



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 10 2022 - 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATION FROM THE PUBLIC/COMMITTEE LIAISONS

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

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 approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, October 13, 2022.
- B. Consider approving the Final Plat of Avalon at Friendswood Section 3.

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. Consider approval of the Preliminary Plat of Georgetown Detention Basin Phase 1, a subdivision of 43.447 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 City of Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Receive an update concerning the City Council's recent amendments to the City's Boards and Commissions and Council's Appointment Policy from Karen Horner, City Attorney.
- B. Announcement of upcoming Planning and Zoning Commission meetings -
 - (i) No meeting on Thursday, November 24, 2022, due to the Thanksgiving holiday
 - (ii) Special meeting on Tuesday, November 29, 2022, annual retreat at Library 6:00 p.m.
 - (iii) Regular meeting on Thursday, December 8, 2022

- C. Receive the October 2022 DRC Report from staff, 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 TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



Posted by: Leticia Brysch, City Secretary
Posted this 7th day of November, 2022, at 6:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 10, 2022

Subject: Consider approval of the minutes of the regular meeting held Thursday, October 13, 2022

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 10-13-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 13, 2022 - 7:00 PM**

Minutes

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

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
OCTOBER 13, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 13, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARCUS RIVES
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

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

2. Communication from the public/committee liaisons

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

No public comments.

3. Consent Agenda

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

****Commissioner Brian Bounds moved to approve the Consent Agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes of the regular meeting held Thursday, September 22, 2022
- B. Final Plat of Mandale Estate

4. Discussion Items

- A. Receive and discuss an update regarding the City of Friendswood Comprehensive Plan.

Harbin presented an update on the Comprehensive Plan progress. She said she also provided the update to City Council at their regular October meeting.

5. Communications

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, October 27, 2022 and (ii) Thursday, November 10, 2022.
- B. Receive updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions. No DRC Meetings were held in September 2022.

Commissioner Mann reported he attended the Galveston County Consolidated Drainage District (GCCDD) meeting. He said they discussed relieving pressure from Clear Creek by making improvements to Chigger and Coward Creek. He said they also approved a couple interlocal agreements with the City of Friendswood.

Harbin announced the Planning and Zoning Commission Annual Retreat would be held on November 29th at the Library this year.

6. ADJOURNMENT

This meeting was adjourned at 07:31 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 10, 2022

Subject: Final Plat of Avalon at Friendswood Section 3

Action:

SUMMARY / ORIGINATING CAUSE

The final plat of Avalon at Friendswood Section 3 will be the final section of the approved Planned Unit Development. This section contains the remaining 123 lots of the total 295 lots and will be north of Friendswood Parkway. Friendswood Parkway is also included in the Community Overlay District (COD). Therefore, a landscape buffer and a minimum 6-foot fence are required along the parkway. The proposed landscape plan is included in the documents.

An extension for the preliminary plat was approved September 22, 2022, by the Commission. Additionally, the detention pond was platted separately as Avalon at Friendswood Detention Final Plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

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. Avalon at Friendswood Sec 3 Final Plat (3 pages)
2. Avalon at Friendswood Sec 3 COD Landscape Plan
3. Avalon at Friendswood Sec 2 Final Plat Compliance Memo

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, HERINAFTER REFERRED TO AS OWNER, OF THE 55.569 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT FRIENDSWOOD SECTION 3, 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.

FURTHER, WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, OWNER OF THE REMAINDER OF A 96.944 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS AVALON AT FRIENDSWOOD SECTION 3, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILES 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 PROTON IS SOUGHT.

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 FIVE-EIGHTHS (5/8) 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



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 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

GCDD REF #220014

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

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 SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY 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

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

DESCRIPTION OF
55.569 ACRES
AVALON AT FRIENDSWOOD SEC 3

BEING 68.51 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.) AND A PORTION OF THAT CERTAIN CALLED 4.994 ACRE TRACT DESCRIBED IN THE DEED TO CITY OF FRIENDSWOOD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019064237, G.C.O.P.R., SAID 68.51 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):

BEGINNING 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 FILM CODE NUMBER 2021090827 OF THE MAP RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.M.R.), COMMON TO THE SOUTHWEST CORNER OF SAID 4.994 ACRE TRACT, IN THE SOUTHEAST 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, NORTH 41° 54' 02" EAST, ALONG THE NORTHWESTERLY LINES OF SAID 4.994 ACRE TRACT, AND SAID 96.944 ACRE TRACT, COMMON WITH THE SOUTHEASTERLY LINES OF SAID 194.21 ACRE TRACT, RESERVE "A" OF DOMINION AT FRIENDSWOOD LAKES, A SUBDIVISION OF RECORD UNDER PLAT RECORD 2011A, MAP NUMBER 53-54, G.C.M.R., RESERVE "B" OF EAGLE LAKES SECTION 6, A SUBDIVISION OF RECORD UNDER VOLUME 18, PAGE 770, G.C.O.P.R., AND RESERVE "B" OF EAGLE LAKES SECTION 5, A SUBDIVISION OF RECORD UNDER VOLUME 18, PAGE 554-555, G.C.O.P.R., 2,541.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON SURVEY GROUP" FOUND FOR A NORTHEASTERLY CORNER OF SAID RESERVE "B" OF EAGLE LAKES SECTION 5, SAME BEING ON A SOUTHWESTERLY LINE OF FALCON RIDGE SECTION 3, A SUBDIVISION RECORDED UNDER VOLUME 18, PAGE 282, G.C.O.P.R.,

THENCE, SOUTH 48° 14' 25" EAST, ALONG A NORTHERLY LINE OF SAID 96.944 ACRE TRACT, COMMON TO SAID SOUTHWESTERLY LINE, 60.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON SURVEY GROUP" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID FALCON RIDGE SECTION 3, COMMON TO A WESTERLY CORNER OF WEST RANCH WEST LAKE SECTION 2, A SUBDIVISION RECORDED UNDER PLAT RECORD 2012-A, MAP NUMBER 56-57, G.C.M.R.;

THENCE, SOUTH 03° 05' 47" EAST, ALONG AN EASTERLY LINE OF SAID 96.944 ACRE TRACT, COMMON TO THE WEST LINES OF SAID WEST RANCH WEST LAKE SECTION 2, WEST RANCH WEST LAKE SECTION 3, A SUBDIVISION OF RECORD UNDER PLAT RECORD 2013A, MAP NUMBER 97-98, G.C.M.R., PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE SOUTHEAST CORNER OF SAID WEST RANCH WEST LAKE SECTION 3, COMMON TO THE NORTHWEST CORNER OF WEST RANCH LAKESIDE SECTION 2, A SUBDIVISION OF RECORD UNDER FILM CODE NUMBER 2014009933, G.C.M.R. AT 1,097.69 FEET, CONTINUING ALONG THE WEST LINES OF SAID WEST RANCH LAKESIDE SECTION 2, SIERRA AT WEST RANCH SECTION 1, A SUBDIVISION OF RECORD UNDER PLAT RECORD 2014A, MAP NUMBER 54-55, G.C.M.R., PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE SOUTHEAST CORNER OF SAID WEST RANCH LAKESIDE SECTION 2, COMMON TO THE NORTHWEST CORNER OF SAID SIERRA AT WEST RANCH SECTION 1, AT 2,098.69 FEET, FOR A TOTAL DISTANCE OF 2,889.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED AVALON AT FRIENDSWOOD SECTION 1, SAME BEING THE NORTHEAST CORNER OF SAID 4.994 ACRE TRACT;

THENCE, NORTH 65° 45' 30" WEST, DEPARTING SAID WEST LINE, ALONG THE NORTH LINE OF SAID 4.994 ACRE TRACT AND SAID AVALON AT FRIENDSWOOD SECTION 1, 198.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 24° 15' 06" WEST, DEPARTING THE NORTH LINE OF SAID 4.994 ACRE TRACT AND CONTINUING ALONG THE NORTH LINE OF SAID AVALON AT FRIENDSWOOD SECTION 1, 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER ON THE SOUTH LINE OF SAID 4.994 ACRE TRACT;

THENCE, NORTH 65° 45' 30" WEST, ALONG THE SOUTH LINE OF SAID 4.994 ACRE TRACT, COMMON TO THE NORTH LINE OF SAID AVALON AT FRIENDSWOOD SECTION 1, 757.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, 601.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 16° 24' 09", AND A CHORD WHICH BEARS NORTH 57° 33' 26" WEST, 599.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 49° 21' 21" WEST, CONTINUING ALONG SAID COMMON LINE, 631.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.51 ACRES OF LAND, SAVE AND EXCEPT THE FOLLOWING DESCRIBED 12.94 ACRES OF LAND:

BEING 12.94 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 12.94 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 FILM CODE NUMBER 2021090827 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 RESERVE "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;

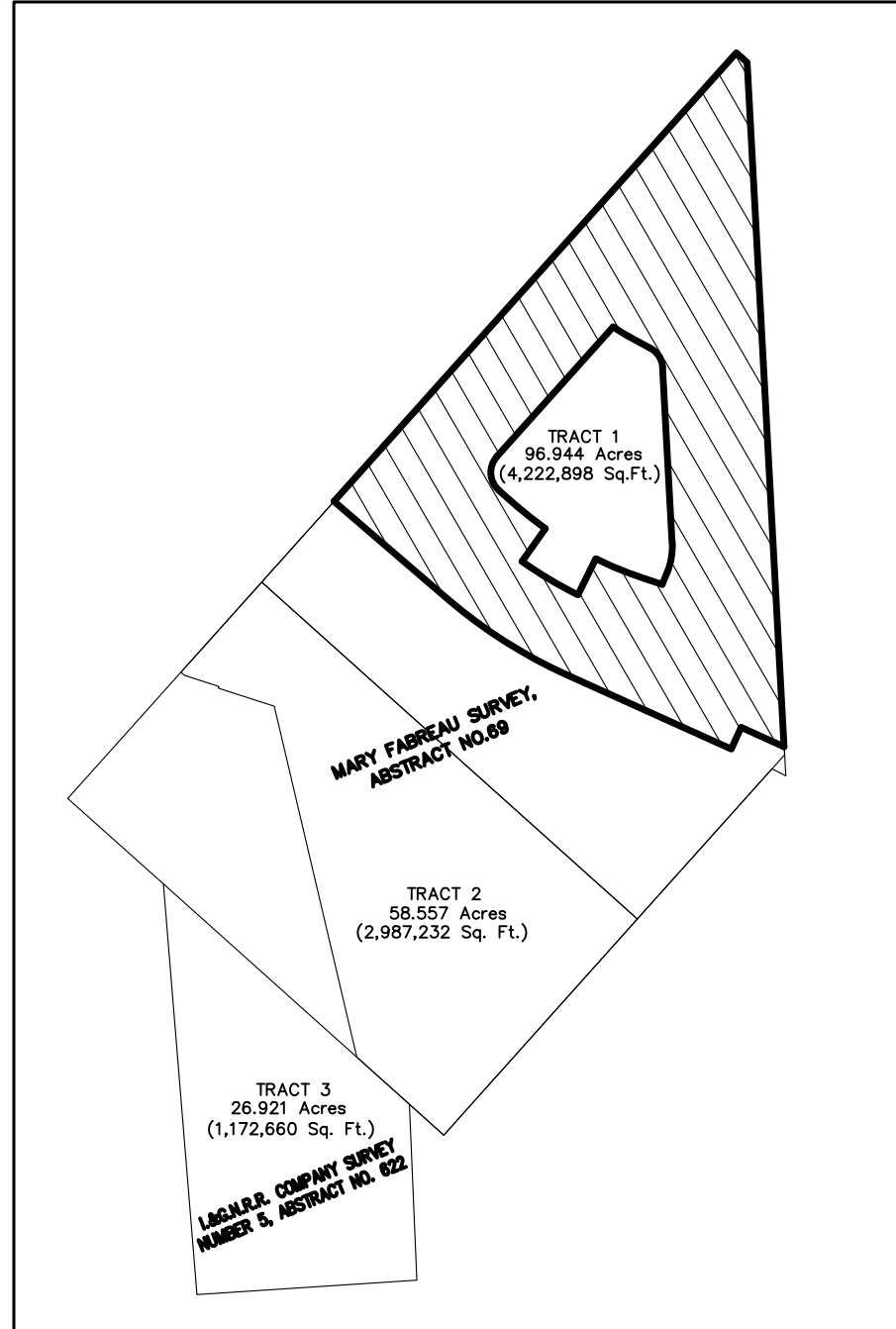
THENCE, 227.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,560.00 FEET, A CENTRAL ANGLE OF 08° 21' 50", AND A CHORD WHICH BEARS NORTH 67° 52' 48" WEST, 227.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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;

