is expressly reserved unto Grantor, his heirs, administrators, executors, successors and assigns, all of the following:

(a) All rights, title and interest of Grantor in and to all oil, gas and other minerals in, on or under, or that may be produced from the Property* (hereinafter collectively referred to as the "Minerals"). Grantor, for himself and his heirs, administrators, executors, successors and assigns, does hereby release, waive and relinquish all of Grantor's rights, title and interest in and to one hundred

*including all royalty, override and interest of whatever nature.

004-48-1300

percent (100%) of the surface control of the Property. Grantor hereby releases, waives and relinquishes all surface use in the Property, including without limitation all of the rights (now owned or hereafter acquired) of Grantor to use the surface of the Property to explore, drill for, develop, produce, store, process, market and transport any of the Minerals from the Property or for any other purpose; provided that the release of the surface rights as set forth above shall not be construed as a waiver, release or relinquishment by Grantor of:

(i) any rights, title or interest of Grantor to the Minerals in, on or under, or that may be produced or saved from the Property, or any portion thereof; and

(ii) any right of Grantor to explore, drill for, develop and produce the Minerals from the Property without the use of the surface or any portion thereof through wells at surface locations off the Property, including without limitation, directional wells located off the Property but drilled under and through and bottomed beneath the Property, and wells located off the Property but in a pooled unit which includes the Property or any portion thereof and other lands.

Grantor does hereby further grant and convey unto the Grantee, his heirs, executors, administrators, successors and assigns, all rights, title and interest of Grantor, if any, in and to the following:

(a) The appurtenances and improvements thereto, if any, belonging or appertaining to the Property;

(b) All alleys, strips or gores of land running adjacent to the Property;

(c) Any non-mineral leases, easements, rights-of-way, privileges, licenses (written or oral) rights of ingress or egress, or other interest in, on or to any land, highway,

street, road or avenue, opened or proposed, in, on or across, in front of, abutting or adjoining the Property;

(d) Any condemnation awards made or to be made in lieu of condemnation and in and to any unpaid award for damage to the Property by reason of a change in grade of any highway, street, road or avenue adjacent to the Property;

(e) The centerline of creeks, rivers, ditches and other such ways, and littoral rights and riparian rights of Grantor with respect thereto;

(f) Any reversionary rights and remainders appurtenant to the Property; and

(g) Any recapture, reimbursement or other entitlement from the taxing authority having jurisdiction over the Tax Reinvestment Zone, if any, in which the Property is located, or from any source of whatsoever attributable to or arising from such Tax Reinvestment Zone.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs, administrators, executors, successors and assigns forever. Grantor does hereby bind himself, his heirs, administrators, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular title to the Property, subject as aforesaid, unto the said Grantee, his heirs, administrators, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor covenants, warrants and represents that all ad valorem taxes upon the Property have been paid for all prior years through 1985. Ad valorem taxes for the year 1986 have been prorated as of the date of delivery of this Deed, and Grantee by acceptance hereof covenants and agrees to pay the ad valorem taxes upon the Property for the year 1986.

004-48-1302

EXECUTED, on this 31st day of March, 1986.

Scott Thrash
SCOTT THRASH, Successor Trustee
of the Segelquist Trust

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT THRASH, Successor Trustee of the Segelquist Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he did execute same for the purposes and consideration therein expressed, in the capacity therein expressed and as the act and deed of the Segelquist Trust.

GIVEN UNDER MY HAND AND SEAL, this 31st day of March, 1986.



Frances Cockayne
Notary Public In And For
The State of T E X A S
Frances Cockayne
Notary Public In and for the State of Texas
My Commission Expires 12-18-87

(Notary's Printed Name)

(Commission Expiration Date)

ADDRESS OF GRANTEE:

1101 Post Oak Boulevard
Suite 104
Houston, Texas 77056

004-48-1303

EXHIBIT "A"

That certain tract of land designated as "Tract 2" containing 10.9037 acres of land and being more particularly described by metes and bounds as follows:

10.9037 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas, and Abstract 740, Brazoria County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument marking the northeast corner of the herein described tract, said point being set on the west right of way line of Farm to Market Road 528, and said point being the southeast corner of Tower Estates Subdivision according to the Plat recorded in Volume 254-A, page 88, Galveston County Map Records;

THENCE South 32 deg. 20 min. 37 sec. West, along the west right of way line of Farm to Market Road 528, a distance of 1450.31 feet to a 5/8 inch iron rod set at the intersection of the West right of way line of Farm to Market Road 528 with the East right of way line of County Road 133;

THENCE North 00 deg. 01 min. 01 sec. West, along the east right of way line of County Road 133, a distance of 1223.72 feet to a point marking the northwest corner of the herein described tract and being the southwest corner of Tower Estates Subdivision;

THENCE North 89 deg. 53 min. East, along the south line of Tower Estates Subdivision, at 8.50 feet pass an iron pipe and continue for a total distance of 776.27 feet to the PLACE OF BEGINNING and containing 10.9037 acres of land.

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004-48-1304

EXHIBIT "B"

TRACT 2
PERMITTED ENCUMBRANCES

Tract 2, as described on Exhibit "A", is subject to the following encumbrances, easements, reservations, covenants, conditions, rights-of-way and other matters set forth below:

1. A 200-foot electric transmission line easement from J. A. Segelquist Ranchland, Inc., to Houston Light & Power Company dated September 18, 1968, recorded in Volume 1985, Page 112, in the office of the County Clerk of Galveston County, Texas, said easement as shown on the Survey prepared by Steven D. Adams, Registered Public Surveyor Number 3666, said Survey being made on the ground in the months of September and October, 1985, and in the months of February and March, 1986.

2. The rights of the public or riparian owners in and to the waters of Dickinson Bayou traversing Tract 2 and as shown on the Survey prepared by Steven D. Adams, Registered Public Surveyor Number 3666, said Survey being made on the ground in the months of September and October, 1985, and in the months of February and March, 1986.

3. The oil, gas and other minerals of every character in and under Tract 2, as described on Exhibit "A", reserved in instruments recorded in Volume 2969, Page 770, and Volume 2801, Page 408, in the office of the County Clerk of Galveston County, Texas, reference to which instruments is hereby made for all purposes, to the extent said instruments are applicable to Tract 2.

4. The mineral interests reserved in "surface only" conveyances recorded in Volume 363, Page 462, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said conveyances, reference to which instruments is hereby made for all purposes, to the extent said instruments are applicable to Tract 2.

5. A fifteen-sixteenths (15/16ths) mineral interest reserved in an instrument recorded in Volume 398, Page 516, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

6. All minerals reserved in an instrument recorded in Volume 696, Page 83, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

7. One-half (1/2) the minerals reserved in an instrument recorded in Volume 589, Page 113, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

8. All minerals reserved in an instrument recorded in Volume 412, Page 588, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

9. All minerals reserved by Grantors and predecessors in title in an instrument recorded in Volume 1203, Page 689, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

10. Oil, Gas & Mineral Lease to W. L. K. Trotter recorded in Volume 867, Page 932, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

11. Oil, Gas & Mineral Lease to J. T. Mackey recorded in Volume 499, Page 290, and in Volume 645, Page 171, of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

12. Oil, Gas & Mineral Leases to Crown Central Petroleum Corporation recorded in Volume 1067, Pages 147, 160, 175, 181 and 187, in Volume 1068, Page 968, in Volume 1180, Page 879, in Volume 1250, Pages 153, 161, 171, 173 and 175, in Volume 1252, Page 472, and in Volume 1146, Page 667, all of the Deed Records of Brazoria County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instruments, reference to which instruments is hereby made for all purposes, to the extent said instruments is applicable to Tract 2.

13. All oil, gas and other minerals of every character in and under Tract 2, as described on Exhibit "A", recorded in Volume 963, Page 461, in the office of the County Clerk of Galveston County, Texas, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

14. Oil, Gas & Mineral Lease granted to J. T. Mackey in an instrument recorded in Volume 907, Page 67, in the office of the County Clerk of Galveston County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

15. Oil, Gas & Mineral Lease granted to Crown Central Petroleum Corporation in an instrument recorded in Volume 2046, Page 857, in the office of the County Clerk of Galveston County, Texas, said Lease being assigned to General Crude Oil Company as set out in Volume 2305, Page 469, and amended in Volume 2629, Page 551, in the office of the County Clerk of Galveston County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected

004-48-1306

with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

16. Oil, Gas & Mineral Lease granted to Crown Central Petroleum Corporation in an instrument recorded in Volume 2073, Page 689, in the office of the County Clerk of Galveston County, Texas, together with all rights, express or implied, in and to Tract 2, as described on Exhibit "A", arising out of or connected with said instrument, reference to which instrument is hereby made for all purposes, to the extent said instrument is applicable to Tract 2.

17. Subject to the extraterritorial jurisdiction of any city within 5 miles of Tract 2, as described on Exhibit "A", in accordance with Article 974A of Vernon's Revised Annotated Civil Statutes of Texas.

18. Any and all applicable ordinances of the Cities of Alvin, Friendswood and League City, Texas, with respect to Tract 2, as described on Exhibit "A", if applicable.