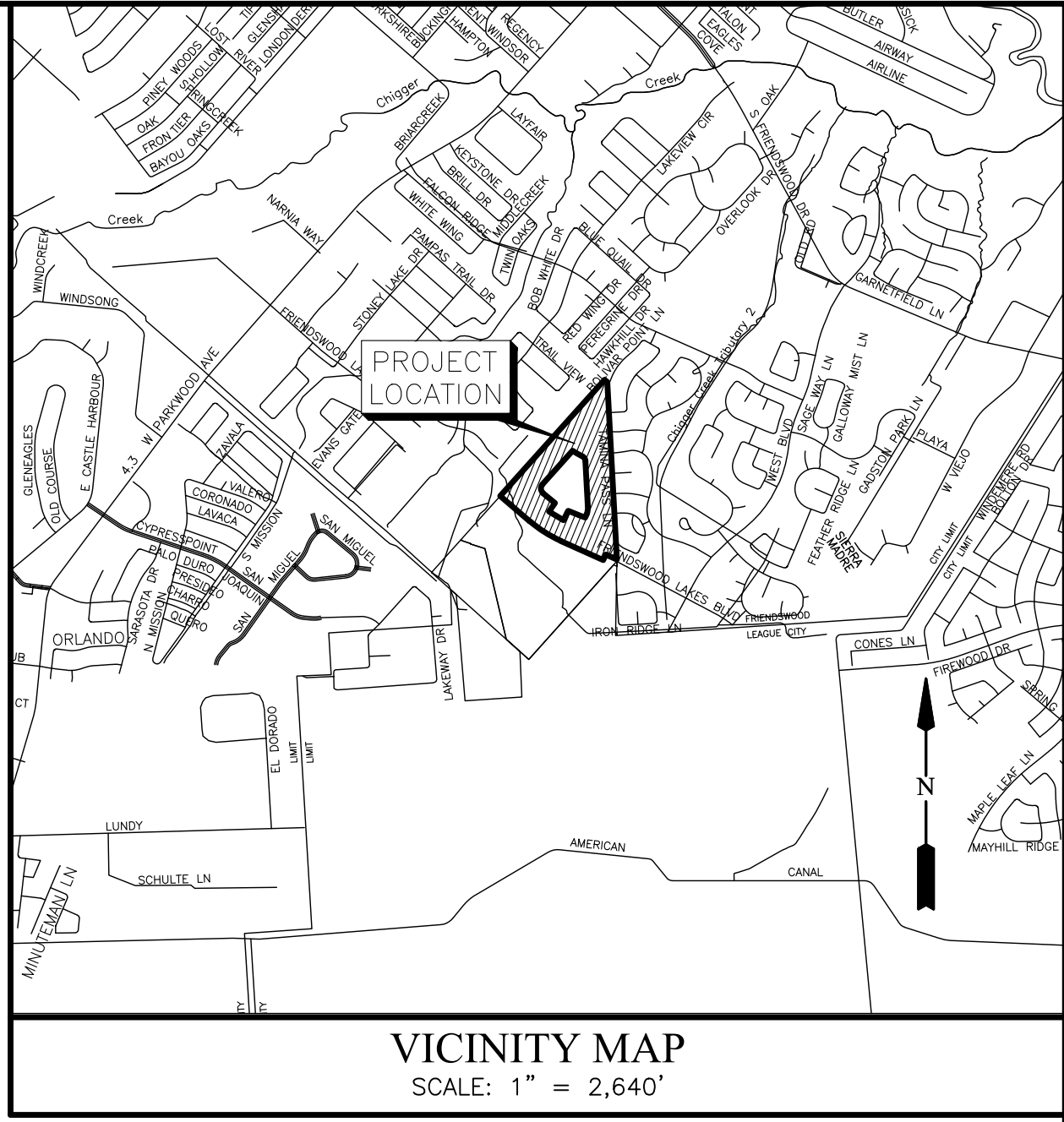
THENCE, 275.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 09° 06' 49", AND A CHORD WHICH BEARS NORTH 59° 08' 28" WEST, 274.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.94 ACRES OF LAND.

SAID 68.51 ACRE TRACT, SAVE AND EXCEPT SAID 12.94 ACRE TRACT RESULTS IN A NET ACREAGE OF 55.57 ACRES

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



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)



GENERAL NOTES:

- BENCHMARK: TSARP MONUMENT 010095: A STAINLESS METAL ROD WITH 10' SLEEVE ACCESSED THROUGH A 5" LOGO CAP STAMPED HGSD 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-0202G, 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.
- FIVE-EIGHTHS (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. BENCH 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 THE 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 LAKES BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE 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.
- THIS FIFTY-FOOT (50') BUILDING LINE IS ESTABLISHED FROM THE CENTER OF THE EXISTING 20' EXON PIPELINE EASEMENT.

FINAL PLAT OF AVALON AT FRIENDSWOOD SECTION 3

A PRIVATE SUBDIVISION OF 55.569 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69 AND
THE I&G.N.R.R. SURVEY, ABSTRACT 622,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

123 LOTS 8 RESERVES (8.308 ACRES) 3 BLOCKS

DATE: NOVEMBER 07, 2022 JOB NO. 0074-0430A

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

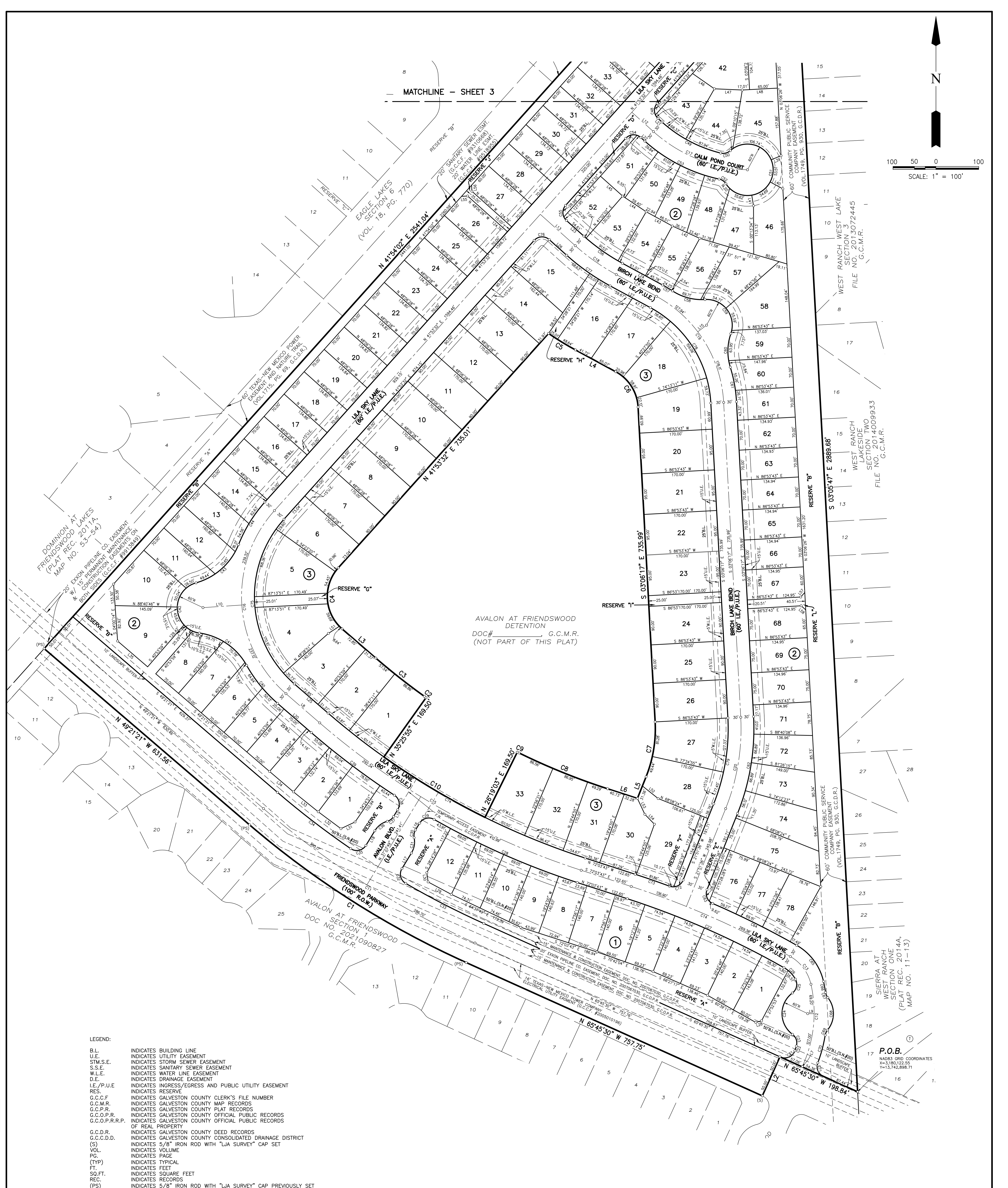
LJA Engineering, Inc.

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

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3



- LEGEND:
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STW.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
 - RES. INDICATES RESERVE
 - 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
 - G.C.C.D.D. INDICATES GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
 - (S) INDICATES 5/8" IRON ROD WITH "LJA SURVEY" CAP SET
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - (TYP) INDICATES TYPICAL
 - FT. INDICATES FEET
 - SQ.FT. INDICATES SQUARE FEET
 - REC. INDICATES RECORDS
 - (PS) INDICATES 5/8" IRON ROD WITH "LJA SURVEY" CAP PREVIOUSLY SET

FINAL PLAT OF
AVALON AT FRIENDSWOOD
SECTION 3

A PRIVATE SUBDIVISION OF 55.569 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69 AND
THE I&G.N.R.R. SURVEY, ABSTRACT 622,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

123 LOTS 8 RESERVES (8.308 ACRES) 3 BLOCKS

DATE: NOVEMBER 07, 2022 JOB NO. 0074-0430A

OWNER:
TAYLOR MORRISON
OF TEXAS, INC.

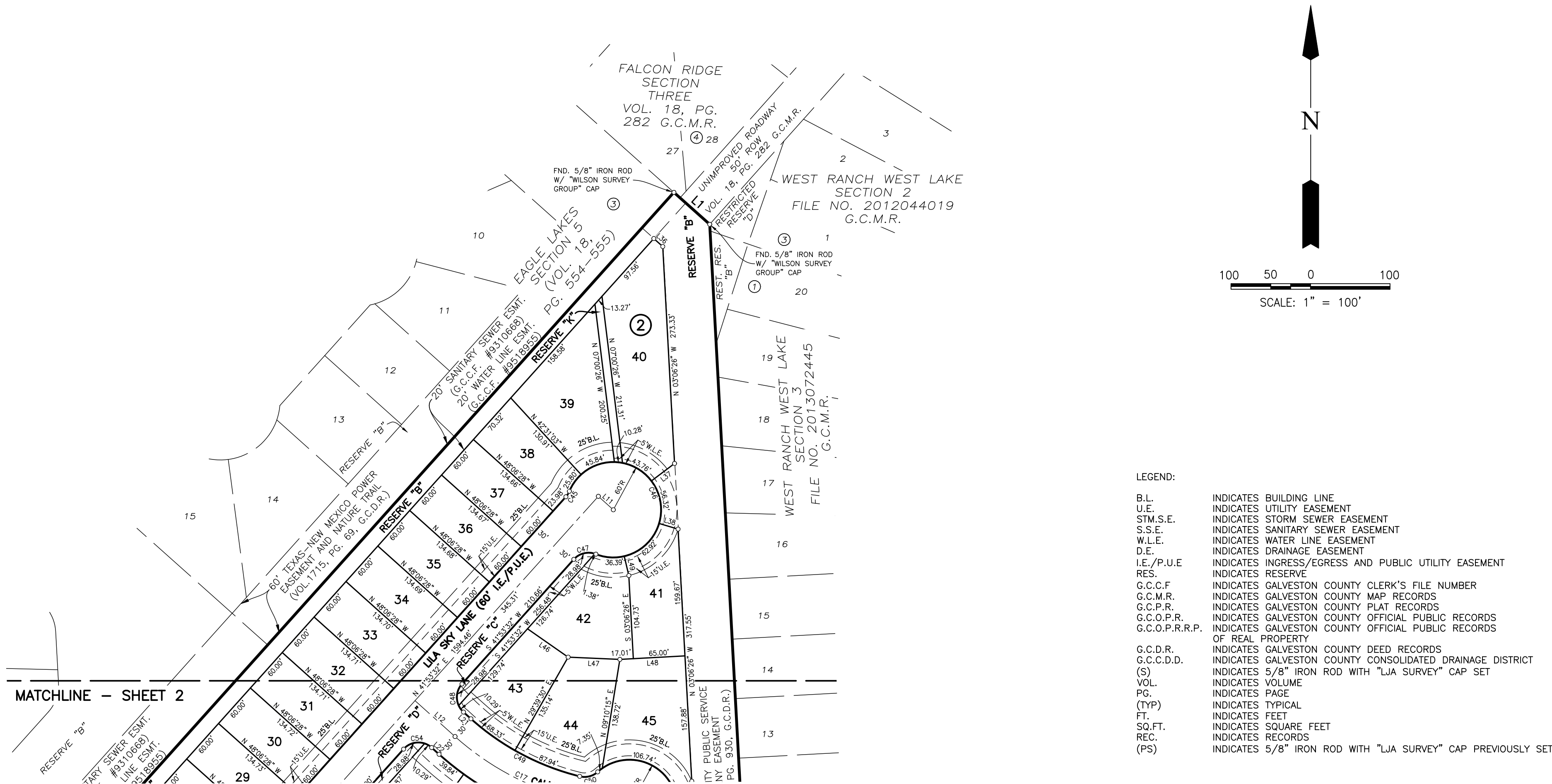
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Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LJA
NAD83 GRID COORDINATES
X=13,180,122.50
Y=13,742,898.71