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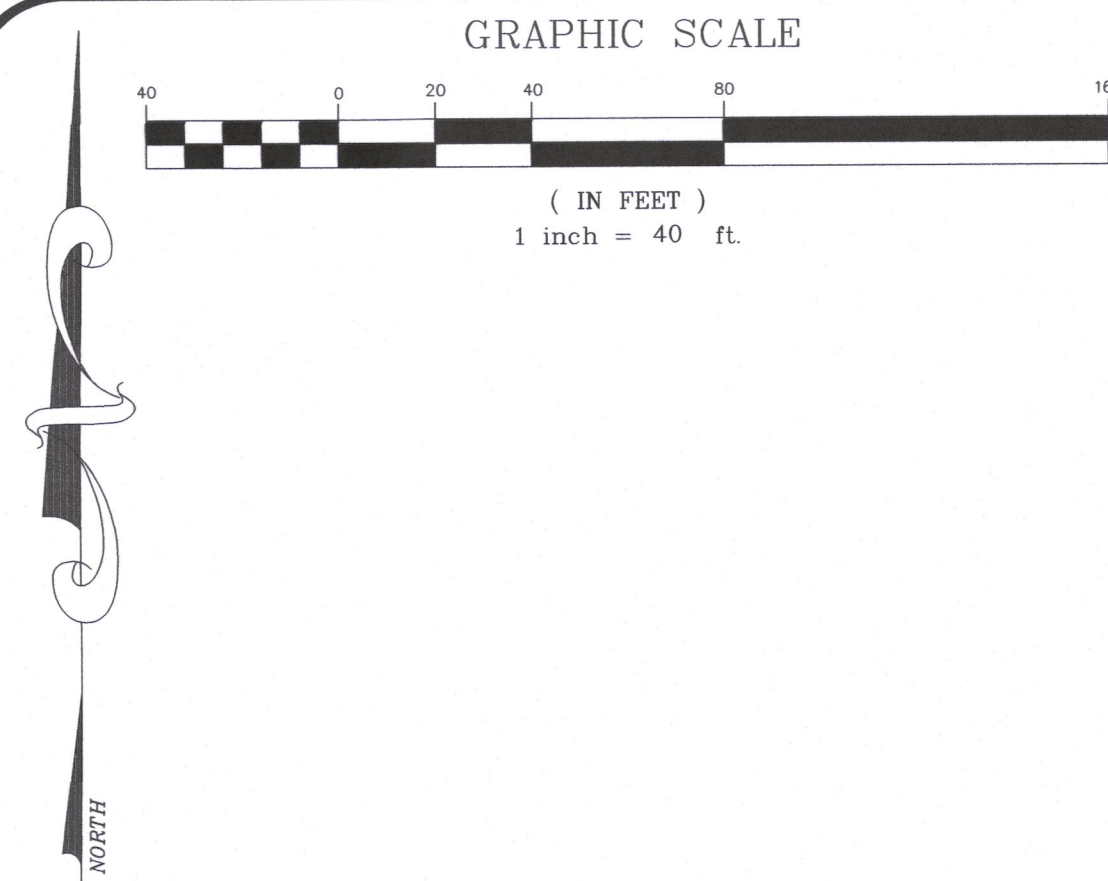
FILED FOR RECORD
APR 3 3 51 PM '86
Mary Jane Christman
COUNTY CLERK, GALVESTON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GALVESTON
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Galveston County, Texas, on

APR 3 1986



Mary Jane Christman
COUNTY CLERK, Galveston County, Texas



- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - OR - CAPPED IRON ROD
 - *STS* - STAMPED SOUTH TEXAS SURVEYING
 - BCOF - BRAZORIA COUNTY CLERKS' FILE
 - BCDR - BRAZORIA COUNTY DEED RECORDS
 - BCMR - BRAZORIA COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X- BARBED WIRE FENCE
 - O- CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK

MANDALE ROAD
(AKA COUNTY ROAD 133)
(60' PUBLIC R.O.W.)

NOTES:

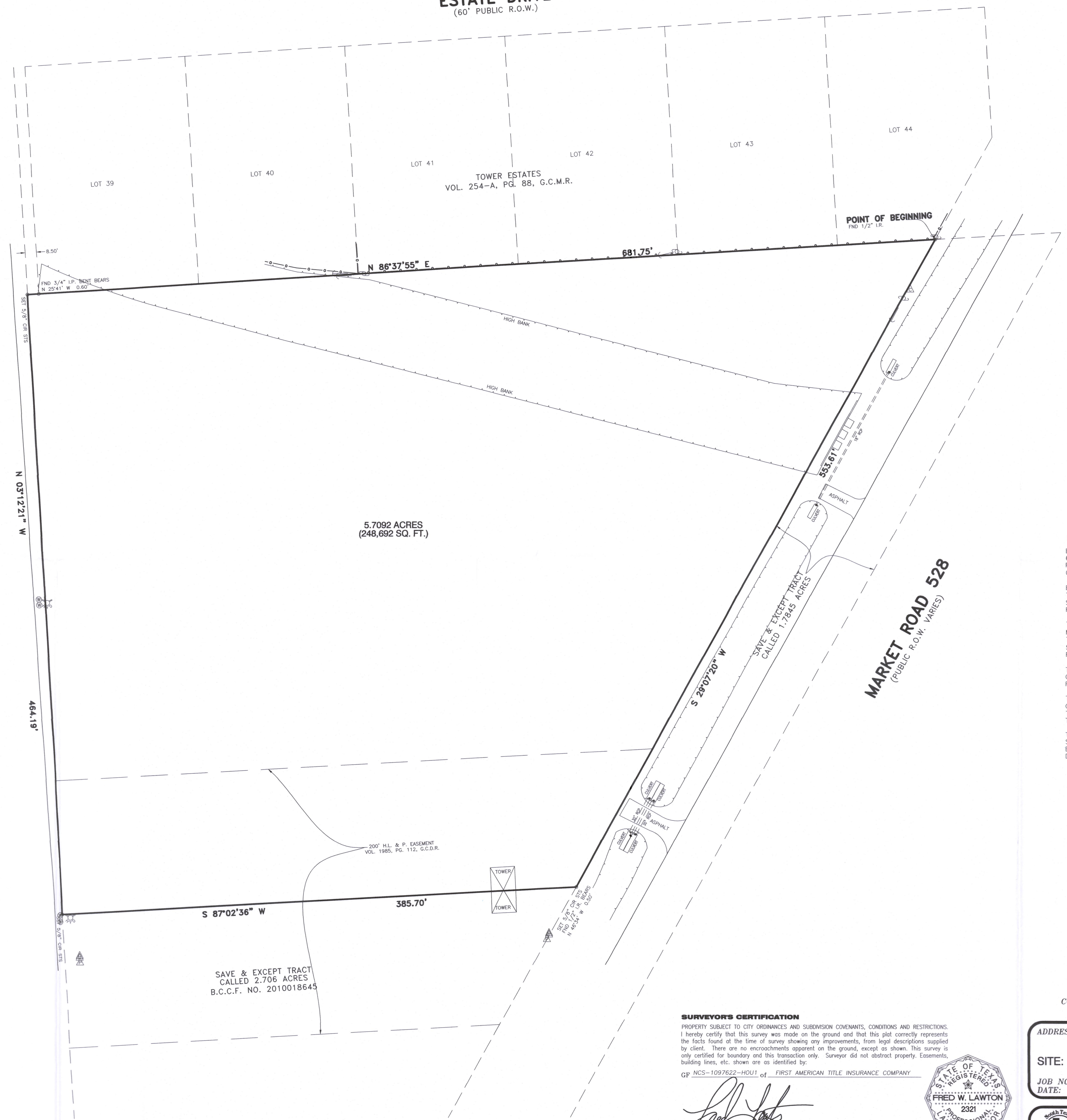
1. BEARING BASIS IS G.P.S. OBSERVATION WITH A BEARING OF N 03°12'21" W, ALONG THE EAST R.O.W. LINE OF MANDALE ROAD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.P. NO. NCS-1097622-HOU1 OF FIRST AMERICAN TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X & A, ACCORDING TO F.I.R.M. MAP NO. 48187C, 020506, DATE 08-15-2019, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ESTATE DRIVE
(60' PUBLIC R.O.W.)



LEGAL DESCRIPTION

BEING A 5.7092 ACRES OF LAND, BEING A PART OF THE I & GN RR COMPANY SURVEY NO. 23, ABSTRACT 624, GALVESTON COUNTY, TEXAS, AND ABSTRACT 740, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING AND BASIS G.P.S. OBSERVATION WITH A BEARING OF N 03°12'21" W, ALONG THE EAST R.O.W. LINE OF MANDALE ROAD.

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SET ON THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD 528, AND SAID POINT BEING THE SOUTHEAST CORNER OF TOWER ESTATES SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 254-A, PAGE 88, GALVESTON COUNTY MAP RECORDS;

THENCE SOUTH 29 DEGREES 07 MINUTES 20 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF MARKET ROAD 528, A DISTANCE OF 553.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER IN THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 528, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 46 DEGREES 34 MINUTES WEST, 0.50 FEET;

THENCE SOUTH 87 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 385.70 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 133;

THENCE NORTH 03 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 133, A DISTANCE OF 464.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF TOWER ESTATES SUBDIVISION;

THENCE NORTH 86 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF TOWER ESTATES SUBDIVISION, AT 8.50 FEET PASS A REFERENCE POINT FROM WHICH A FOUND ? INCH IRON PIPE BENT BEARS NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST, 0.60 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 681.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.7092 ACRES OF LAND.

SURVEY OF

BEING A 5.7092 ACRES OF LAND, BEING A PART OF THE I & GN RR COMPANY SURVEY NO. 23, ABSTRACT 624, GALVESTON COUNTY, TEXAS, AND ABSTRACT 740, BRAZORIA COUNTY, TEXAS.

ADDRESS: 0 MANDALE ROAD FRIENDSWOOD, TEXAS 77546		REVISIONS:	
SITE:		NO.	DATE
JOB NO: 2156-21			
DATE: 11-12-21			
SCALE: 1" = 40'			
SHEET 1 OF 1			

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP NCS-1097622-HOU1 of FIRST AMERICAN TITLE INSURANCE COMPANY.