AVALON AT FRIENDSWOOD PUD REGULATION MATRIX									
	UNITS PER ACRE	LOT AREA (MINIMUM SQ. FT.)	MINIMUM LOT WIDTH	FRONT (F)	REAR (F)	INTERIOR SIDE (F)	CORNER SIDE (F)	HEIGHT MAXIMUM (F)	PARKING REQUIREMENTS (Per Unit)
SINGLE FAMILY RESIDENTIAL	4.5	7,200	60	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A
SINGLE FAMILY RESIDENTIAL	4	8,400	70	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A
SINGLE FAMILY RESIDENTIAL	3.5	9,600	80	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A
SINGLE FAMILY RESIDENTIAL	3	10,800	90	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	TOTAL LOTS
60'x130'	22 LOTS	10 LOTS	23 LOTS	55 LOTS
70'x130'	61 LOTS	45 LOTS	67 LOTS	173 LOTS
90'x130'	22 LOTS	12 LOTS	33 LOTS	67 LOTS
TOTAL	105 LOTS	67 LOTS	123 LOTS	295 LOTS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2100.00'	16°24'10"	601.19'	N 57°33'25" W	599.14'
C2	25.00'	11°21'22"	4.96'	N 48°43'32" W	4.95'
C3	1560.00'	5°18'12"	144.40'	N 51°45'07" W	144.35'
C4	100.00'	90°59'32"	158.81'	N 03°36'15" W	142.64'
C5	700.00'	6°01'40"	73.64'	S 58°32'29" E	73.61'
C6	100.00'	58°27'02"	102.02'	S 32°19'48" E	97.65'
C7	300.00'	24°57'53"	130.71'	S 09°22'40" W	129.68'
C8	1560.00'	8°10'59"	222.80'	N 67°58'13" W	222.61'
C9	25.00'	11°21'22"	4.96'	N 69°33'25" W	4.95'
C10	1730.00'	9°06'49"	275.18'	N 59°08'23" W	274.89'
C11	2050.00'	16°24'10"	586.88'	N 57°33'25" W	584.88'
C12	300.00'	37°28'21"	196.20'	N 05°57'41" E	192.73'
C13	100.00'	47°38'53"	83.16'	N 36°35'56" W	80.79'
C14	2000.00'	11°38'20"	406.27'	N 66°14'33" W	405.58'
C15	1760.00'	22°57'42"	705.33'	N 60°34'52" W	700.62'
C16	300.00'	90°59'32"	476.43'	N 03°36'15" W	427.92'
C17	350.00'	39°33'20"	241.63'	S 67°53'08" E	236.86'
C18	500.00'	13°26'50"	117.35'	S 54°49'54" E	117.08'
C19	300.00'	58°27'02"	306.05'	S 32°19'48" E	292.95'
C20	500.00'	24°57'53"	217.86'	S 09°22'40" W	216.14'
C21	25.00'	95°02'50"	41.47'	N 66°43'06" E	36.88'
C22	270.00'	2°26'07"	11.48'	N 17°58'37" E	11.48'
C23	25.00'	70°23'42"	30.72'	N 18°26'18" W	28.82'
C24	60.00'	107°05'31"	112.15'	N 00°05'23" W	96.52'
C25	25.00'	82°31'46"	36.01'	N 12°11'29" E	32.98'
C26	70.00'	31°20'59"	38.30'	N 44°44'53" W	37.82'
C27	1970.00'	11°38'20"	400.18'	N 66°14'33" W	399.49'
C28	1790.00'	11°42'31"	365.79'	N 66°12'27" W	365.16'
C29	25.00'	88°14'59"	38.51'	S 75°31'19" W	34.81'
C30	25.00'	42°50'00"	18.69'	S 09°58'49" W	18.26'
C31	50.00'	42°50'00"	37.38'	S 09°58'49" W	36.51'
C32	25.00'	91°17'09"	39.83'	S 14°14'45" E	35.75'
C33	2000.00'	5°52'11"	204.89'	S 62°49'25" E	204.80'
C34	2000.00'	6°10'48"	215.72'	S 52°26'44" E	215.62'
C35	25.00'	93°04'02"	40.61'	N 77°55'51" E	36.29'
C36	50.00'	42°50'00"	37.38'	N 52°48'50" E	36.51'
C37	25.00'	42°50'00"	18.69'	N 52°48'50" E	18.26'
C38	25.00'	88°16'38"	38.52'	N 12°44'30" W	34.82'
C39	1790.00'	7°46'48"	243.06'	N 52°59'25" W	242.87'
C40	330.00'	19°55'36"	114.77'	N 39°08'13" W	114.19'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C41	150.00'	52°52'03"	136.41'	N 55°36'26" W	133.55'
C42	60.00'	156°27'14"	163.84'	N 03°48'50" W	117.48'
C43	150.00'	52°52'03"	136.41'	N 47°58'45" E	133.55'
C44	330.00'	20°20'48"	117.19'	N 31°43'08" E	116.57'
C45	25.00'	19°02'55"	8.31'	N 32°22'04" E	8.27'
C46	60.00'	268°37'48"	281.31'	S 22°50'29" E	85.86'
C47	25.00'	69°34'53"	30.36'	S 76°40'58" W	28.53'
C48	25.00'	90°00'00"	39.27'	S 03°06'28" E	35.36'
C49	320.00'	27°58'48"	156.27'	S 62°05'52" E	154.72'
C50	25.00'	55°42'54"	24.31'	N 76°03'17" E	23.36'
C51	60.00'	278°56'12"	292.10'	S 07°39'56" W	77.98'
C52	25.00'	44°55'21"	19.60'	N 55°19'38" W	19.10'
C53	380.00'	29°40'51"	196.85'	N 62°56'54" W	194.66'
C54	25.00'	90°00'00"	39.27'	S 86°53'32" W	35.36'
C55	25.00'	90°00'00"	39.27'	S 03°06'28" E	35.36'
C56	470.00'	13°26'50"	110.31'	S 54°49'54" E	110.06'
C57	330.00'	4°39'02"	26.79'	S 59°13'48" E	26.78'
C58	125.00'	36°34'11"	79.78'	S 75°11'22" E	78.44'
C59	60.00'	11°24'29"	118.03'	S 37°07'13" E	99.90'
C60	125.00'	36°34'11"	79.78'	S 00°56'56" W	78.44'
C61	330.00'	14°13'53"	81.97'	S 10°13'13" E	81.76'
C62	530.00'	24°57'53"	230.93'	S 09°22'40" W	229.11'
C63	25.00'	88°27'59"	38.60'	S 00°26'31" W	34.88'
C64	2030.00'	6°11'00"	219.08'	S 63°30'53" E	218.97'
C65	130.00'	47°38'53"	108.11'	S 36°35'56" E	105.02'
C66	330.00'	4°31'22"	26.05'	S 10°30'48" E	26.04'
C67	25.00'	30°27'07"	13.29'	S 23°28'41" E	13.13'
C68	60.00'	78°17'30"	81.99'	S 00°26'31" W	75.76'
C69	25.00'	30°27'07"	13.29'	S 24°21'42" W	13.13'
C70	330.00'	11°37'30"	66.95'	S 14°56'54" W	66.84'
C71	25.00'	86°31'09"	37.75'	S 22°29'56" E	34.27'
C72	25.00'	88°27'59"	38.60'	S 66°05'36" W	34.88'
C73	2030.00'	2°23'18"	84.62'	N 70°52'04" W	84.61'
C74	1730.00'	22°57'42"	693.31'	N 60°34'52" W	688.68'
C75	270.00'	90°59'32"	428.79'	N 03°36'15" W	385.13'
C76	25.00'	90°00'00"	39.27'	N 86°53'32" E	35.36'
C77	530.00'	13°26'50"	124.39'	S 54°49'54" E	124.11'
C78	270.00'	58°27'02"	275.44'	S 32°19'48" E	263.65'
C79	470.00'	24°57'53"	204.79'	S 09°22'40" W	203.17'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.327	57,789	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
B	6.250	272,228	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES/SIGNAGE
C	0.084	3,655	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.084	3,645	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.042	1,828	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.065	2,828	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.098	4,254	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
H	0.098	4,251	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
I	0.098	4,250	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
J	0.049	2,121	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
K	0.047	2,056	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
L	0.066	2,867	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
TOTAL	8.308	361,772	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°14'25" E	60.39'
L2	S 24°15'06" W	100.00'
L3	N 49°06'01" W	104.22'
L4	S 61°33'19" E	106.79'
L5	S 21°51'36" W	54.52'
L6	N 72°03'43" W	73.01'
L7	S 24°41'51" W	1.06'
L8	S 49°06'01" E	104.22'
L9	N 89°33'29" W	15.00'
L10	N 86°11'10" E	90.90'
L11	S 48°06'28" E	25.35'
L12	S 48°06'28" E	67.62'
L13	S 48°06'28" E	109.61'
L14	N 61°33'19" W	106.79'
L15	N 52°52'47" E	25.64'
L16	S 31°23'49" W	18.66'
L17	S 31°23'49" W	42.33'
L18	N 31°23'49" E	40.00'
L19	N 31°23'49" E	18.64'
L20	N 49°06'01" W	104.22'
L21	S 48°06'28" E	12.62'
L22	N 48°06'28" W	12.62'
L23	S 48°06'28" E	54.61'
L24	S 61°33'19" E	106.79'
L25	N 49°06'01" W	104.22'
L26	S 48°06'28" E	54.61'
L27	S 61°33'19" E	106.79'
L28	N 73°36'51" E	13.96'
L29	S 61°49'20" E	61.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S 08°22'35" E	21.67'
L31	N 64°42'05" E	36.56'
L32	S 53°15'59" E	65.95'
L33	S 51°14'02" E	74.18'
L34	S 49°30'25" E	73.32'
L35	S 49°21'21" E	92.38'
L36	N 48°15'06" W	15.06'
L37	N 52°51'43" E	36.53'
L38	N 73°21'27" W	25.00'
L39	N 67°08'34" E	25.00'
L40	N 61°45'30" W	33.68'
L41	S 09°32'03" E	25.00'
L42	S 65°43'49" E	70.19'
L43	N 61°28'06" E	69.45'
L44	S 56°16'31" E	65.95'
L45	N 48°06'28" W	69.70'
L46	N 55°02'27" W	62.25'
L47	N 87°29'42" W	65.14'
L48	N 86°53'34" E	82.01'
L49	S 13°16'18" E	25.00'
L50	N 07°00'26" W	211.31'
L51	N 57°08'39" E	30.45'
L52	N 51°19'16" W	47.01'
L53	N 25°06'03" W	41.05'
L54	N 44°09'51" W	32.06'
L55	S 86°53'47" W	14.14'
L56	N 03°06'13" W	14.14'
L57	N 41°53'38" E	14.14'
L58	S 48°06'22" E	14.14'

LOT AREA TABLE	
LOT NUMBER	AREA
BLOCK 1 - LOT 1	9,996 SQ.FT.
BLOCK 1 - LOT 2	10,187 SQ.FT.
BLOCK 1 - LOT 3	10,126 SQ.FT.
BLOCK 1 - LOT 4	10,126 SQ.FT.
BLOCK 1 - LOT 5	10,122 SQ.FT.
BLOCK 1 - LOT 6	10,007 SQ.FT.
BLOCK 1 - LOT 7	9,800 SQ.FT.
BLOCK 1 - LOT 8	9,971 SQ.FT.
BLOCK 1 - LOT 9	10,138 SQ.FT.
BLOCK 1 - LOT 10	9,899 SQ.FT.
BLOCK 1 - LOT 11	9,750 SQ.FT.
BLOCK 1 - LOT 12	9,566 SQ.FT.
BLOCK 2 - LOT 1	10,628 SQ.FT.
BLOCK 2 - LOT 2	9,521 SQ.FT.
BLOCK 2 - LOT 3	9,432 SQ.FT.
BLOCK 2 - LOT 4	9,275 SQ.FT.
BLOCK 2 - LOT 5	9,360 SQ.FT.
BLOCK 2 - LOT 6	10,144 SQ.FT.
BLOCK 2 - LOT 7	11,238 SQ.FT.
BLOCK 2 - LOT 8	10,348 SQ.FT.
BLOCK 2 - LOT 9	15,363 SQ.FT.
BLOCK 2 - LOT 10	14,302 SQ.FT.
BLOCK 2 - LOT 11	10,262 SQ.FT.
BLOCK 2 - LOT 12	11,444 SQ.FT.
BLOCK 2 - LOT 13	10,509 SQ.FT.
BLOCK 2 - LOT 14	9,565 SQ.FT.
BLOCK 2 - LOT 15	9,442 SQ.FT.
BLOCK 2 - LOT 16	9,441 SQ.FT.
BLOCK 2 - LOT 17	9,440 SQ.FT.
BLOCK 2 - LOT 18	9,440 SQ.FT.
BLOCK 2 - LOT 19	9,439 SQ.FT.

LOT AREA TABLE	
LOT NUMBER	AREA
BLOCK 2 - LOT 20	9,438 SQ.FT.
BLOCK 2 - LOT 21	9,437 SQ.FT.
BLOCK 2 - LOT 22	9,437 SQ.FT.
BLOCK 2 - LOT 23	9,436 SQ.FT.
BLOCK 2 - LOT 24	9,435 SQ.FT.
BLOCK 2 - LOT 25	9,435 SQ.FT.
BLOCK 2 - LOT 26	9,384 SQ.FT.
BLOCK 2 - LOT 27	9,383 SQ.FT.
BLOCK 2 - LOT 28	9,432 SQ.FT.
BLOCK 2 - LOT 29	8,084 SQ.FT.
BLOCK 2 - LOT 30	8,084 SQ.FT.
BLOCK 2 - LOT 31	8,083 SQ.FT.
BLOCK 2 - LOT 32	8,083 SQ.FT.
BLOCK 2 - LOT 33	8,082 SQ.FT.
BLOCK 2 - LOT 34	8,082 SQ.FT.
BLOCK 2 - LOT 35	8,081 SQ.FT.
BLOCK 2 - LOT 36	8,081 SQ.FT.
BLOCK 2 - LOT 37	8,080 SQ.FT.
BLOCK 2 - LOT 38	8,482 SQ.FT.
BLOCK 2 - LOT 39	14,553 SQ.FT.
BLOCK 2 - LOT 40	10,903 SQ.FT.
BLOCK 2 - LOT 41	9,837 SQ.FT.
BLOCK 2 - LOT 42	11,866 SQ.FT.
BLOCK 2 - LOT 43	10,307 SQ.FT.
BLOCK 2 - LOT 44	12,819 SQ.FT.
BLOCK 2 - LOT 45	13,654 SQ.FT.
BLOCK 2 - LOT 46	12,077 SQ.FT.
BLOCK 2 - LOT 47	10,035 SQ.FT.
BLOCK 2 - LOT 48	9,200 SQ.FT.
BLOCK 2 - LOT 49	9,810 SQ.FT.
BLOCK 2 - LOT 50	9,476 SQ.FT.