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2021 South Texas Surveying Associates, Inc. K:\COMRES 2021\2156-21.DWG (KT)

JOB NO: 2156-21

Friendswood, Texas



Subject Tract:
5.7092 acres between Mandale Rd and W Parkwood Ave

7/11/2022, 5:02:10 PM

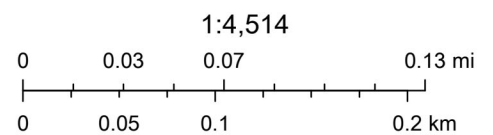
City Limits

Streets

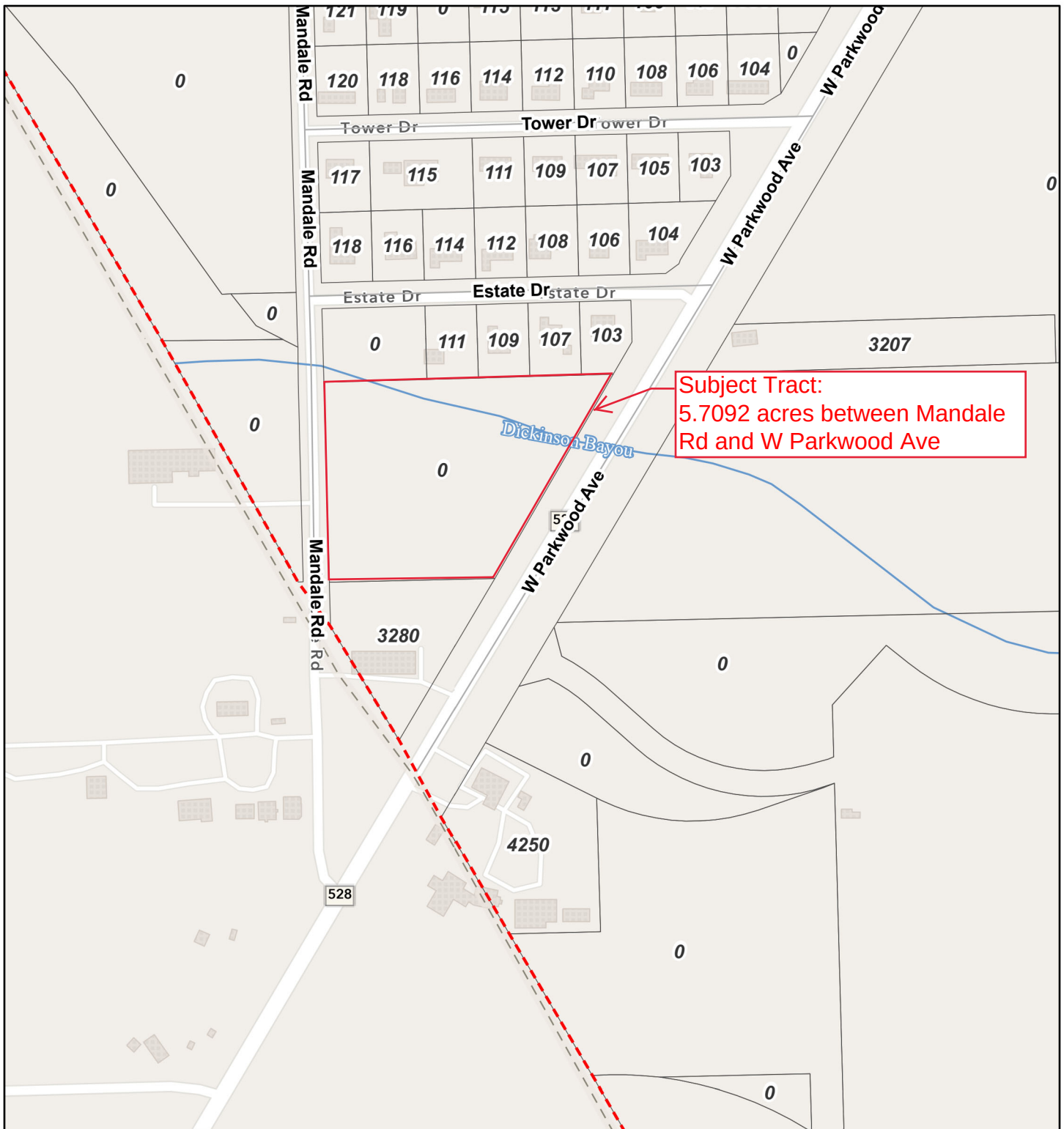
Parcels

Parcels Owner Information

All Linear Water Features



Friendswood, Texas



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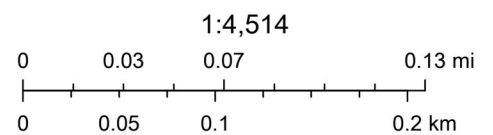
City Limits

Streets

Parcels

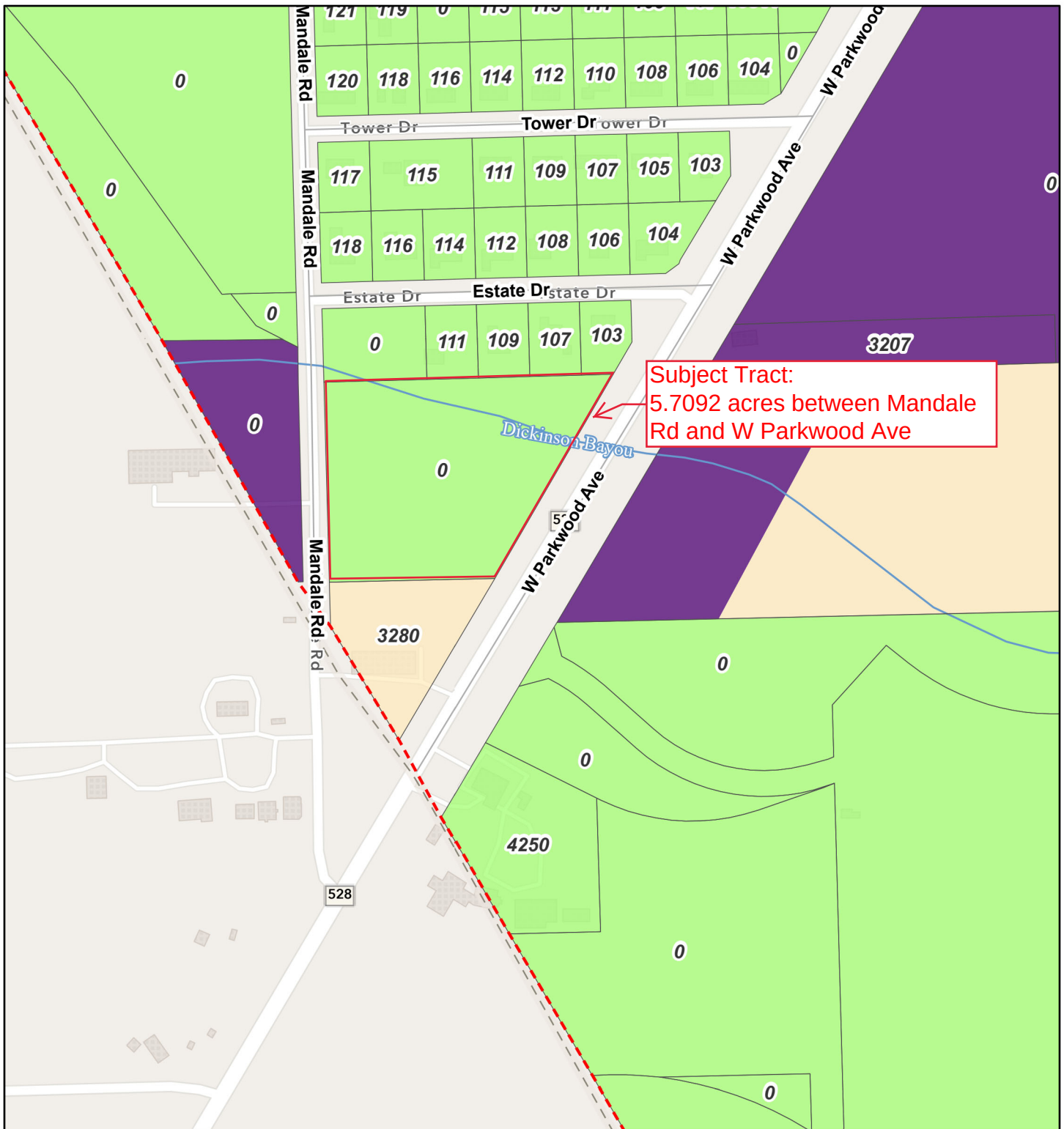
Parcels Owner Information

All Linear Water Features



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Friendswood, Texas



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 City Limits

Streets

Parcels

Parcels Owner Information

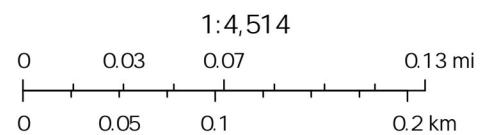
All Linear Water Features

Zoning of Parcels

BP

LI

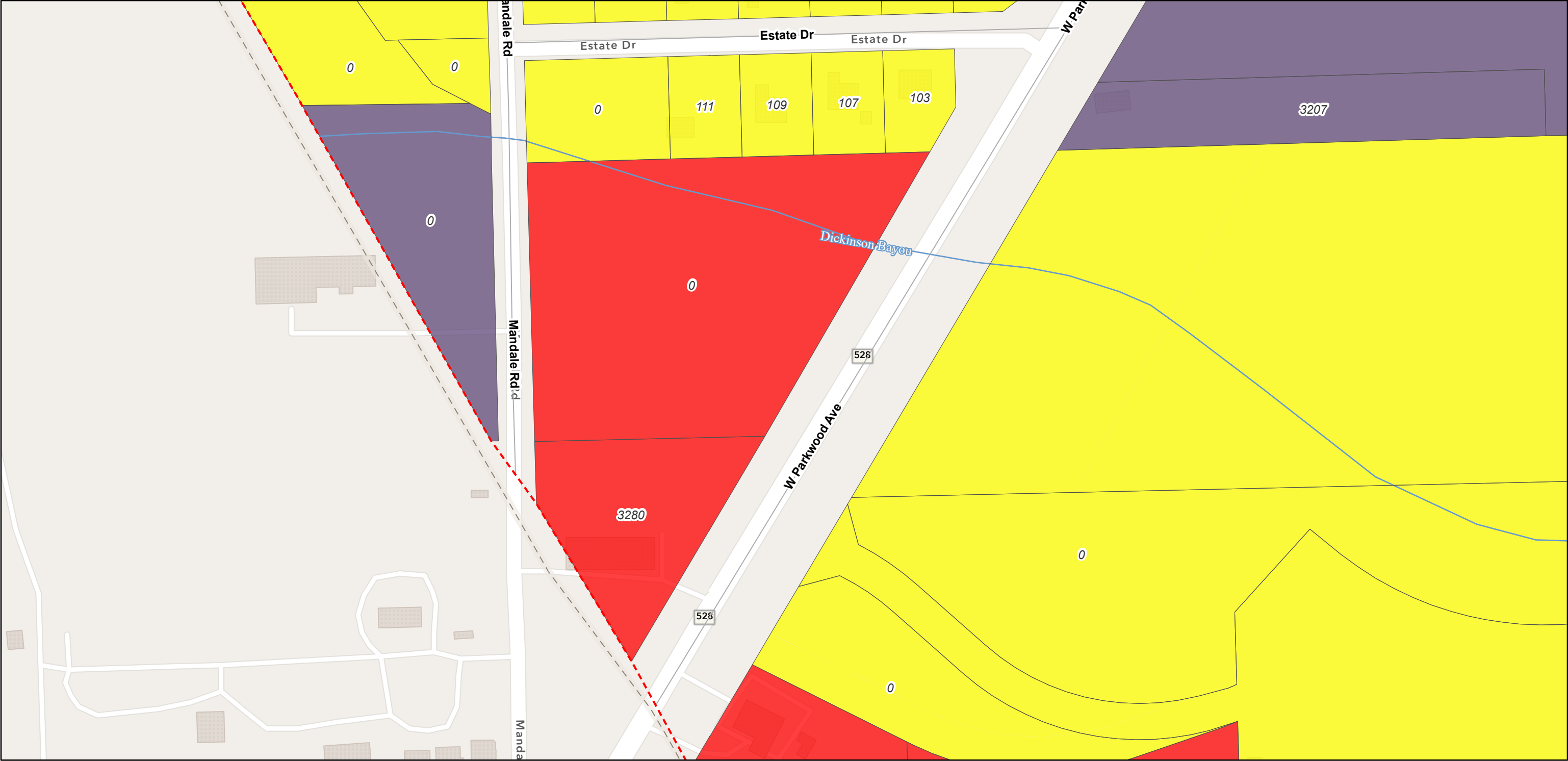
SFR



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City of Friendswood Staff

Friendswood, Texas



7/18/2022, 5:19:21 PM

- City Limits

Streets

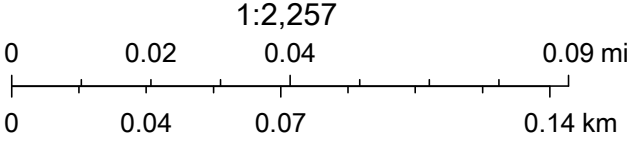
Parcels
- Parcels Owner Information

All Linear Water Features

Future Land Use Adopted 2021
- Office, Business Park

Retail

Low Density



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Rezoning Report

July 2022

Project: 5+ acres on W. Parkwood Ave.

Address: 5+ acres between W. Parkwood Ave and Mandale Rd.

Legal: 5.7092 acres of land, out of a 10.9037 acre tract, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas and Abstract 740, Brazoria County, Texas.

Request: Zone classification change from Single Family Residential (SFR) to Community Shopping Center (CSC).

Zoning Ordinance, Appendix C

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

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for

use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Existing Use/Site Attributes:

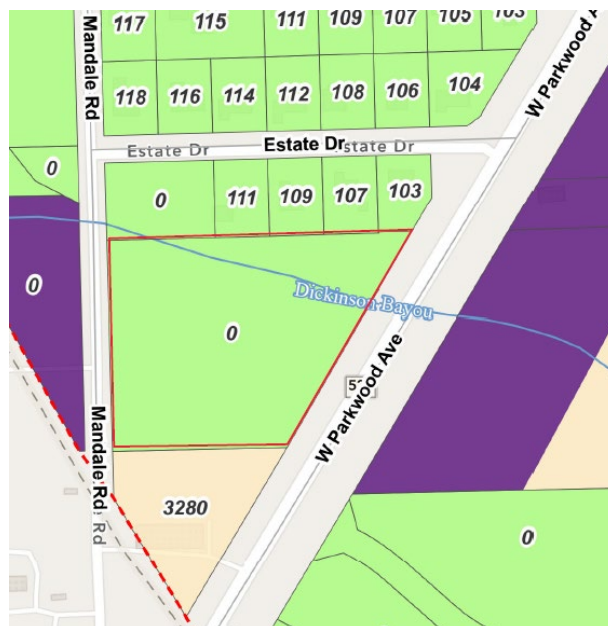
The subject property is a 5+ acre tract located between West Parkwood Ave and Mandale Road. The site is undeveloped.



City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Single Family Residential.



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property is bordered to the north by Single Family Residential (SFR) zoning, and the property south of the subject tract is zoned Light Industrial (LI). The easterly side of the tract fronts West Parkwood Avenue and the westerly side fronts Mandale Rd.

Platting Analysis:

The property has not been platted. Platting will be required prior to development.

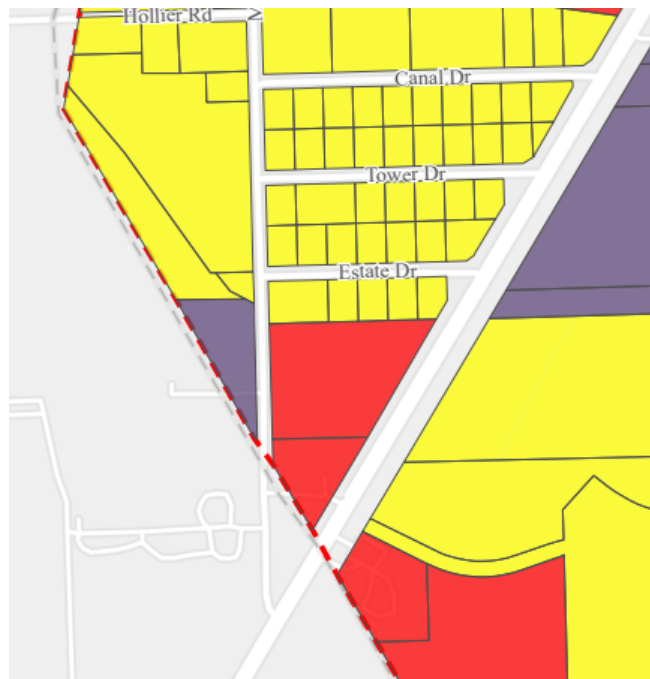
Planning Analysis:

The current zoning of Single Family Residential (SFR) allows 90-foot residential lots. The proposed zoned change to Community Shopping Center (CSC) would allow a variety of commercial uses such as retail, medical, food service, or office.

Notice of the public hearings was published in the newspaper; a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The 2021 Future Land Use Map identifies the site as “Retail.” The proposed zone change is compliant with the future land use map.

**Infrastructure/Service Delivery Impacts****Storm Water Management and Floodplain Issues:**

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria.

Utilities:

City of Friendswood water and sewer services will need to be extended and upgraded to serve the development.

Access:

The property has existing direct access from West Parkwood Ave (FM 528) and Mandale Road.

Park/Open Space:

Parkland Dedication does not apply to commercial property.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Consider approving the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The applicant is requesting to change the zoning of 5.7092 acres from Single Family Residential (SFR) to Community Shopping Center (CSC) zoning. The Future Land Use Map (FLUM) identifies this property as retail/commercial for future development. Therefore, the requested zone change is in compliance with the FLUM. Additionally, the property has frontage on W. Parkwood Ave and Mandale Road. At the time of development, the site will be subject to the requirements of the Community Overlay District (COD) and will be required to provide screening in relation to the adjacent residential zoned properties.

Newspaper notices were published, property owner notices were mailed and a sign was posted on the property to notify residents and property owners of the public hearings.

Reference attachments on the public hearing item for backup materials.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Obtaining acreage zoned as commercial contributes towards the goals of the City to increase the ratio of commercial zoned versus residential zoned properties to diversify the tax base.

RECOMMENDATIONS

The requested zone change complies with the plan of the Future Land Use Map, but is subject to recommendation by the Commission and approval by City Council.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: **SUBDIVISION VARIANCE REQUEST: FRIENDSWOOD TRAILS SECTIONS 3A & 4A**

Consider approving a Subdivision Variance request to reduce the required minimum block length 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. The public hearing for this item was held Thursday, July 14, 2022.

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 Appalachain 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: August 11, 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 30.433 acres of land containing 46 Lots and 10 Reserves in 5 Blocks situated in 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 recorded in Doc No 2019069867, 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 30.433 acres including 46 lots. Denbury Onshore, LLC retains ownership of four outparcels impacted by abandoned oil wells. Once the oil wells have been cleaned and released to DR Horton. The version of the plat presented before platted the four outparcels into restricted reserves for future single family residential lots. However, Debury Onshore has opted instead to plat those sections as "Additions" to the Friendswood Trails sections in the future, rather than "Replats."

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 plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department. A previous version of this plat was denied by the Commission on May 26, 2022. However, that version of the plat was withdrawn by the applicant and a new version was submitted. Other than the need for the variance, there are no outstanding comments that need to be addressed at this time (see attached compliance memo).

ATTACHMENTS

1. Compliance Memo_Friendswood Trails Sec 3A & 4A Preliminary Plat
2. Friendswood Trails Sec 3A & 4A Preliminary Plat

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: August 5, 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 30.433 acres including 46 lots. Denbury Onshore, LLC retains ownership of four outparcels impacted by abandoned oil wells. Once the oil wells have been cleaned and released to DR Horton, those areas may be platted as Additions No. 1-4.

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.

Contingent upon approval/disapproval of subdivision variance.

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.
- 3) Correct clerical items at final plat: page number on sheet 1, easement width on sheet 2, lot area table numbering on sheet 4.