LEGEND

— 6' BRICK FENCE



REQUIRED C.O.D. TREES

Not to Scale. This is a graphic representation only. Final location of all trees will be determined with final landscaping plans. A minimum of one (1) tree per twenty-five (25) linear feet of frontage will be provided with the required caliper. Trees may be clustered in accordance with applicable regulations listed in the C.O.D Ordinance.

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a community overlay district barrier exhibit for

AVALON AT FRIENDSWOOD SECTION THREE

prepared for
TAYLOR MORRISON

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-4711A
APRIL 14, 2021

Memo

To: Planning and Zoning Commission

From: Aubrey Harbin, Director of CDD/Planner

Date: November 7, 2022

Re: Avalon at Friendswood Section 3 Final Plat

Project Description: The final plat of Avalon at Friendswood Section 3 will be the final section of the approved Planned Unit Development. This section contains the remaining 123 lots of the total 295 lots and will be north of Friendswood Parkway.

Approval Options:

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

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

Conditional Approval with the following conditions*

Disapproval due to the following reasons*

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

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

None.

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

- 1) Provide a letter of no objection from Texas New Mexico Power Company.
- 2) Provide FISD Tax Certificate for parcel 731047.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 10, 2022

Subject: Consider approval of the Preliminary Plat of Georgetown Detention Basin Phase 1, a subdivision of 43.447 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

This plat for the detention pond is to serve the future sections of the Georgetown development. The plan is to allow the developer to start digging the detention pond while they work out the details regarding water and sewer service to the development. Final details of the land plan are also being worked out. Construction of the detention pond prior to receiving approval of any other sections of the subdivision is solely at the risk of the developer.

Previous approval was given, but Galveston County Consolidated Drainage District (GCCDD) required dedication of right-of-way on each side of the Dickinson Bayou, so the acreage of the plat increased, which requires a new submittal.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of this plat will allow the developer to dig the required detention for the future residential development.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Georgetown Detention Basin Ph 1 11-07-2022
2. Georgetown Detention Basin Ph 1 Prelim Plat pg 1 of 3
3. Georgetown Detention Basin Ph 1 Prelim Plat Pg 2 of 3
4. Georgetown Detention Basin Ph 1 Prelim Plat Pg 3 of 3

Memo

To: Planning and Zoning Commission

From: Aubrey Harbin, Director of CDD/Planner

Date: November 7, 2022

Re: Georgetown Detention Basin Phase I Preliminary Plat

Project Description: This plat accounts for the land required for on-site detention to construct Georgetown Subdivision Section 1. Temporary access will be provided via a dedicated access easement that is shown on the plat.

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

Approval Options:

Approval

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

- (1) It conforms to the general plan of the City of Friendswood and the current and future 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.

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

The temporary access easement must be released prior to infrastructure plan approval.

STATE OF TEXAS

COUNTY OF GALVESTON

WE, **D.R. HORTON – TEXAS, LTD.**, ACTING BY AND THROUGH _____ BEING OFFICERS OF **D.R. HORTON – TEXAS, LTD.**, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **43.447 ACRE** TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **GEORGETOWN DETENTION BASIN PHASE I**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS

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

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

BY: _____
NAME OF SIGNED
TITLE

ATTEST: _____
NAME OF SIGNED
TITLE

STATE OF

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED _____ GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, **2022**

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, **JONATHAN FRANZ**, AM AUTHORIZED (OR 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 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; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER; AND THAT THE BOUNDARY CLOSES WITHIN 1 IN 10,000.

FOR INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE.
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES

SURVEYOR: JONATHAN FRANZ
R.P.L.S. TEXAS REGISTRATION NO. 6705
DATE: 09/01/2022

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD**, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF **GEORGETOWN DETENTION BASIN PHASE I** IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, **2022**

BY: _____
BECKY BENNETT, DEVELOPMENT COORDINATOR

BY: _____
JOE MATRANGA, CHAIRMAN

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

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

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

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
REFERENCE NO. G220021

METES AND BOUNDS DESCRIPTION
FOR

A 43.447 acre, or 1,892,549 square feet more or less, tract of land being all of a 32.662 acre tract of land described as "Parcel 2" and conveyed to D.R. HORTON – TEXAS, LTD., in a deed recorded in Galveston County Clerk's File No. 2021029966, and same deed filed in Brazoria County Clerk's File No. 2021027288, a portion of the remainder of a called 177.58 acre tract of land described as "Tract 1" and conveyed to Dr. Christopher Angelo, Trustee and GAB, Inc., in a deed recorded in Clerk's File No. 9523753 of the Official Public Records of Real Property of Galveston County, Texas, and same deed filed in Clerk's File No. 95-020415, of the Official Public Records of Brazoria County, Texas, with the undivided interest owned by GAB, Inc. subsequently conveyed to the Estate of George A. Bofysil, Jr., Decedent, as described in Special Warranty Exchange deed recorded in Clerk's File No. 2012042830 of the Official Public Records of Real Property of Galveston County, Texas, a portion of a called 251.85 acre tract of land, conveyed to George A. Bofysil, Jr., Individually, and described in a deed recorded in Clerk's File No. 9863937 Official Public Records of Real Property of Galveston County, Texas, and a portion of a called 573.4733 acre tract of land conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 8612043 of the Official Public Records of Real Property of Galveston County, Texas, situated in Block 1, Section 23 of the I&GN RR Co. Survey, Abstract No. 624, Galveston County, Texas. Said 43.447 acre tract and being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, established for the South Central Zone, from the North American Datum of 1983 (NA2011), epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod with a cap marked "Pape-Dawson" found on the south line of a called 106.089 acre tract of land conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 9612253 of the Official Public Records of Real Property of Galveston County, Texas, the northwest corner of said 32.662 acre tract;

THENCE: N 87°03'17" E, along and with the south line of said 106.089 acre tract, the north line of said 32.662 acre tract, at a distance of 24.03 feet passing a 5/8 inch iron rod with a cap marked "Pape-Dawson" found for the northeast corner of said 32.662 acre tract, and continuing with the north line of said 177.58 acre tract and a north line of said 573.4733 acre tract on additional 394.22 feet, for a total distance of 418.25 feet to a 5/8 inch iron rod with a cap marked "Pape-Dawson" set for an angle point of this tract, an interior corner of said 573.4733 acre tract of land bears N 87°03'17" E, a distance of 2227.96 feet;

THENCE: Departing the south line of said 106.089 acre tract and the north line of said 573.4733 acre tract, over and across said 573.4733 acre tract, said 251.85 acre tract, and said 177.58 acre tract, the following courses and distances;

S 56°21'23" E, a distance of 471.19 feet to a point, for a point of curvature, Southeastely, along a tangent curve to the left, having a radius of 1365.00 feet, a central angle of 10°19'03", a chord bearing and distance of S 61°30'45" E, 245.47 feet, for an arc length of 245.80 feet to a point, for a point of reverse curvature,

Southeasterly, along a tangent curve to the right, having a radius of 1835.00 feet, a central angle of 23°09'06", a chord bearing and distance of S 55°05'43" E, 736.44 feet, for an arc length of 741.47 feet to a point for a point of compound curvature,

Southeasterly, along a tangent curve to the right, having a radius of 385.00 feet, a central angle of 44°00'53", a chord bearing and distance of S 21°30'43" E, 288.54 feet, for an arc length of 295.76 feet to a point, for a point of reverse curvature,

Southeasterly, along a tangent curve to the left, having a radius of 200.00 feet, a central angle of 39°29'58", a chord bearing and distance of S 19°15'16" E, 135.16 feet, for an arc length of 137.88 feet to a point, for a point of tangency,

S 39°00'15" E, a distance of 71.93 feet to a point, for a non-tangent point of curvature,

Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 01°41'08" W, a radius of 1460.00 feet, a central angle of 04°34'28", a chord bearing and distance of N 89°23'54" W, 116.54 feet, for an arc length of 116.57 feet to a point, for a point of tangency,

N 87°06'40" W, a distance of 369.37 feet to a point, for a point of curvature,

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

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

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

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

N 06°14'37" E, a distance of 1546.78 feet to the POINT OF BEGINNING, and containing 43.447 acres in Galveston County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49187-20 by Pape-Dawson Engineers, Inc.

NOTES:

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE 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.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT VARIANCE NOTES:

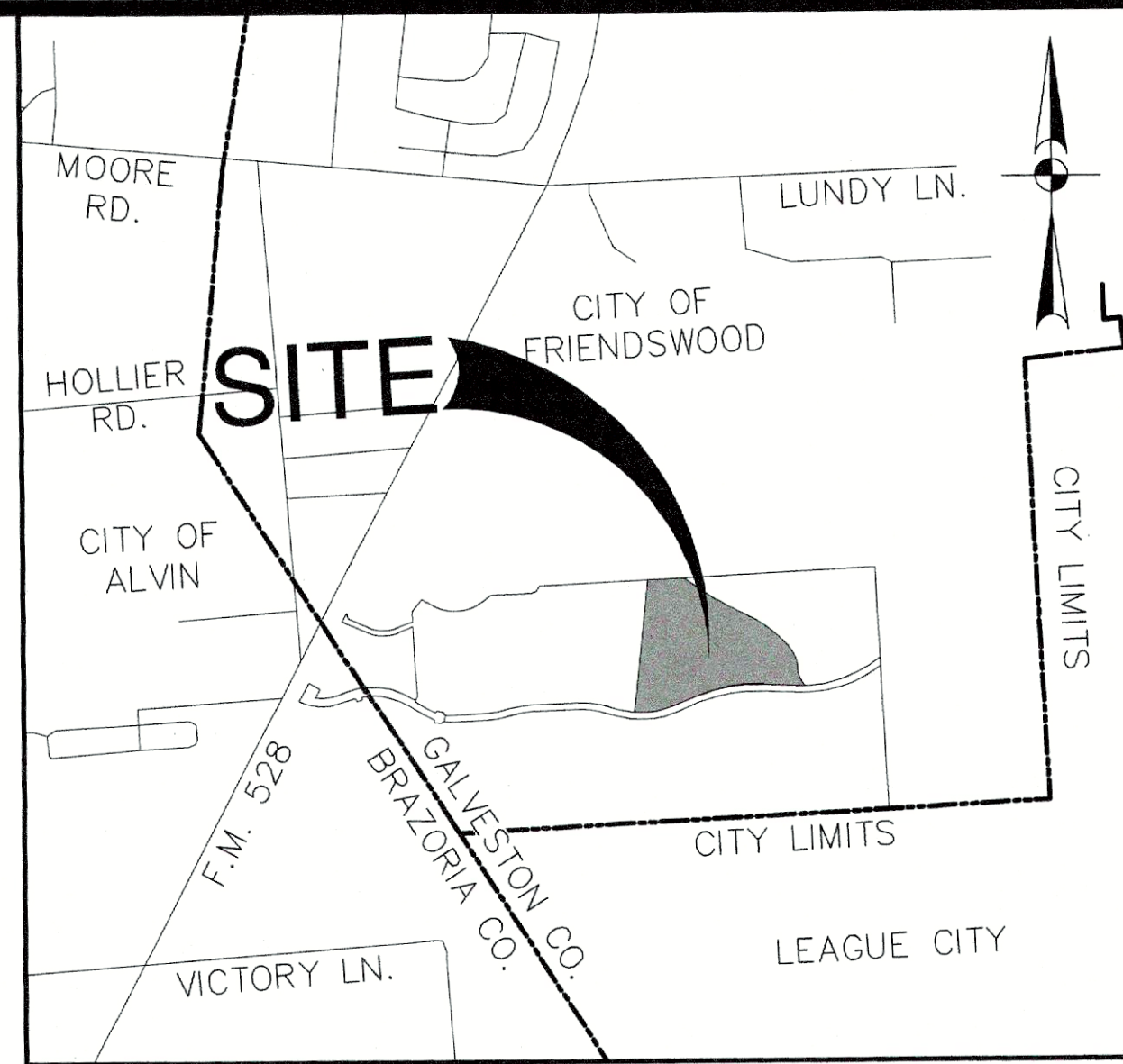
- THE DEVELOPMENT CAN HAVE A SHARED 45' WIDE MINIMUM MAINTENANCE BERM WITH DICKINSON BAYOU.
- A FULL 30' OF THE MAINTENANCE BERM MUST BE PROVIDED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S RIGHT-OF-WAY.
- THE DEVELOPMENT MUST PROVIDE A MINIMUM OF 15' MAINTENANCE BERM ALONG GALVESTON COUNTY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

BENCHMARK:

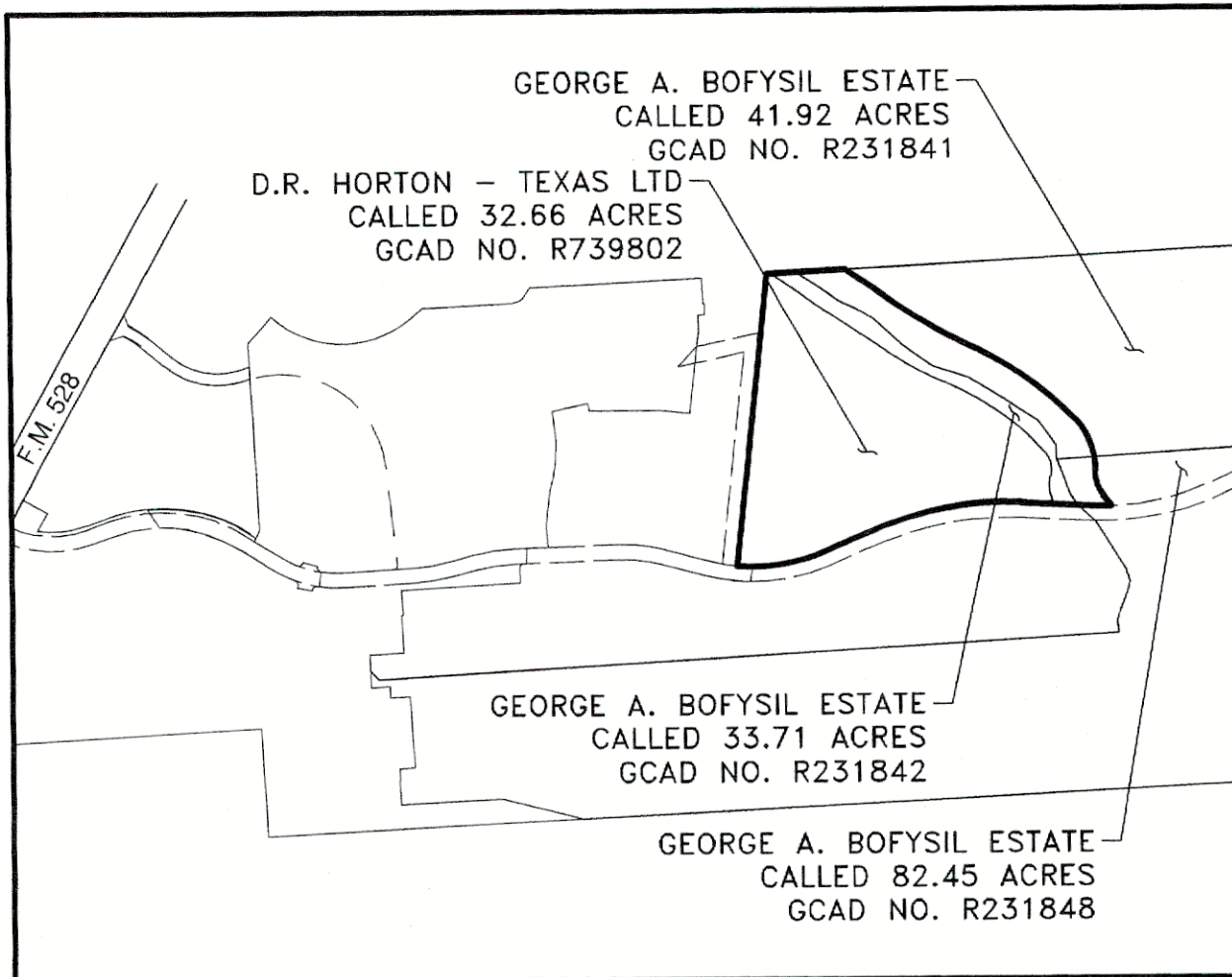
THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PREVIOUSLY PUBLISHED ELEVATION FOR THE FOLLOWING NGS MONUMENT:
AW0997 = 37.50' NAVD88, JUNE 1991 ADJ.
BEING A DISK STAMPED "Q 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN.

TBM 110 = 37.03'
BEING A MAGNAIL WITH WASHER STAMPED "PAPE-DAWSON" IN ASPHALT DRIVE IN THE EAST ROW OF FM 528, APPROXIMATELY 20' WESTERLY OF 132.008 ACRE TRACT SW CORNER.

TBM 111 = 36.93'
BEING A 5/8" IRON ROD WITH RED CAP MARKED "PAPE-DAWSON TRAVERSE" APPROXIMATELY 12' OFF THE EDGE OF PAVEMENT IN THE EAST ROW OF FM 528, AND ABOUT 450' NE OF EAST OF THE 132.008 ACRE TRACT NW CORNER AT THE BOX CULVERT CROSSING.



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



PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT GEORGETOWN DETENTION BASIN PHASE I

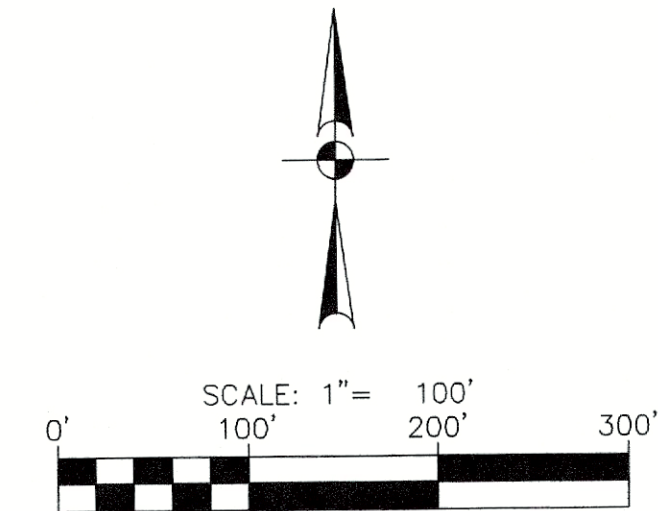
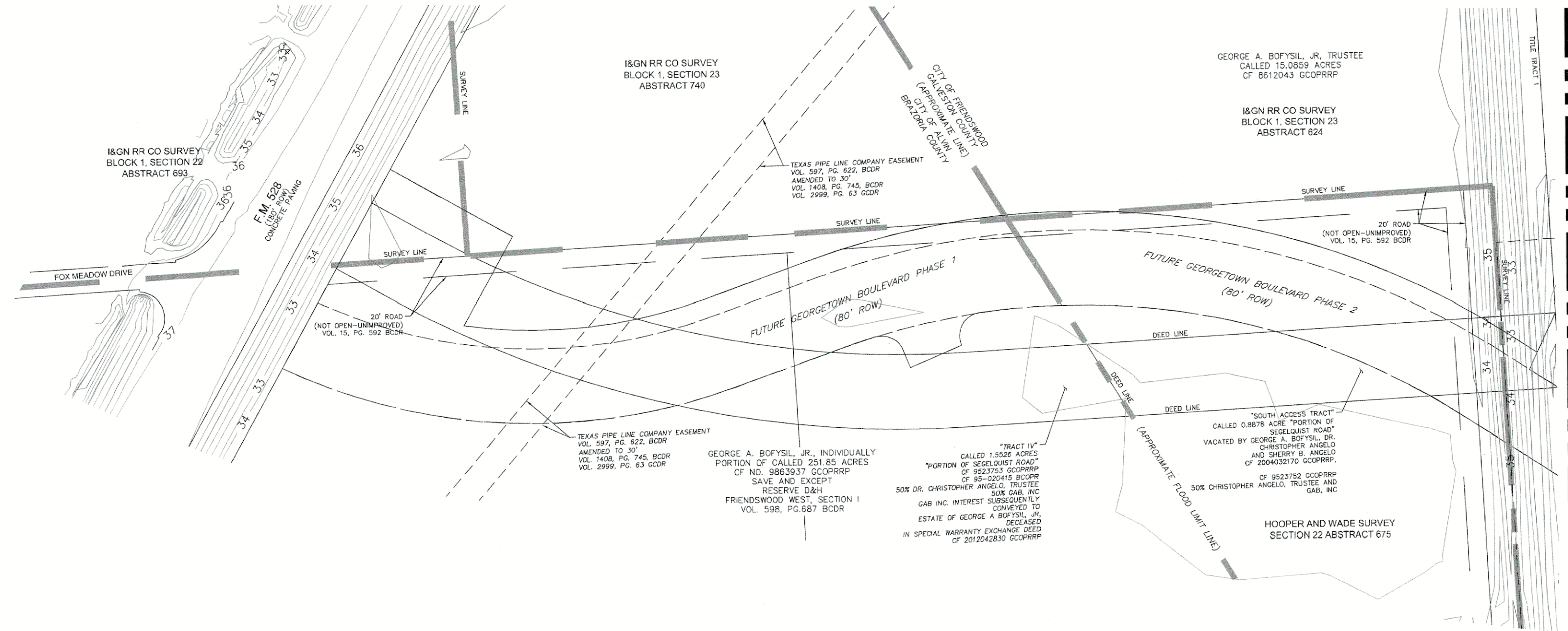
A SUBDIVISION OF 43.447 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624 *CITY OF FRIENDSWOOD*
GALVESTON COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
SCALE: 1"= 100' OCTOBER 31, 2022

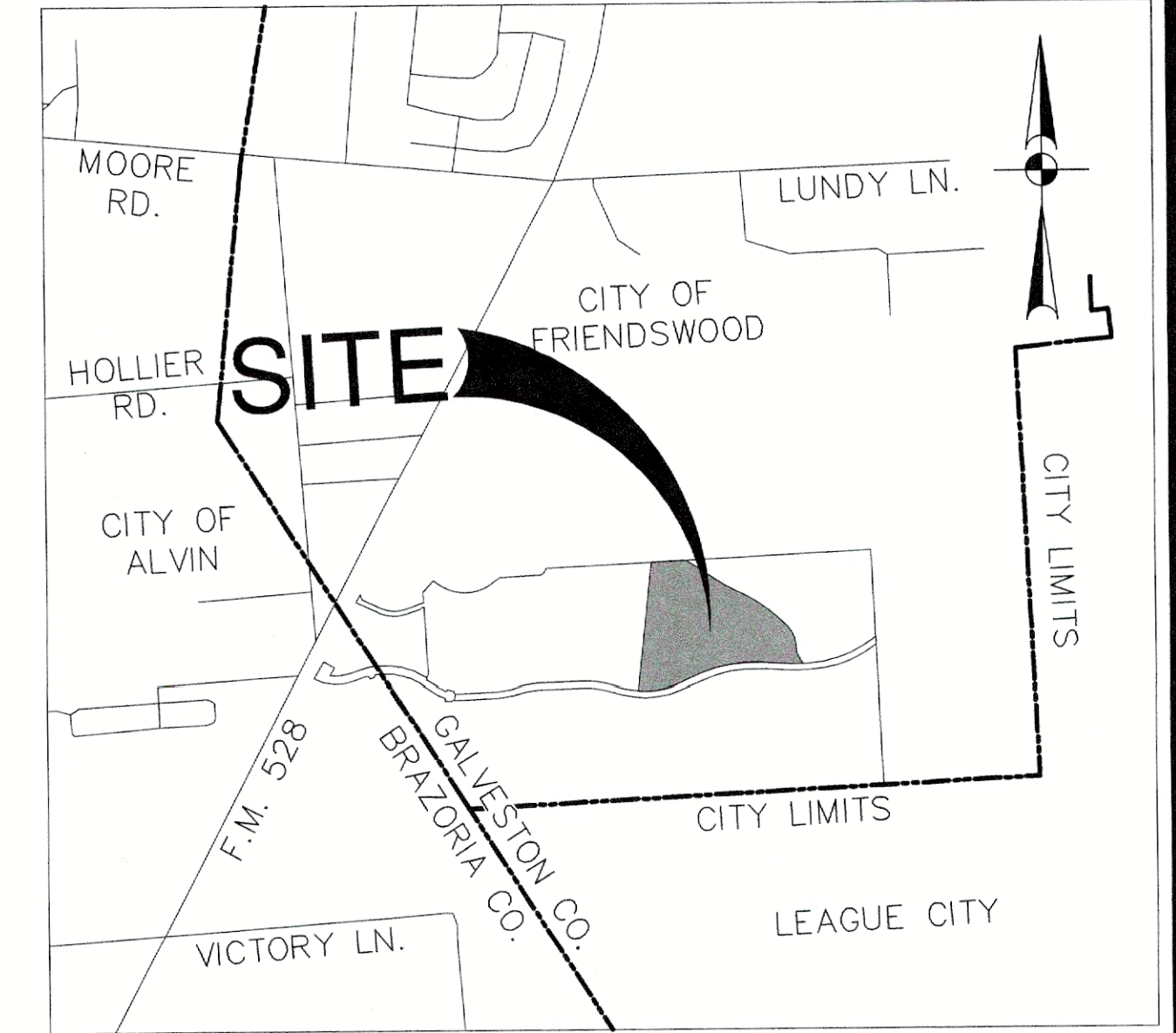
OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100
JONATHAN WOODRUFF – ASSISTANT VICE PRESIDENT

**PAPE-DAWSON
ENGINEERS**

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



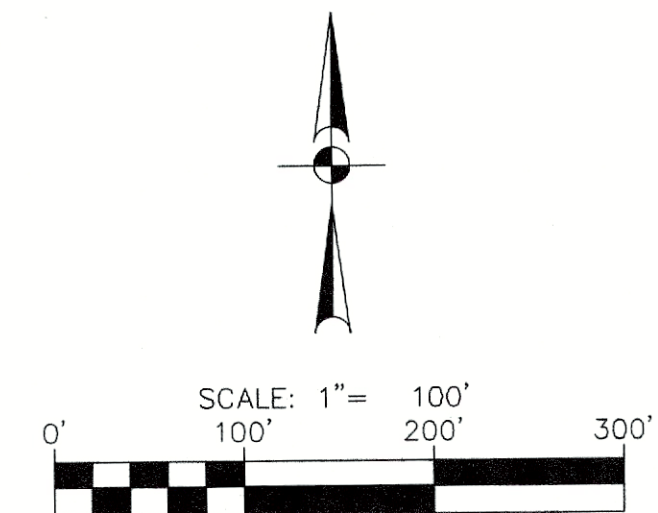
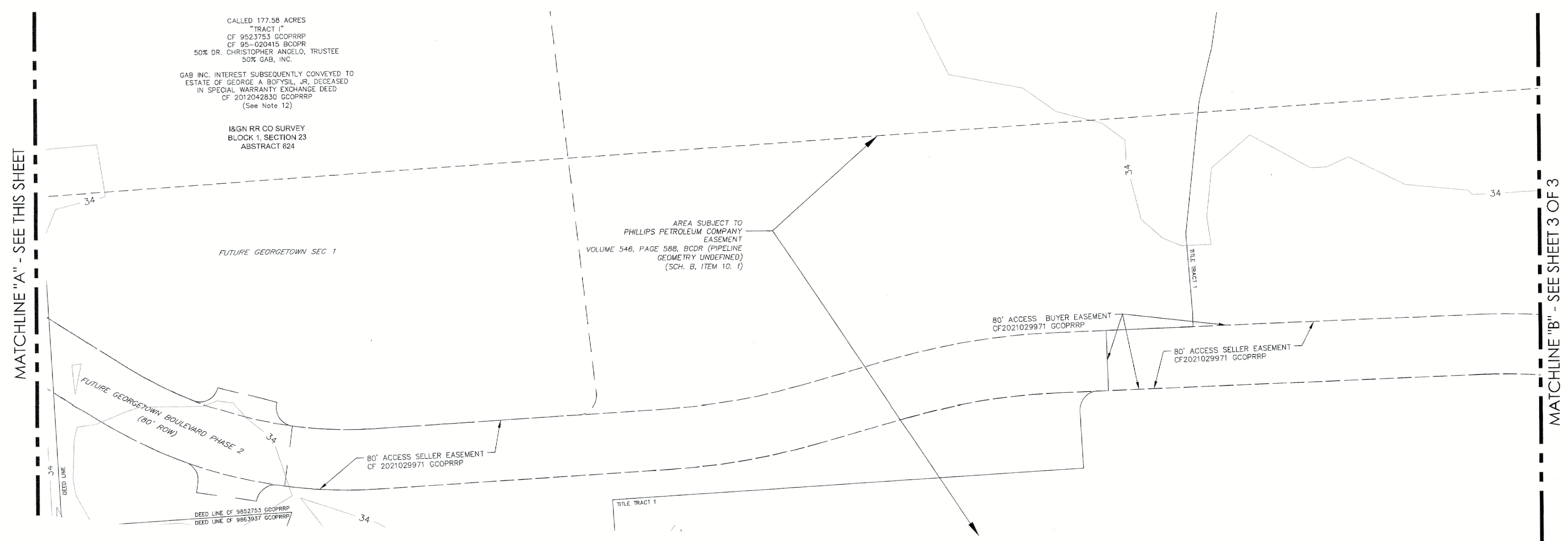
- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - ACRE SET 5/8" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT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