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

- 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 DRVE.
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 0.99986942125.
 - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0201G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH
LIA 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-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERMETER 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 ADJUT 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 ERCTED 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.
 - THIS PLAT SHALL NOT REPLACE EXISTING BUILDING LINES AND EASEMENTS PER PLAT RECORDED UNDER NO. 2019069867 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.
 - THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .
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 - THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .
 - THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

- GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:
- BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED 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.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR DATE

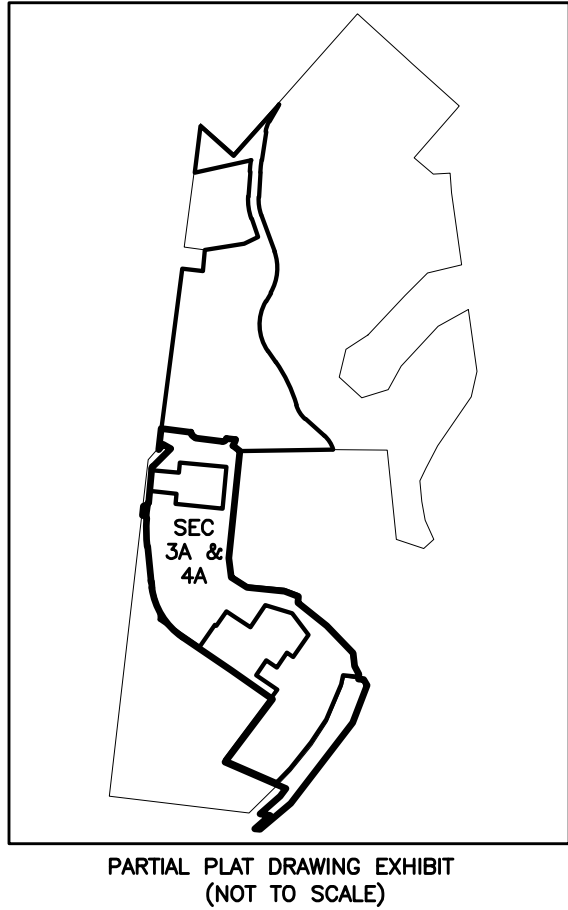
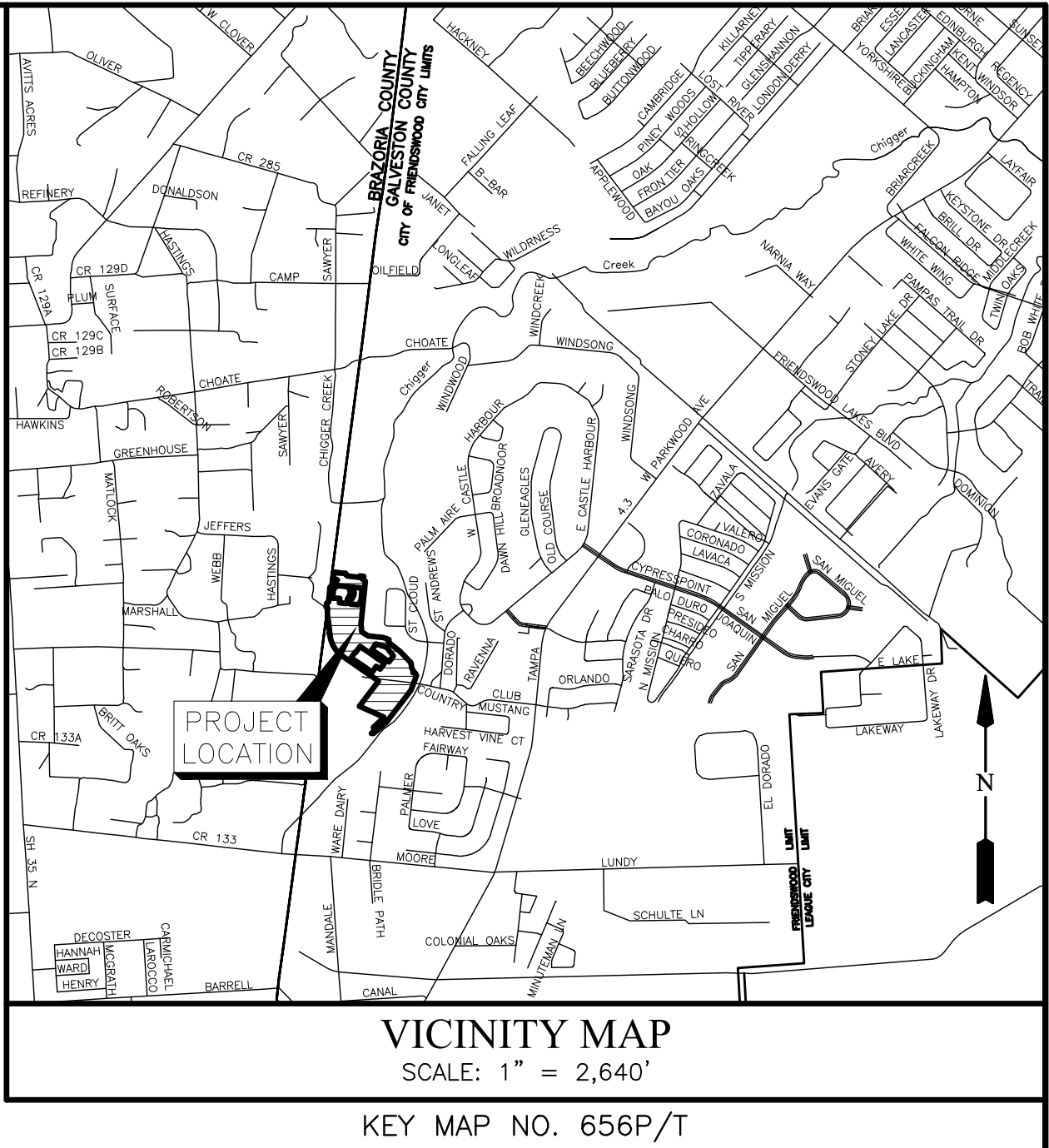
DIRECTOR DATE

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.

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 |
| VOL. | INDICATES VOLUME |
| PG. | INDICATES PAGE |
| ↔ | INDICATES STREET NAME CHANGE |



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 , 20, AT O'CLOCK M., AND DULY RECORDED ON , 20, AT O'CLOCK M., IN PLAT RECORD MAP NUMBER , GALVESTON COUNTY MAP 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

A PARTIAL PRELIMINARY PLAT OF
**FRIENDSWOOD TRAILS
SECTION 3A AND 4A**
A SUBDIVISION OF 30.433 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 "I" 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 "I" AND CREATE NEW RESERVES "C" AND "J"

46 LOTS 10 RESERVES (12.915 AC.) 5 BLOCKS

DATE: AUGUST 5, 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

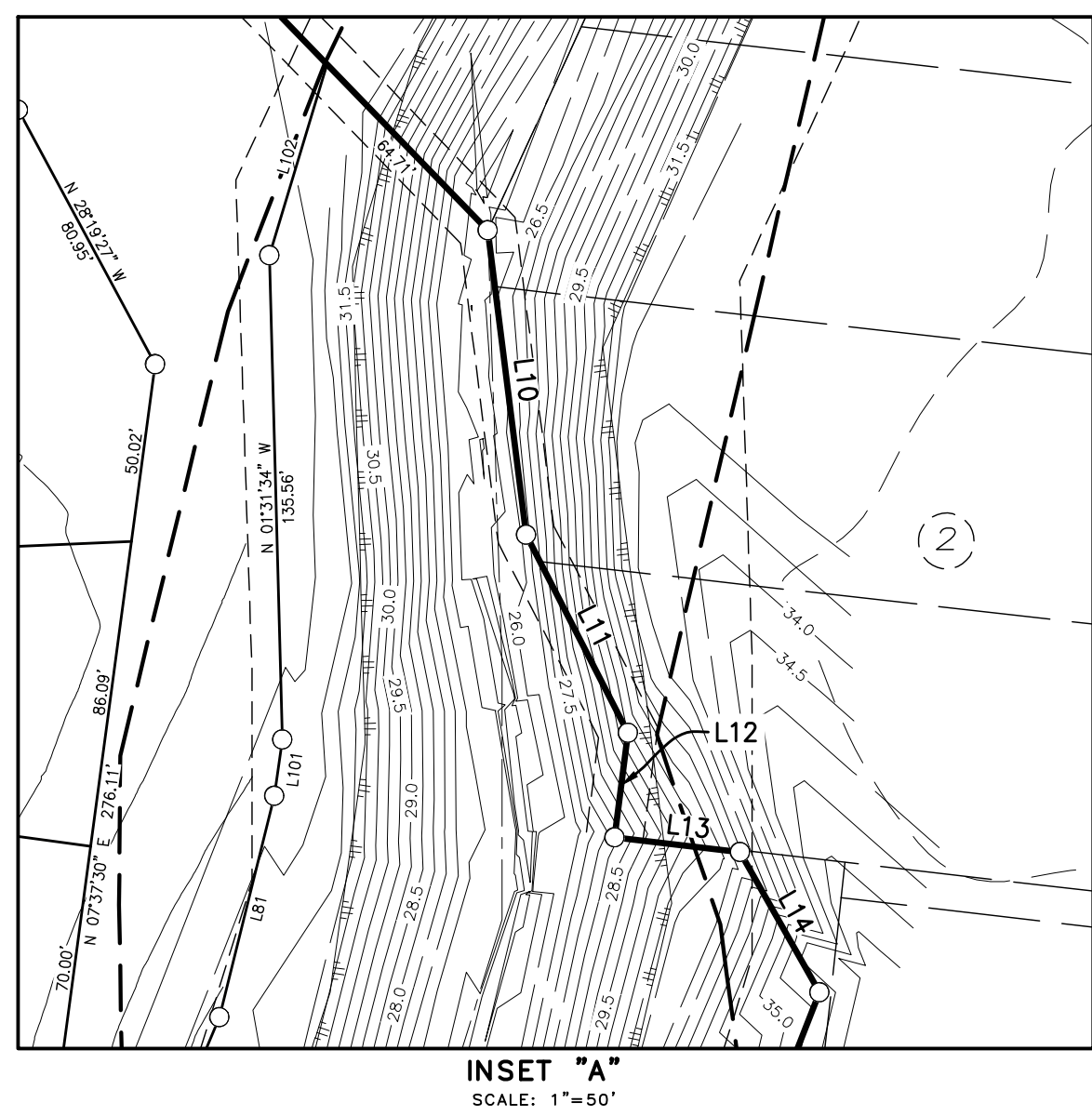
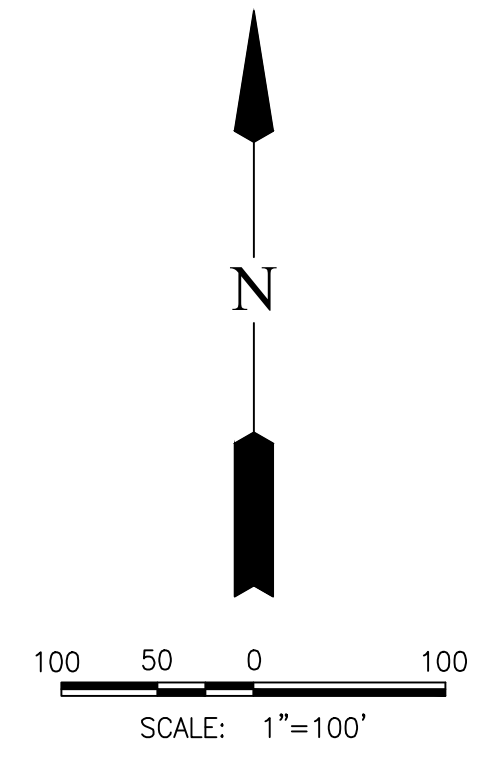
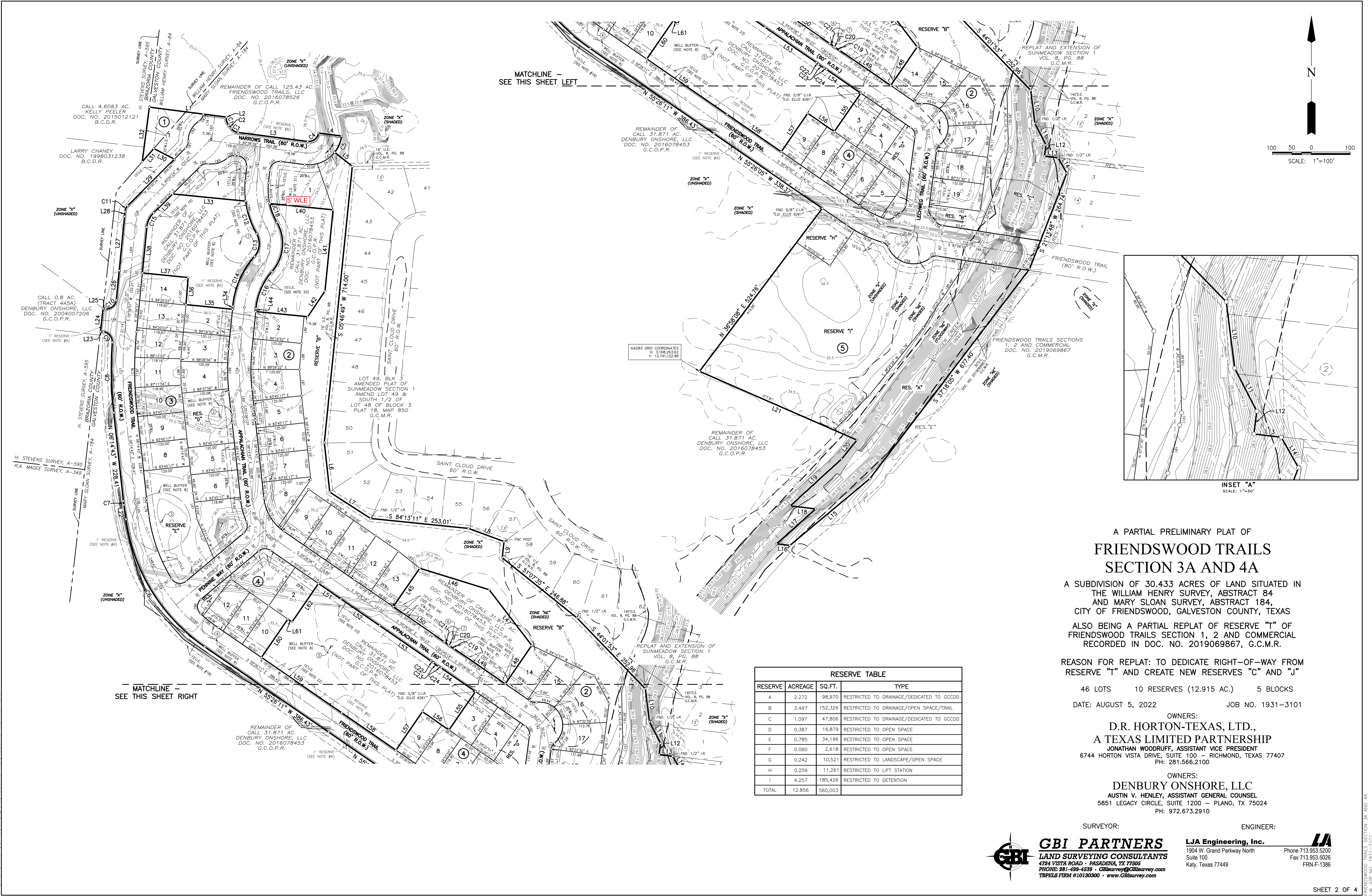
OWNERS:
DENBURY ONSHORE, LLC
AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL
5851 LEGACY CIRCLE, SUITE 1200 - PLANO, TX 75024
PH: 972.673.2910