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

RESERVES

- Ⓐ RESTRICTED RESERVE "A" (RESTRICTED TO DRAINAGE OR DETENTION, LANDSCAPE, INCIDENTAL UTILITIES, AND OPEN SPACE PURPOSES ONLY)
32.016 AC 1,394,606 SQ FT



PRELIMINARY PLAT
**GEORGETOWN
DETENTION BASIN
PHASE I**

A SUBDIVISION OF 43.447 ACRES
LOCATED IN THE 1&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 100' OCTOBER 31, 2022

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



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

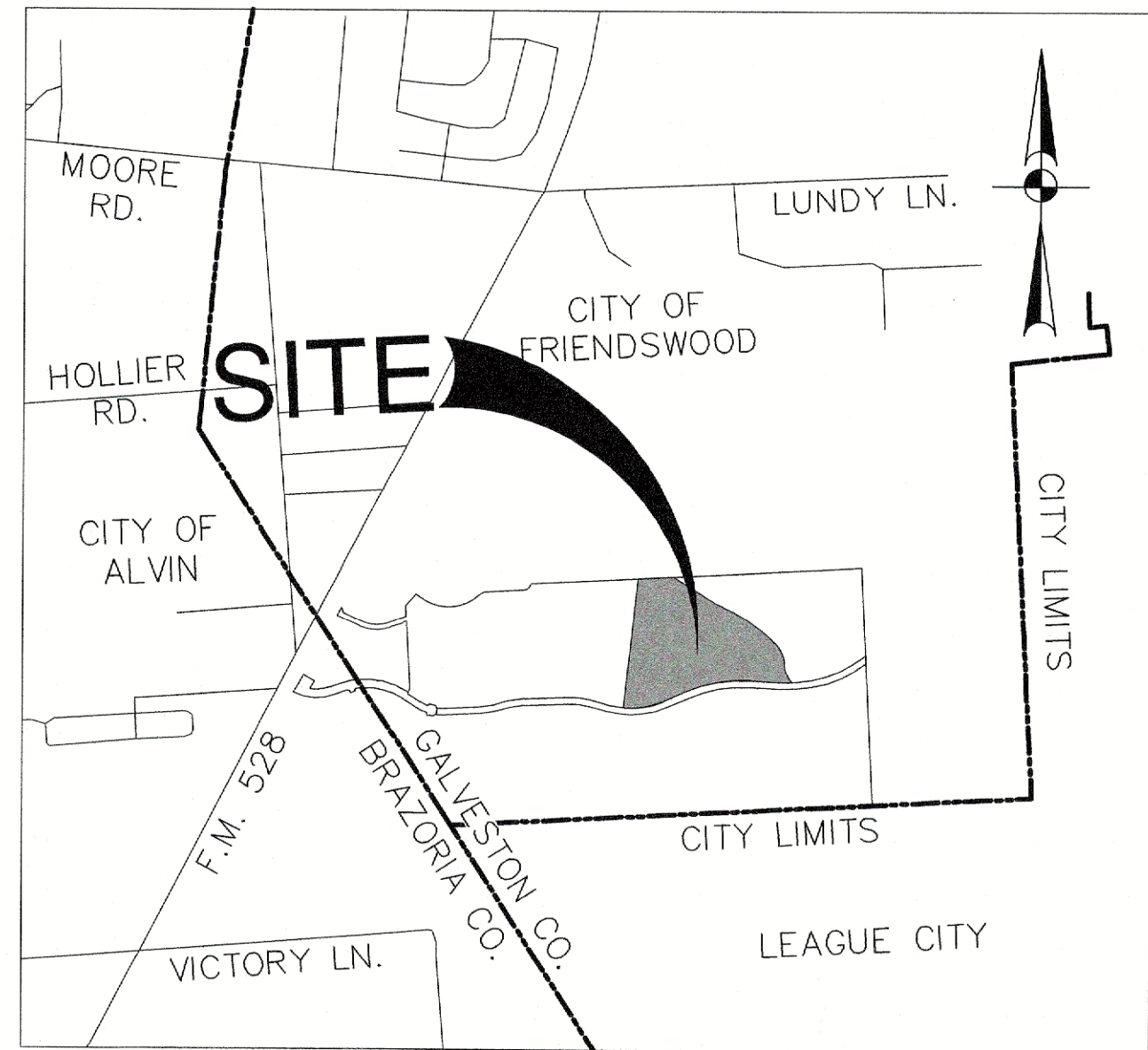
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File: K:\Projects\449\19\16-2-0 Design\2-3 Plat\2-3-1 Preliminary\221031 PL-0093716 Prelim.dwg

Date: Oct. 26, 2022, 3:07pm User: JD: dweller
File: K:\Projects\409\9716\2-0 Design\2-3 Plg\2-3-1 Preliminary\221031 PL-4099716 Prelim.dwg

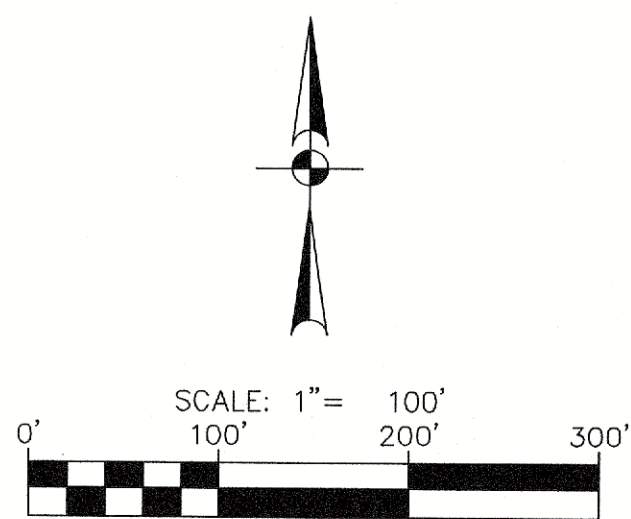
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N39°00'15"W	71.93'
L2	N6°14'37"E	0.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1365.00'	10°19'03"	S61°30'45"E	245.47'	245.80'
C2	1835.00'	23°09'06"	N55°05'43"W	736.44'	741.47'
C3	385.00'	44°00'53"	N21°30'43"W	288.54'	295.76'
C4	200.00'	39°29'58"	S19°15'16"E	135.16'	137.88'
C5	1460.00'	4°34'28"	S89°23'54"E	116.54'	116.57'
C6	1740.00'	26°02'59"	S79°51'50"W	784.30'	791.10'
C7	960.00'	27°57'45"	N80°49'13"E	463.88'	468.52'
C8	25.00'	131°3'33"	S78°35'08"E	5.76'	5.77'
C9	450.00'	22°49'34"	S10°55'04"E	178.09'	179.28'
C10	135.00'	44°00'53"	N21°30'43"W	101.18'	103.71'
C11	1585.00'	23°09'06"	N55°05'43"W	636.11'	640.46'
C12	1615.00'	10°19'03"	S61°30'45"E	290.43'	290.82'

- LEGEND
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
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 - OPRRPGC = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
 - GCCF = GALVESTON COUNTY CLERK'S FILE NUMBER



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



RESERVES

RESTRICTED RESERVE "A"
(RESTRICTED TO DRAINAGE OR
DETENTION, LANDSCAPE,
INCIDENTAL UTILITIES, AND
OPEN SPACE PURPOSES ONLY)
32.016 AC 1,394,606 SQ FT

PRELIMINARY PLAT GEORGETOWN DETENTION BASIN PHASE I

A SUBDIVISION OF 43.447 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
SCALE: 1"= 100' OCTOBER 31, 2022

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

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10339 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974

MATCHLINE "B" - SEE SHEET 2 OF 3

RESTRICTED RESERVE "A"
(RESTRICTED TO DETENTION
USE ONLY)
32.016 AC 1,394,606 SQ FT

AREA SUBJECT TO
PHILLIPS PETROLEUM COMPANY
EASEMENT
VOLUME 546, PAGE 586, BCOR (PIPELINE
GEOMETRY UNDEFINED)
(SCH. B, ITEM 16: 1)

CALLLED 177.56 ACRES
"TRACT 1"
OF 9523753 GCOPRRP OF 85-020415 BCOPRRP
SOK DR. CHRISTOPHER ANGELO, TRUSTEE
SOK GAB, INC.
GAB INC. INTEREST SUBSEQUENTLY CONVEYED TO
ESTATE OF GEORGE A. BOFYSIL, JR. DECEASED IN
SPECIAL WARRANTY EXCHANGE DEED OF
2012042830 GCOPRRP

THIS 11.431 AC / 497,943 SF
IS HEREBY DEDICATED TO
GALVESTON COUNTY CONSOLIDATED
DRAINAGE DISTRICT FOR
DICKINSON BAYOU ROW PURPOSES

ADDITIONAL TEMPORARY WORKSPACE NO. 9 CALLED 10' x 250'
OF NO. 2020005242, GCOPRRP
OF NO. 2020005243, GCOPRRP

ADDITIONAL TEMPORARY WORKSPACE NO. 10 CALLED 10' x 250'
OF NO. 2020005242, GCOPRRP
OF NO. 2020005243, GCOPRRP

GEORGE A. BOFYSIL, JR., TRUSTEE, PORTION OF
CALLED 573.4733 ACRES OF 8612043 GCOPRRP

N: 13733589.39
E: 3171607.25

N: 13733896.95
E: 3173600.53



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 10, 2022

Subject: Receive an update concerning the City Council's recent amendments to the City's Boards and Commissions and Council's Appointment Policy from Karen Horner, City Attorney.

Action:

SUMMARY / ORIGINATING CAUSE

Karen Horner, City Attorney, will be presenting changes being considered by City Council. Many of the policies regarding committees and boards that were in the previous Appointment Policy are being incorporated into the City Code of Ordinances. Additionally, the Appointment Policy will still exist, but will be much more concise. Two classes of boards are being established - advisory and non-advisory. The Planning and Zoning Commission is a non-advisory board which means that terms will now be 2-year terms instead of 3-year terms. Term limits will also be established for all boards, which for the commission will be six 2-year terms (12 years), unless otherwise decided by City Council. The Commission will also be able to adopt our own rules provided they are similar to City Council Rules of Procedure.

Additionally, the powers and duties of the Commission are as follows:

- (1) To perform the duties imposed upon the planning and zoning commission by appendix B of this code as well as V.T.C.A., Local Government Code, ch. 212;
- (2) To perform the duties imposed upon the zoning commission by appendix C of this Code as well as upon the zoning commission by V.T.C.A., Local Government Code, ch. 211;
- (3) To hear and render decisions on appeals concerning (i) a license revocation or suspension, (ii) any order for utility disconnection or (iii) any decision, order, or action taken by the building official pursuant to section 50-163 of this code;
- (4) To hear and render decisions on the need for sidewalks pursuant to section 70-64 of this code;
- (5) To perform all duties and functions as conferred on a capital improvements advisory committee by V.T.C.A., Local Government Code, ch. 395;
- (6) To review and monitor the implementation of the city's comprehensive plan and all amendments thereto and make recommendations concerning the same to the city council pursuant to V.T.C.A., Local Government Code §213.003;
- (7) To monitor the implementation of the city's comprehensive plan and to make reports to the city council as to the status of efforts to implement the comprehensive plan; and
- (8) To perform other duties as may be delegated to it by the city council.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. DRAFT Ordinance - Boards and Commissions

2. DRAFT Resolution to adopt Appointment Policy R2021-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, REPEALING CHAPTER 2 "ADMINISTRATION," ARTICLE II "BOARDS, COMMITTEES AND COMMISSIONS"; CHAPTER 10 "ANIMALS," ARTICLE VII "ANIMAL SHELTER ADVISORY COMMITTEE"; AND CHAPTER 46 "LIBRARY," ARTICLE II "FRIENDSWOOD PUBLIC LIBRARY," SECTION 46-19 "BOARD OF TRUSTEES" OF THE FRIENDSWOOD CITY CODE; AMENDING CHAPTER 14 "BUILDINGS AND BUILDING REGULATIONS," ARTICLE I "IN GENERAL," SECTION 14-3 "CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS"; ARTICLE II "BUILDING CODE," SECTION 14-24 "AMENDMENTS TO INTERNATIONAL BUILDING CODE"; "ARTICLE III "ELECTRICAL CODE," DIVISION 2 "APPEALS," SECTION 14-93 "APPEAL OF DECISIONS BY THE BUILDING OFFICIAL OR INSPECTOR"; ARTICLE IV "PLUMBING CODE," SECTION 14-253 "AMENDMENTS"; ARTICLE V "MECHANICAL CODE," SECTION 14-275 "AMENDMENTS"; ARTICLE VI "INTERNATIONAL FUEL GAS CODE," SECTION 14-300 "AMENDMENTS"; ARTICLE X "RESIDENTIAL CODE" SECTION 14-389 "INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS ADOPTED," SUBSECTION (B) OF THE FRIENDSWOOD CITY CODE; AND AMENDING CHAPTER 2 "ADMINISTRATION" OF THE FRIENDSWOOD CITY CODE TO ADD A NEW ARTICLE TO BE NUMBERED AND ENTITLED ARTICLE II "BOARDS, COMMITTEES, AND COMMISSIONS" IN ORDER TO CODIFY ALL OF THE CITY'S BOARDS, COMMITTEES, AND COMMISSIONS AND UPDATE THE REFERENCES TO SUCH BOARDS, COMMITTEES AND COMMISSIONS; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS (\$500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Section 1. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions" of the Friendswood City Code is hereby repealed in its entirety.