SURVEYOR: ENGINEER:

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77505
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 30.433 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 10 RESERVES (12.915 AC.) 5 BLOCKS
DATE: AUGUST 5, 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:

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.272	98,970	RESTRICTED TO DRAINAGE/DEDICATED TO GCDD
B	3.497	152,326	RESTRICTED TO DRAINAGE/OPEN SPACE/TRAIL
C	1.097	47,806	RESTRICTED TO DRAINAGE/DEDICATED TO GCDD
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
TOTAL	12.856	560,003	

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

FIELD NOTES FOR 30.433 ACRES

BEING A TRACT CONTAINING 30.433 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 30.433 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. 2016078453, 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 30.433 ACRES BEING 36.48 ACRES SAVE AND EXCEPT FOUR (4) TRACTS CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES OF LAND, SAID 30.433 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 55.234 ACRES, THE UPPER SOUTHWEST CORNER OF A CALL 40 ACRE TRACT OF LAND RECORDED IN THE NAME OF MISS L.W. ELLIOT (NOW ELLIOT HEIRS) IN VOLUME 118, PAGE 98 OF THE GALVESTON COUNTY DEED RECORDS (G.C.D.R.), BEING ON THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, AND THE COMMON SURVEY LINE BETWEEN AFORESAID HENRY SURVEY AND THE MOORE & RASMUSSEN SURVEY, ABSTRACT NO. 730, IN SAID BRAZORIA COUNTY;

THENCE, WITH THE WEST SAID COUNTY LINE, SAID COMMON SURVEY LINE, AND THE COMMON LINE BETWEEN SAID HENRY SURVEY AND THE H. STEVENS SURVEY, ABSTRACT NO. 595, IN SAID BRAZORIA COUNTY, SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 2,038.52 FEET TO 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 NORTH 52 DEGREES 21 MINUTES 21 SECONDS EAST, 35.36 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 NORTH 52 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 57.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3 OF REPLAT AND EXTENSION OF SUMMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.);

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

1. SOUTH 05 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 714.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
2. SOUTH 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 SUMMEADOW 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 21 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 33 MINUTES 16 SECONDS WEST, A DISTANCE OF 65.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE SOUTHEAST CORNER OF AFORESAID 31.871 ACRES;

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

1. NORTH 47 DEGREES 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 178.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
2. NORTH 38 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 62.76 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;

THENCE, WITH A NORTHERLY LINE OF SAID 31.871 ACRES, NORTH 66 DEGREES 23 MINUTES 45 SECONDS WEST, AT 63.83 FEET PASS THE WEST LINE OF AFORESAID RESTRICTED RESERVE "T" AND A COMMON RE-ENTRANT CORNER BETWEEN SAID 31.871 ACRES AND SAID 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;

THENCE, WITH THE COMMON LINES BETWEEN SAID 31.871 ACRES AND 55.234 ACRES, THE FOLLOWING TWO (2) COURSES:

1. NORTH 36 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 524.75 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
2. NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.01 FEET TO A POINT FROM WHICH A FOUND "X" CUT ON CONCRETE BEARS NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

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

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

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, 397.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 52 SECONDS AND A CHORD WHICH BEARS NORTH 31 DEGREES 44 MINUTES 32 SECONDS WEST, A DISTANCE OF 385.85 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY ON A COMMON LINE BETWEEN SAID 55.234 ACRES AND AFORESAID 31.871 ACRES;

THENCE, WITH SAID COMMON LINE, NORTH 08 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

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

1. 10.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 35 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
2. NORTH 06 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
3. 181.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 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 09 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

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

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

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, SOUTH 84 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

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

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

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

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

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

THENCE, CONTINUING WITH SAID COMMON LINE AND SAID COMMON SURVEY LINE, SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE SOUTH CORNER OF SAID HENRY SURVEY, BEING ON THE EAST LINE OF AFORESAID CHANEY TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER B.C.C.F. NO. 1998031238, AND CONTINUING FOR A TOTAL DISTANCE OF 141.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.48 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT FOUR (4) TRACTS OF LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES, AND LEAVING A NET AREA OF 30.433 ACRES OF LAND, MORE OR LESS.

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID EAST LINE, THE WEST LINE OF SAID 55.234 ACRES AND THE EAST LINE OF A CALL 4.6083 ACRE TRACT 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 36.48 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT FOUR (4) TRACTS OF LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES, AND LEAVING A NET AREA OF 30.433 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT 1:
FIELD NOTES FOR 1.451 ACRES

BEING A TRACT CONTAINING 1.451 ACRES OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 1.451 ACRES BEING A PORTION 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. 2016078453, A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 1.451 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 5/8 INCH CAPPED IRON ROD (RED CAP) FOUND AT THE SOUTHWEST CORNER OF SAID 31.871 ACRES, THE NORTHWEST CORNER OF A CALL 1.383 ACRE TRACT (STYLED "TRACT 1") OF LAND RECORDED IN THE NAME OF TEDDY J. WRIGHT, JR. AND DENISE C. WRIGHT UNDER G.C.C.F. NO. 2017061537, BEING ON THE EAST LINE OF A CALL 188.289 ACRE TRACT OF LAND RECORDED IN THE NAME OF W.O. BLOODWORTH, JR. IN VOLUME 1434, PAGE 613 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), THE OCCUPIED COMMON SURVEY LINE BETWEEN SAID SLOAN SURVEY AND THE R.A. MAGEE SURVEY, ABSTRACT NO. 349, BRAZORIA COUNTY, TEXAS, AND FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" AT THE SOUTHEAST CORNER OF SAID 31.871 ACRES BEARS SOUTH 83 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 999.07 FEET, AND A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" AT THE NORTHWEST CORNER OF SAID 31.871 ACRES BEARS NORTH 06 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 2,248.71 FEET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND SAID 55.234 ACRES, NORTH 08 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 2,049.58 FEET TO THE POINT OF BEGINNING AND BEING ON AN UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS NORTH 84 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.00 FEET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, NORTH 05 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 118.55 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND AFORESAID 55.234 ACRES, 41.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 20 MINUTES 18 SECONDS AND A CHORD WHICH BEARS NORTH 25 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.39 FEET TO A POINT OF TANGENCY;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, NORTH 45 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 69.11 FEET;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND WITH THE NORTH LINE OF AFORESAID 31.871 ACRES, SOUTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 188.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, THE FOLLOWING FOUR (4) COURSES:

- 1.) 89.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 19 MINUTES 00 SECONDS AND A CHORD WHICH BEARS NORTH 18 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.02 FEET TO A POINT OF REVERSE CURVATURE;
- 2.) 61.86 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 53 MINUTES 06 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 57.99 FEET TO A POINT OF REVERSE CURVATURE;
- 3.) 142.28 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 26 MINUTES 33 SECONDS AND A CHORD WHICH BEARS NORTH 23 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A POINT OF TANGENCY;
- 4.) SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.53 FEET TO A POINT ON UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS SOUTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 194.38 FEET;

THENCE, WITH UPPER SOUTH LINES OF SAID 31.871 ACRES, THE FOLLOWING THREE (3) COURSES:

- 1.) NORTH 84 DEGREES 19 MINUTES 52 SECONDS WEST, A DISTANCE OF 120.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
- 2.) NORTH 04 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 70.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
- 3.) NORTH 84 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 118.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.451 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT 2:
FIELD NOTES FOR 0.900 ACRE

BEING A TRACT CONTAINING 0.900 ACRE OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 0.900 ACRE BEING A PORTION 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 AND A PORTION OF A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 0.900 ACRE 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 5/8 INCH CAPPED IRON ROD (RED CAP) FOUND AT THE SOUTHWEST CORNER OF SAID 31.871 ACRES, THE NORTHWEST CORNER OF A CALL 1.383 ACRE TRACT (STYLED "TRACT 1") OF LAND RECORDED IN THE NAME OF TEDDY J. WRIGHT, JR. AND DENISE C. WRIGHT UNDER G.C.C.F. NO. 2017061537, BEING ON THE EAST LINE OF A CALL 188.289 ACRE TRACT OF LAND RECORDED IN THE NAME OF W.O. BLOODWORTH, JR. IN VOLUME 1434, PAGE 613 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), THE OCCUPIED COMMON SURVEY LINE BETWEEN SAID SLOAN SURVEY AND THE R.A. MAGEE SURVEY, ABSTRACT NO. 349, BRAZORIA COUNTY, TEXAS, AND FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" AT THE SOUTHEAST CORNER OF SAID 31.871 ACRES BEARS SOUTH 83 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 999.07 FEET, AND A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" AT THE NORTHWEST CORNER OF SAID 31.871 ACRES BEARS NORTH 06 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 2,248.71 FEET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND SAID 55.234 ACRES, NORTH 17 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 2,020.03 FEET TO THE POINT OF BEGINNING AND BEING ON AN UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS NORTH 84 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 180.38 FEET;

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, THE FOLLOWING FOUR (4) COURSES:

- 1.) NORTH 05 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 7.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 2.) 105.16 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 26 MINUTES 33 SECONDS AND A CHORD WHICH BEARS NORTH 23 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 103.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 3.) 136.09 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 53 MINUTES 06 SECONDS AND A CHORD WHICH BEARS NORTH 05 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 127.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 4.) 52.07 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 10 MINUTES 56 SECONDS AND A CHORD WHICH BEARS NORTH 20 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 51.87 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE NORTH LINE OF SAID 31.871 ACRES;

THENCE, WITH SAID NORTH LINE AND THROUGH AND ACROSS AFORESAID 55.234 ACRES, SOUTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, AT 126.14 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS" FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 31.871 ACRES AND A RE-ENTRANT CORNER ON THE WESTERLY LINE OF SAID 55.234 ACRES, AND CONTINUING FOR A TOTAL DISTANCE OF 163.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 210.03 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 2.) SOUTH 33 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 79.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A RE-ENTRANT CORNER ON THE WESTERLY LINE OF SAID 55.234 ACRES AND THE MOST NORTHERLY SOUTHEAST CORNER OF AFORESAID 31.871 ACRES;
- THENCE, WITH AN UPPER SOUTH LINE OF SAID 31.871 ACRES, NORTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 134.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.900 ACRE OF LAND, MORE OR LESS.

LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 82°38'39" E	200.00'	L52	S 55°28'16" E	121.01'	C1	25.00'	49°40'47"	21.68'	S 17°29'03" E	21.00'	C44	25.00'	91°41'13"	40.01'	S 51°30'45" W	35.87'
L2	S 07°21'21" W	0.52'	L53	S 55°26'06" E	160.22'	C2	60.00'	9°21'34"	9.80'	S 37°38'39" E	9.79'	C45	170.00'	35°26'33"	105.16'	S 12°03'08" E	103.49'
L3	S 82°38'39" E	180.19'	L54	S 55°26'06" E	107.00'	C3	25.00'	49°40'47"	21.68'	S 57°48'16" E	21.00'	C46	470.00'	11°54'51"	97.73'	S 00°17'17" E	97.56'
L4	S 82°38'39" E	60.00'	L55	S 34°33'55" W	120.10'	C4	25.00'	90°00'00"	39.27'	N 52°21'21" E	35.36'	C47	70.00'	6°25'32"	7.85'	S 09°27'29" E	7.85'
L5	S 51°28'54" E	57.80'	L56	N 55°22'51" W	83.01'	C5	85.00'	31°09'45"	46.23'	S 22°56'13" W	45.66'	C48	90.00'	12°51'03"	20.19'	S 06°14'43" E	20.14'
L6	S 06°14'43" E	128.20'	L57	S 34°33'55" W	120.02'	C6	480.00'	47°23'52"	397.08'	N 31°44'14" W	385.88'	C49	70.00'	6°25'32"	7.85'	S 03°01'57" E	7.85'
L7	S 57°04'43" E	125.06'	L58	N 55°26'05" W	168.99'	C7	330.00'	1°47'35"	10.33'	N 07°08'30" W	10.33'	C50	120.00'	49°11'23"	103.02'	S 30°50'24" E	99.89'
L8	S 69°55'01" E	97.70'	L59	N 55°26'11" W	251.07'	C8	1030.00'	10°04'19"	181.06'	N 01°12'33" W	180.83'	C51	25.00'	42°02'52"	18.35'	S 76°27'32" E	17.94'
L9	S 06°32'19" W	42.00'	L60	N 34°33'55" E	120.02'	C9	25.00'	88°09'39"	38.47'	N 40°15'13" W	34.78'	C52	60.00'	147°09'20"	154.10'	S 23°54'18" E	115.10'
L10	S 07°09'29" E	85.87'	L61	S 55°05'21" E	13.00'	C10	25.00'	90°00'00"	39.27'	N 50°39'57" E	35.36'	C53	25.00'	42°02'52"	18.35'	S 28°38'56" W	17.94'
L11	S 27°15'57" E	62.35'	L62	N 34°33'55" E	120.02'	C11	25.00'	39°10'56"	17.10'	N 25°15'21" E	16.77'	C54	25.00'	54°37'24"	23.83'	S 19°41'12" E	22.94'
L12	S 07°22'03" W	29.52'	L63	S 07°21'21" W	65.33'	C12	230.00'	22°19'00"	89.58'	S 18°36'55" E	89.02'	C55	70.00'	12°43'20"	15.54'	S 40°38'14" E	15.51'
L13	S 83°20'07" E	35.37'	L64	S 05°40'06" W	118.55'	C13	50.00'	70°53'06"	61.86'	S 05°40'08" W	57.99'	C56	25.00'	46°49'35"	20.43'	S 57°41'22" E	19.87'
L14	S 29°26'22" E	45.11'	L65	S 08°02'18" E	37.26'	C14	230.00'	35°26'33"	142.28'	S 23°23'25" W	140.02'	C57	25.00'	46°49'35"	20.43'	S 75°29'03" W	19.87'
L15	S 50°06'49" W	267.90'	L66	N 84°20'03" W	62.08'	C15	60.00'	39°20'18"	41.20'	N 25°20'15" E	40.39'	C58	70.00'	103°55'03"	126.96'	N 75°58'13" W	110.26'
L16	N 83°23'20" W	34.57'	L67	S 05°40'08" W	89.87'	C16	170.00'	35°26'33"	105.16'	N 23°23'25" E	103.49'	C59	25.00'	49°10'17"	21.46'	N 48°35'50" W	20.80'
L17	N 48°07'14" E	135.00'	L68	S 05°40'08" W	110.51'	C17	110.00'	70°53'06"	136.09'	N 05°40'08" E	127.57'	C60	330.00'	17°44'54"	102.22'	N 64°18'32" W	101.82'
L18	N 83°33'16" W	65.83'	L69	S 06°14'43" E	44.22'	C18	170.00'	17°32'58"	52.07'	N 20°59'55" W	51.87'	C61	25.00'	45°48'00"	19.98'	N 22°06'24" E	19.46'
L19	N 47°35'30" E	178.83'	L70	N 82°38'39" W	61.94'	C19	130.00'	6°05'23"	13.82'	N 58°28'47" W	13.81'	C62	60.00'	57°49'43"	60.56'	N 28°07'16" E	58.02'
L20	N 36°54'18" E	62.76'	L71	S 05°40'08" W	33.23'	C20	20.00'	12°10'45"	4.25'	N 55°26'06" W	4.24'	C63	25.00'	49°40'47"	21.68'	N 32°11'44" E	21.00'
L21	N 66°23'45" W	441.64'	L72	S 05°40'08" W	110.51'	C21	130.00'	6°05'23"	13.82'	N 52°23'24" W	13.81'	C64	25.00'	53°20'53"	23.28'	N 71°40'51" E	22.45'
L22	N 08°02'18" W	37.26'	L73	S 06°14'43" E	44.22'	C22	70.00'	6°05'23"	7.44'	S 52°23'24" E	7.44'	C65	60.00'	50°40'44"	53.07'	N 73°00'56" E	51.36'
L23	N 84°20'03" W	8.04'	L74	N 07°21'21" E	0.52'	C23	80.00'	12°10'45"	17.01'	S 55°26'06" E	16.97'	C66	25.00'	49°40'47"	21.68'	N 72°30'57" E	21.00'
L24	N 06°28'08" E	60.01'	L75	S 82°38'39" E	8.21'	C24	70.00'	6°05'23"	7.44'	S 58°28'47" E	7.44'	C67	25.00'	88°18'47"	38.53'	S 38°29'15" E	34.83'
L25	S 84°20'03" E	6.66'	L76	S 05°40'08" W	36.47'	C25	55.00'	90°00'00"	86.39'	N 52°21'21" E	77.78'	C68	230.00'	35°26'33"	142.28'	S 12°03'08" E	140.02'
L26	N 05°39'57" E	76.07'	L77	S 05°40'08" W	110.51'	C26	90.00'	39°20'18"	61.79'	S 25°20'15" W	60.59'	C69	530.00'	11°54'51"	110.21'	S 00°17'17" E	110.01'
L27	N 05°40'06" E	140.01'	L78	S 06°14'43" E	44.22'	C27	1000.00'	11°54'40"	207.89'	S 00°17'23" E	207.51'	C70	130.00'	6°25'32"	14.58'	S 09°27'29" E	14.57'
L28	N 05°39'53" E	12.50'	L79	N 08°02'18" W	37.26'	C28	300.00'	1°47'35"	9.39'	S 07°08'30" E	9.39'	C71	30.00'	12°51'03"	6.73'	S 06°14'43" E	6.71'
L29	N 45°00'24" E	169.48'	L81	N 13°55'10" E	63.80'	C29	450.00'	47°23'53"	372.26'	S 31°44'14" E	361.74'	C72	130.00'	6°25'32"	14.58'	S 03°01'57" E	14.57'
L30	N 62°52'25" W	59.63'	L82	S 82°22'30" E	132.00'	C30	300.00'	25°40'04"	134.40'	S 68°16'07" E	133.28'	C73	180.00'	18°01'54"	56.65'	S 15°15'40" E	56.42'
L31	S 41°13'50" W	44.86'	L83	N 51°24'31" W	70.24'	C31	200.00'	35°26'33"	123.72'	S 12°03'08" E	121.75'	C74	25.00'	74°26'14"	32.48'	S 12°56'30" W	30.24'
L32	N 07°21'21" E	141.52'	L84	N 55°27'44" W	69.98'	C32	80.00'	70°53'06"	98.97'	S 05°40'08" W	92.78'	C75	25.00'	98°12'06"	42.85'	N 80°44'20" W	37.79'
L33	S 84°19'52" E	188.60'	L85	N 34°33'54" E	124.72'	C33	200.00'	35°26'33"	123.72'	S 23°23'25" W	121.75'	C76	420.00'	23°35'59"	172.99'	N 19°50'17" W	171.77'
L34	S 05°40'08" W	7.53'	L86	N 34°33'54" E	147.37'	C34	500.00'	11°54'51"	103.97'	S 00°17'17" E	103.78'	C77	270.00'	1°47'35"	8.45'	N 07°08'30" W	8.45'
L35	N 84°19'52" W	120.38'	L87	N 04°31'10" W	67.76'	C35	100.00'	6°25'32"	11.21'	S 09°27'29" E	11.21'	C78	970.00'	11°54'40"	201.65'	N 00°17'23" W	201.29'
L36	N 04°38'03" E	70.02'	L88	N 04°13'25" E	67.14'	C36	60.00'	12°51'03"	13.46'	S 06°14'43" E	13.43'	C79	25.00'	74°24'17"	32.47'	N 87°21'46" E	30.23'
L37	N 84°20'04" W	118.35'	L89	N 05°40'08" E	70.00'	C37	100.00'	6°25'32"	11.21'	S 03°01'57" E	11.21'	C80	25.00'	63°03'36"	27.52'	S 23°54'18" E	26.15'
L38	N 05°40'06" E	118.55'	L90	S 18°48'09" E	125.25'	C38	150.00'	49°11'23"	128.78'	S 30°50'24" E	124.86'	C81	25.00'	54°37'24"	23.83'	S 34°56'13" W	22.94'
L39	N 45°00'24" E	69.11'	L91	S 08°42'26" E	67.21'	C39	100.00'	6°05'23"	10.63'	S 52°23'24" E	10.62'	C82	70.00'	15°00'59"	18.35'	S 54°44'25" W	18.29'
L40	S 84°19'52" E	163.66'	L92	S 02°16'36" E	12.25'	C40	50.00'	12°10'45"	10.63'	S 55°26'06" E	10.61'	C83	25.00'	61°56'02"	27.02'	S 78°11'57" W	25.73'
L41	S 05°40'08" W	210.03'	L93	N 37°08'47" E	118.77'	C41	100.00'	6°05'23"	10.63'	S 58°28'47" E	10.62'	C84	270.00'	15°23'57"	72.57'	N 63°08'03" W	72.35'
L42	S 33°50'46" W	79.42'	L94	N 34°33'55" E	85.47'	C42	55.00'	63°03'36"	60.53'	S 23°54'18" E	57.52'	C85	419.99'	7°47'26"	57.11'	N 51°32'28" W	57.06'
L43	N 84°19'52" W	134.38'	L95	N 07°37'30" E	30.55'	C43	85.00'	90°00'00"	133.52'	S 52°21'21" W	120.21'	C86	25.00'	97°48'22"	42.68'	N 01°15'26" E	37.68'
L44	N 05°40'08" E	7.53'	L96	S 34°33'54" W	120.23'												
L45	N 34°33'55" E	120.02'	L97	S 22°46'58" W	18.28'												
L46	S 72°49'57" E	187.03'	L98	S 00°45'35" E	68.13'												
L47	S 37°22'53" E	180.45'	L99	N 55°29'53" W	60.00'												
L48	S 34°33'55" W	120.02'	L100	S 54°41'37" E	118.87'												
L49	N 55°26'06" W	159.00'	L101	N 07°59'28" E	15.96'												
L50	N 55°26'06" W	159.22'	L102	N 16°47'56" E	55.90'												
L51	S 55°26'06" E	70.01'															

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 1 LOT 1	13,380 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 2 LOT 1	15,872 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 2	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 3	9,209 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 4	9,369 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 5	8,731 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	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 8	8,747 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 9	8,749 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	8,753 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 13	8,579 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 14	8,782 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 15	9,120 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 16	12,635 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 17	8,910 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 18	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 19	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 3 LOT 1	14,278 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 2	8,417 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 3	8,692 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 4	8,937 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 5	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 6	8,507 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 7	13,714 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 8	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 9	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 10	8,627 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 11	8,653 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 12	8,648 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 13	8,442 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 14	8,449 SQ.FT.	70' X 120'	8,400 SQ.FT.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Receive a report from the Ordinance Subcommittee regarding progress on the 2022 Action Items developed as a result of the Annual Retreat that was held December 2, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

See attached report.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2022 PZ Commission Action Items Table

**Planning and Zoning Commission
2022 Action Items**

Item	Action	Target Date	Leader	Committee	Status	Compl. Date
2021 Comprehensive Plan	Using City Council's direction, Staff and the Commission will progress the development of an updated Comprehensive Plan. Not all sections will require updating in 2021.	Dec-22	Aubrey	Planning	Ongoing	
Zoning Ordinances Update	a. Review the use of LED lights surrounding commercial window frames outside of DD.	Dec-22	Becky	Ordinance	Emailed to Aubrey for review April 2022	
Planned Unit Development	a. Evaluate and recommend if changes are needed to include sunset clauses for PUDs, i.e., if the project utilizing the PUD is not completed by a certain date it expires.	<u>Mar-22</u>	Becky	Ordinance	Completed	April 2022
	b. Evaluate and recommend if changes are needed to the allowable percentage of changes included in approved PUDs.	<u>Mar-22</u>	Becky	Ordinance	Completed	April 2022
	c. Evaluate if any PUD requirements that have been removed from the Zoning Ordinances should be added back.	<u>Mar-22</u>	Becky	Ordinance	Completed	April 2022

**Planning and Zoning Commission
2022 Action Items**

Subdivision Ordinances Update	a. Review park dedication requirements; currently no land dedication is required unless a subdivision contains 655 lots or more; collaborate with Parks & Recreation. Pending completion of Parks Master Plan.	Dec-22	Becky	Ordinance	No changes necessary	July 2022
	b. Garden Home District. Consider adding open space requirements or other amenity requirements.	<u>Mar-22</u>	Becky	Ordinance	Completed	May 2022
	c. SFR Lot Minimum Width. Evaluate the minimum SFR lot size requirements and develop a recommendation for City Council.	Dec-21	Becky	Ordinance	In Discussion - <u>Workshop Topic</u>	November 2021 No changes necessary
General P&Z Topics	a. Provide refreshers on the allowable decision-making criteria for Commissioners. Stress continued attendance at available training opportunities, including annual planning conferences.	Dec-22	Aubrey		Ongoing	
	b. Evaluate if P&Z can and should push for earlier traffic studies in the development process and for application to smaller developments.	Dec-21	Aubrey		In Progress - <u>Upcoming Subcommittee Topic</u>	



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 11, 2022

Subject: Receive the July 2022 DRC Report, 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. July 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: August 3, 2022
 Re: DRC Report

The following DRC Meetings were held in July 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
RV Park & Recreational Camp Timber Creek Ranch at Beamer and FM 2351 Approx. 12 acres	Industrial (I)	Yes - SUP	☒ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval – included with SUP ☐ 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) – AE Flood Zone ☐ Pipelines ☐ TxDOT Permits required Misc Notes: Life Safety Code requires a secondary evacuation road and utilities must be 24 inches above Base Flood Elevation (BFE)	

208 S Friendswood Drive Demo existing building; move in pre-fab diner restaurant	DD	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 ☒ Make request to GCCDD to purchase regional detention ☐ High hazard flood zone(s) ☐ Pipelines ☒ TxDOT Permits required Misc Notes: Development fees waived per Neighborhood Empowerment Zone (NEZ); sidewalk existing and DD lighting is planned for; install benches per DD requirements	
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