Section 2. That Chapter 10 "Animals," Article VII "Animal Shelter Advisory Committee" of the Friendswood City Code is hereby repealed in its entirety.

Section 3. That Chapter 14 "Buildings and Building Regulations," Article I "In General," Section 14-3 "Construction board of adjustment and appeals" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. IN GENERAL

Sec. 14-3. Appeals.

- (a) All appeals to and requests for variances from the construction board of adjustment and appeals shall be perfected by a request in writing to the building official for a hearing, in which the following information shall be contained:
 - (1) Name, address, and primary e-mail address of the person making the appeal;
 - (2) Facts surrounding the particular ruling or refusal to make a ruling;
 - (3) The ruling, if any, of the building official or inspector; and
 - (4) Reasons why such ruling should be set aside, or if a ruling was refused, why such ruling should be made.

Appeals must be perfected within thirty (30) days after the decision of the chief building official.

- (b) An application for appeal shall be based on a claim that the true intent of the applicable code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply or an equally good or better form of construction is proposed.
- (c) The building official shall take prompt action in accordance with the decision of the construction board of adjustment and appeals.
- (d) During the pendency of any appeal to the construction board of adjustment and appeals, the ruling of the building official shall be in full force and effect.

Section 4. That Chapter 14 "Buildings and Building Regulations," Article II " Building Code," Section 14-24 "Amendments to International Building Code" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. BUILDING CODE

Sec. 14-24. Amendments to International Building Code.

The 2018 Edition of the International Building Code, as adopted in section 14-23, is hereby amended as follows:

Section 101.1. Section 101.1 is hereby amended to read as follows:

101.1. *Title.* These regulations shall be known as the Building Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

Section 109.2. Section 109.2 is hereby amended to add the following sentence:

The fee schedule shall be set by resolution and printed in Appendix D of this code.

Section 108.1. Section 108.1 is hereby added to read as follows:

108.1. *Plan checking fees.* When a plan is required to be submitted by section 106, a plan-checking fee shall be paid to the building official at the time of permit issuance; provided, however, that if a permit is not issued for the project within 90 days of completion of the plan review, the plan review fees will become due and payable at that time. Said plan-checking fee shall be equal to one-half of the building permit fee.

Section 111.1. Section 111.1 is hereby amended by adding a new last sentence to read as follows:

111.1. For the purpose of this section, the moving of furniture or other personal property items into a property prior to issuance of a certificate of occupancy shall constitute the occupancy or use of the property.

Section 113. Board of Appeals. The following section 113 is hereby adopted to read as follows:

113. *Board of Appeals.* Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal to the Construction Board of Adjustment and Appeals in accordance with section 14-3 of this code.

Section 5. That Chapter 14 "Buildings and Building Regulations," Article III "Electrical Code," Division 2 "Appeals," Section 14-93 "Appeal of decisions by the building official or inspector" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. ELECTRICAL CODE

DIVISION 2. APPEALS

Sec. 14-93. Appeal of decisions by the building official or inspector.

Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal in accordance with section 14-3 of this code to the construction board of adjustment and appeals for its review.

Section 6. That Chapter 14 "Buildings and Building Regulations," Article IV "Plumbing Code," Section 14-253 "Amendments" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE IV. PLUMBING CODE

Sec. 14-253. Amendments.

The 2018 Edition of the International Plumbing Code, as adopted in section 14-252, is hereby amended as follows:

Section 101.1 is hereby amended to read as follows:

101.1 *Title*. These regulations shall be known as the Plumbing Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

Section 106.6.2 is hereby amended to read as follows:

106.6.2 *Fee schedule*. The fees for permits required hereunder shall be in accordance with the schedule of fees as set by resolution and printed in Appendix D to the Code of Ordinances.

Section 106.6.3 is hereby amended to read as follows:

106.6.3. *Fee refunds*. The code official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 109 is hereby amended to read as follows:

109. *Means of Appeal*. Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal to the Construction Board of Adjustment and Appeals in accordance with section 14-3 of this code.

Section 305.4.1 is hereby amended to read as follows:

305.4.1. *Sewer depth*. Building sewers, which connect to private sewage disposal systems, shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

Section 608.17.5 is hereby amended to read as follows:

- A. Irrigation systems shall be installed in accordance with this section and other applicable rules and regulations of the city.
- B. Irrigation system design drawings shall be prepared by a master plumber whose license number shall appear on the drawings, or by a state professional engineer, a licensed irrigation installer, or a licensed landscape architect. The latter three professionals shall seal, sign and date their drawings.
- C. It shall be unlawful for any person for hire to install all or any part of an irrigation system within the city unless that person holds a master plumber license issued by the Texas State Board of Plumbing Examiners or a valid installer's license issued

by the Texas Commission on Environmental Quality ("TCEQ"), in accordance with V.T.C.A., Occupations Code § 1903.251.

- D. The owner of the property on which an irrigation system is to be installed may install all of the irrigation system with the exception of the connection to the potable water source, the water meter, and the required backflow prevention device, each of which must be installed and appropriately connected by a qualified person as noted in subsection C of this section.
- E. It shall be unlawful for any person to install all or any portion of an irrigation system without having first received a permit therefor from the city. An irrigation installation permit for the installation of the connection to the potable water source, the water meter and the required backflow prevention device shall not be issued to any person who is not a qualified person as noted in subsection C of this section.
- F. The city shall have no obligation to maintain or protect, or to repair or replace, all or any part of an irrigation system, existing or future, that is located within a public right-of-way or easement, that is damaged or destroyed, or required to be removed, incident to or as a result of roadway and/or utility or drainage construction, maintenance, or operation.
- G. Exemptions to the above permit requirements are:
 - (1) Systems associated with on-site sewage disposal systems;
 - (2) Irrigation systems used on or by an agriculture operation; or
 - (3) Irrigation systems connected to a groundwater well used for domestic purposes.

Section 904.1 is hereby amended to read as follows:

904.1. *Roof extension.* All open vent pipes that extend through a roof shall be terminated at least six inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (2,134 mm) above the roof.

Section 7. That Chapter 14 "Buildings and Building Regulations," Article V "Mechanical Code," Section 14-275 "Amendments" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE V. MECHANICAL CODE

Sec. 14-275. Amendments.

The 2018 Edition of the International Mechanical Code, as adopted in section 14-274, is hereby amended as follows:

Section 101.1. Section 101.1 is hereby amended to read as follows:

101.1 *Title*. These regulations shall be known as the Mechanical Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

Section 106.5.2. Section 106.5.2 is hereby amended to read as follows:

106.5.2 *Fee schedule*. The fees for permits required hereunder shall be in accordance with the schedule of fees as set by resolution and printed in Appendix D of this code.

Section 106.5.3. Section 106.5.3 is hereby amended to read as follows:

106.5.3. *Fee refunds*. The code official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 109. Means of Appeal is hereby amended to read as follows:

109. *Means of Appeal*. Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal to the construction board of adjustment and appeals in accordance with section 14-3 of this code.

Section 8. That Chapter 14 "Buildings and Building Regulations," Article VI "International Fuel Gas Code," Section 14-300 "Amendments" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE VI. INTERNATIONAL FUEL GAS CODE

Sec. 14-300. Amendments.

The 2018 Edition of the International Fuel Gas Code, as adopted in section 14-299, is hereby amended as follows:

Section 101.1. Section 101.1 is hereby amended to read as follows:

101.1 *Title*. These regulations shall be known as the Fuel Gas Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

Section 106.6.2. Section 106.6.2 is hereby amended to read as follows:

106.6.2 *Fee schedule*. The fees for permits required hereunder shall be in accordance with the schedule of fees as set by resolution and printed in Appendix D of this code.

Section 106.6.3. Section 106.6.3 is hereby amended to read as follows:

106.6.3 *Fee refunds*. The code official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 109. Means of Appeal is hereby amended to read as follows:

109. *Means of Appeal.* Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal to the construction board of adjustment and appeals in accordance with section 14-3.

Section 9. That Chapter 14 "Buildings and Building Regulations," Article X " Residential Code" Section 14-389 "International Residential Code for One-and Two-Family Dwellings adopted," Subsection (b) of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE X. RESIDENTIAL CODE

Sec. 14-389. International Residential Code for One- and Two-Family Dwellings adopted.

- (b) The 2018 Edition of the International Residential Code for One- and Two-Family Dwellings is hereby amended as follows:

Section R101.1 is hereby amended to read as follows:

R101.1 *Title.* These regulations shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

Section R112 is hereby amended to read as follows:

Any person aggrieved by a decision or ruling of the building official or inspector shall have the right of appeal to the Construction Board of Adjustment and Appeals as established in Section 14-3 of this code.

Section 401.2. The following section 401.2 is hereby added to read as follows:

401.2. All foundations are to be designed by a registered professional engineer. All plans must be submitted with original wet seal stamps applied. Foundation construction shall be capable of accommodating all loads according to section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed, and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with section R403.

Section 2904 is hereby amended to read as follows:

P2904. Dwelling unit fire sprinkler systems. The requirements of section P2904 are hereby deleted, except that any voluntary installation of a dwelling unit fire sprinkler system shall comply with NFPA 13 D.

Section E3601.6.2 of the International Residential Code is hereby deleted and replaced with the following:

E3601.6.2. *Service disconnect location.* The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

Section 10. That Chapter 46 "Library," Article II "Friendswood Public Library," Section 46-19 "Board of Trustees" of the Friendswood City Code is hereby repealed in its entirety.

Section 11. That Chapter 2 "Administration" of the Friendswood City Code is hereby amended by adding an article to be numbered and entitled Article II "Boards, Committees, and Commissions," which article reads as follows:

ARTICLE II. BOARDS, COMMITTEE'S, AND COMMISSIONS

DIVISION 1. GENERALLY

Sec. 2-21. Definitions.

The following words, terms and phrases when used in this division shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning.

Advisory board shall mean and include a board, commission, committee, or task force established by the city, which is advisory in nature and treated as such, including the following:

- (1) Animal Shelter Advisory Committee,
- (2) Community and Economic Development Committee,
- (3) Fourth of July Steering Committee,
- (4) Investment Committee,
- (5) Keep Friendswood Beautiful (KFB),
- (6) Library Board, and
- (7) Senior Citizens Advisory Committee.

Board shall mean and include either an advisory board or a non-advisory board.

Excessive absences shall mean the following:

- (1) For members of an advisory board, three consecutive unexcused absences or absent more than 50 percent of the meetings in a six-month period; and

- (2) For members of non-advisory boards, three consecutive unexcused absences or absent more than 20 percent of the meetings in a six-month period.

Excused absence means the non-attendance of a member at a board meeting, which has been approved by the chair of the board, including absences excused due to illness, business commitments, unexpected emergency, and death of family members.

Member shall mean a person appointed to a board by the city council or city manager and shall include a person appointed as an alternate member.

Non-advisory board shall mean and include a board, commission, committee, or task force established by the city, which has rulemaking or quasi-judicial power or whose decisions are typically "rubber stamped" by the city council, including the following:

- (1) Charter Review Committee
- (2) Construction Board of Adjustment and Appeals
- (3) Planning and Zoning Commission
- (4) Zoning Board of Adjustment

Unexcused absence means as absence which does not constitute an excused absence.

Sec. 2-22. Attendance.

- (a) *Attendance requirements.* There is an expectation that a member of a board will arrange the member's schedule to make most, if not all, of the scheduled board meetings. In the event that a member has a recurring conflict, the member may resign at any time. If a member of a board has excessive absences, the member may be removed by the city council in accordance with this code and other applicable law.
- (b) *Attendance records.* The staff liaison for each board shall be required to keep attendance records and to submit monthly reports to the city secretary setting forth both the excused and unexcused absences of each member of the board; provided, however, if a board does not meet each month, attendance reports shall be submitted within thirty (30) days after each meeting. The city secretary will notify the mayor of any member having a record of excessive absences.

Sec. 2-23. Service; terms; term limits, vacancies.

- (a) *Service.* All members of any board shall serve without compensation at the pleasure of the city council unless otherwise specified in this code or required by law.
- (b) *Terms.* Unless otherwise required by law or specified in this code,
 - (1) advisory board members shall be appointed to three-year terms, and
 - (2) non-advisory board members shall be appointed to two-year terms.

- (c) *Term limits.* No member of any board shall be appointed to serve on any one board for more than four (4) three-year terms or six (6) two-year terms, unless:
 - (1) the City Council, by a vote of at least four (4) members, waives such limitation or
 - (2) the member is an employee of the city and serves in his/her capacity as a city employee.
- (d) *Vacancies.* If a vacancy of a non-ex-officio position occurs in any board, such vacancies shall be filled in the same manner as the original appointments, except such term shall only be for the remainder of the unexpired term. Vacancies of ex-officio positions may be filled in the same manner if desired by the city council.

Sec. 2-23. Procedure and administration.

- (a) *Rules of procedure.* All boards shall adopt rules and procedures for the conduct of business and matters that may come before it. Such rules and procedures shall be substantially similar to the rules and procedures adopted by the city council and shall comply with the charter and all applicable laws. Boards shall elect a chair and vice-chair from their membership for one-year terms commencing on July 1 or November 1 based upon the board's appointment schedule.
- (b) *Quorum.* A quorum shall consist of a majority of the entire membership of the board and, unless otherwise provided by this code or by applicable law, any issue to be voted on shall be resolved by a majority of the members of the board.
- (c) *Support.* Department heads shall be available to the boards for advice and consultation, and they shall cooperate with and render such services for the boards as shall come within their scope of the duties.

Sec. 2-24. Limitation on authority.

Unless otherwise specified in this code or required by law, no board shall have the power to obligate the city in any manner whatsoever without the prior approval of the city council or city manager. Additionally, no board shall commit to the terms of any grant unless it has obtained the prior approval of the city council or city manager.

DIVISION 2. ANIMAL SHELTER ADVISORY COMMITTEE

Sec. 2-31. – Created; membership.

- (a) *Created.* The animal shelter advisory committee is an advisory committee created pursuant to V.T.C.A., Health and Safety Code ch. 823 in order to assist the city in complying with the requirements of such chapter.
- (b) *Membership.* The animal shelter advisory committee shall be composed of five members who are (i) residents of the city, (ii) business owners that pay ad valorem taxes to the city, or (iii) officers or employees of a business entity that pays ad valorem taxes to the city, appointed by the city council for staggered three-year terms commencing on July 1. The membership shall include one (1) licensed veterinarian, one (1) municipal official, one (1) person whose duties

include the daily operation of an animal shelter, one (1) representative from an animal welfare organization, and one (1) interested citizen.

Sec. 2-32. Meetings.

The animal shelter advisory committee shall meet at least three (3) times annually and by March 1 of each year produce an annual report to the city council for review. Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-33. Powers and duties.

The animal shelter advisory committee shall have the following powers and duties:

- (1) To assist the city in complying with the requirements of V.T.C.A., Health and Safety Code, ch. 823; and
- (2) To perform other duties as may be delegated to it by the city council.

DIVISION 3. CHARTER REVIEW COMMITTEE

Sec. 2-36. Created; membership.

- (a) *Created.* The charter review committee, also known as the charter review commission, is an advisory committee created pursuant to Section 11.09 of the city charter.
- (b) *Membership.* The charter review committee shall be composed of seven citizens of the city appointed by the mayor, subject to confirmation by a vote of at least four (4) members of the city council at its first meeting in July of every fifth year after 2011, and at other times as deemed advisable by the city council. Members shall hold office for a term of six (6) months.

Sec. 2-37. Meetings.

Meetings shall be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-38. Powers and duties.

The charter review committee shall have the following powers and duties:

- (1) To perform the duties specified in the charter and
- (2) To perform other duties that may be delegated to it by the city council.

DIVISION 4. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

2-41. Created; membership.

- (a) *Created.* The community and economic development committee is an advisory committee created by the city council on February 15, 1993.
- (b) *Membership.* The community and economic development committee shall be composed of seven (7) members who are residents of the city or business owners that pay ad valorem taxes to the city appointed by at least four (4) members of the city council for staggered three-year terms commencing on July 1.

2-42. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

2-43. Powers and duties.

The community and economic development committee shall have the following powers and duties:

- (1) To provide recommendations to the city council to encourage commercial and industrial developments which are compatible with the image of the city;
- (2) To provide recommendations to the city council regarding codes, ordinances, policies, and procedures that assist economic development in the city;
- (3) To conduct surveys of citizens and businesses to gain understanding of various economic development matters, which are compatible with the city's interest, needs, and image; and
- (4) To perform other duties as may be delegated to it by the city council.

DIVISION 5. CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

Sec. 2-46. Created; membership.

- (a) *Created.* The construction board of adjustment and appeals is a non-advisory committee created pursuant to chapters 14 and 30 of this code and the codes adopted therein.
- (b) *Membership.* The construction board of adjustment and appeals shall consist of seven (7) residents of the city appointed by at least four (4) members of the city council for two-year terms commencing on July 1. Membership of the board should be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors, building industry representatives, fire protection engineering professionals, industrial safety professionals, and licensed electrical contractors. The city council may appoint alternate board members to serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Alternate members, if appointed, should consist of a member at-large from the building industry and one member at-large from the public.

Sec. 2-47. Meetings.

Meetings shall be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-48. Powers and duties.

- (a) *Authority.* The construction board of adjustment and appeals shall have the following powers and duties:
- (1) To hear and decide appeals of decisions and interpretations of the building official pursuant to chapter 14;
 - (2) To hear and decide appeals of decisions and interpretations of the fire marshal pursuant to chapter 30;
 - (3) To consider variances to the technical codes, including, but not limited to, the following:
 - a. The International Building Code adopted in section 14-24 of this code,
 - b. The National Electrical Code adopted in section 14-62 of this code,
 - c. The International Plumbing Code adopted in section 14-252 of this code,
 - d. The International Mechanical Code adopted in section 14-274 of this code,
 - e. The International Fuel Gas Code adopted in section 14-299 of this code, and
 - f. The International Residential Code for One- and Two-Family Dwellings adopted in section 14-389 of this code;
 - (4) To hear and render judgments on requests for variances from article II, chapter 34 of this code;
 - (5) To hear and decide appeals of decisions of the fire marshal under the life safety code pursuant to section 30-119 of this code;
 - (6) To hear and render judgment on appeals and requests for variances concerning the city's flood damage prevention regulations pursuant to section 34-34 of this code; and
 - (7) To perform other duties as may be delegated to it by the city council.
- (b) *Limitation.* In addition to limitations found elsewhere in this code, the board shall not have the authority to waive requirements of this code or any code adopted herein.

DIVISION 6. FOURTH OF JULY STEERING COMMITTEE

Sec. 2-51. Created; membership.

- (a) *Created.* The Fourth of July steering committee is an advisory committee created by the city council on December 19, 1983.
- (b) *Membership.* The Fourth of July steering committee shall be composed of fifteen (15) members who are (i) residents of the city, (ii) business owners that pay ad valorem taxes to the city, or (iii) members of the committee on October 3, 2022, appointed by at least four (4) members of the city council for staggered three-year terms commencing on November 1.

Sec. 2-52. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-53. Powers and duties.

The Fourth of July steering committee shall have the following powers and duties:

- (1) To assist staff in organizing, planning, coordinating, and overseeing the annual Fourth of July activities of the city; and
- (2) To perform other duties as may be delegated to it by the city council.

DIVISION 7. INVESTMENT COMMITTEE

Sec. 2-56. Created; membership.

- (a) *Created.* The investment committee is an advisory committee created by the city council on January 2, 1997.
- (b) *Membership.* The investment committee shall be composed of three (3) members who are residents of the city or business owners that pay ad valorem taxes to the city appointed by at least four (4) members of the city council for staggered three-year terms commencing on November 1.

Sec. 2-57. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-58. Powers and duties.

The investment committee shall have the following powers and duties:

- (1) To review the investment practices of staff and ensure that such practices are in accordance with the city's investment policy; and
- (2) To perform other duties as may be delegated to it by the city council.

DIVISION 8. KEEP FRIENDSWOOD BEAUTIFUL COMMITTEE

Sec. 2-61. Created; membership.

- (a) *Created.* The Keep Friendswood Beautiful Committee is an advisory committee created by the city council on January 25, 2010. The committee was formerly the civic beautification committee and the community appearance committee.
- (b) *Membership.* The Keep Friendswood Beautiful Committee shall be composed of fifteen (15) members who are residents of the city or business owners that pay ad valorem taxes to the city appointed by at least four (4) members of the city council for staggered three-year terms commencing on November 1.

Sec. 2-62. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-63. Powers and duties.

The Keep Friendswood Beautiful Committee shall have the following powers and duties:

- (1) To engage in activities to enhance the aesthetic appearance of the city and to encourage residents to take an active role in maintaining its image;
- (2) To direct and coordinate management and planning of beautification projects and education of the community;
- (3) To recommend budget and project priorities to city council;
- (4) To seek grants for funding opportunities subject to prior approval of the city council or city manager in accordance with section 2-24;
- (5) To suggest ways to conserve and protect natural resources;
- (6) To serve as the advisory committee to the city's storm water management plan;
- (7) To make recommendations to the City Council concerning fees in lieu of land dedication in order to obtain compliance with section XIII of appendix B of this code;
- (8) To serve as the public art committee to assist in the administration of the city's public art/display policy; and

- (9) perform other duties as may be delegated to it by the city council.

DIVISION 9. LIBRARY BOARD

Sec. 2-66. Created; membership.

- (a) *Created.* The library board is an advisory committee created by the city council.
- (b) *Membership.* The library board shall be composed of nine (9) members who are qualified voters and residents of the city appointed by at least four (4) members of the city council for staggered three-year terms commencing on July 1.

Sec. 2-67. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-68. Powers and duties.

The library board shall have the following powers and duties:

- (1) To provide recommendations regarding the policies and operations of the public library;
- (2) To assist staff in establishing general library policy for the orderly use of the library facilities for approval of the city manager; and
- (3) To perform other duties as may be delegated to it by the city council.

DIVISION 10. PLANNING AND ZONING COMMISSION

Sec. 2-71. Created; membership.

- (a) *Created.* The planning and zoning commission is a non-advisory committee created by the city council.
- (b) *Membership.* The planning and zoning commission shall be composed of seven (7) members. Such members shall be resident citizens and qualified voters of the city, all of whom shall be appointed by the mayor, subject to confirmation by a majority vote of the city council for staggered two-year terms commencing on July 1.

Sec. 2-72. Meetings.

Meetings shall be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-73. - Powers and duties.

The planning and zoning commission shall have the following powers and duties:

- (1) To perform the duties imposed upon the planning and zoning commission by appendix B of this code as well as V.T.C.A., Local Government Code, ch. 212;
- (2) To perform the duties imposed upon the zoning commission by appendix C of this Code as well as upon the zoning commission by V.T.C.A., Local Government Code, ch. 211;
- (3) To hear and render decisions on appeals concerning (i) a license revocation or suspension, (ii) any order for utility disconnection or (iii) any decision, order, or action taken by the building official pursuant to section 50-163 of this code;
- (4) To hear and render decisions on the need for sidewalks pursuant to section 70-64 of this code;
- (5) To perform all duties and functions as conferred on a capital improvements advisory committee by V.T.C.A., Local Government Code, ch. 395;
- (6) To review and monitor the implementation of the city's comprehensive plan and all amendments thereto and make recommendations concerning the same to the city council pursuant to V.T.C.A., Local Government Code §213.003;
- (7) To monitor the implementation of the city's comprehensive plan and to make reports to the city council as to the status of efforts to implement the comprehensive plan; and
- (8) To perform other duties as may be delegated to it by the city council.

DIVISION 11. SENIOR CITIZENS ADVISORY COMMITTEE

Sec. 2-76. Created; membership.

- (a) *Created.* The Senior Citizens Advisory Committee is an advisory committee created by the city council on November 9, 1992.
- (b) *Membership.* The senior citizens advisory committee shall be composed of nine (9) members who are residents of the city or business owners that pay ad valorem taxes to the city appointed by at least four (4) members of the city council for staggered three-year terms commencing on November 1.

Sec. 2-77. Meetings.

Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551, and minutes shall be treated as public records.

Sec. 2-78. Powers and duties.

The senior citizens advisory committee shall have the following powers and duties:

- (1) To recommends programming for the senior citizen program and
- (2) To perform other duties as may be delegated to it by the city council.

DIVISION 12. ZONING BOARD OF ADJUSTMENT

Sec. 2-81. Created; membership.

- (a) *Created.* The zoning board of adjustment is a non-advisory committee created by the city council pursuant to V.T.C.A., Local Government Code, ch. 211 and other laws and regulations.
- (b) *Membership.* The zoning board of adjustment shall be composed of five (5) members, who shall be residents of the city. Members will be appointed by at least four (4) members of the city council for two (2) year terms commencing on July 1. The city council may remove a board member for cause on a written charge after a public hearing. The city council shall appoint four (4) alternate board members to serve in the absence of one or more regular members when requested to do so by the mayor or city manager. An alternate member serves for the same period as a regular member and is subject to removal in the same manner as a regular member.

Sec. 2-82. Meetings; vote required.

- (a) *Meetings.* Meetings may be conducted in compliance with the V.T.C.A., Government Code, ch. 551. Minutes of its meetings shall kept in accordance with V.T.C.A., Local Government Code §211.008(f) and shall be treated as public records. The zoning board of adjustment shall adopt rules in accordance with this article and appendix C of this code with the approval of the city council.
- (b) *Vote required.* The concurring vote of four members of the board shall be necessary to reverse any order, requirements, decision, or determination of an administrative official, decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance.

Sec. 2-83. Powers and duties.

The zoning board of adjustment shall have the following powers and duties:

- (1) To perform the duties imposed upon the board of adjustment specified in appendix C of this Code and required by V.T.C.A., Local Government Code, ch. 211;
- (2) To serve as the building standards commission pursuant to article VII, chapter 14 of this code and V.T.C.A., Local Government Code, ch. 54, subch. C;
- (3) To serve as the fire and life safety code board of adjustment and appeals pursuant to the fire code adopted in section 30-84 of this code;
- (4) To hear and render judgment on requests for variances concerning the city's sign code pursuant to section 28 of Appendix A of this code; and
- (5) To perform other duties as may be delegated to it by the city council.

Section 12. All ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 13. In the event any clause phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 14. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 15. This ordinance shall become effective from and after its date of passage and its publication, as provided by law.

PASSED and APPROVED on first reading by the affirmative vote of the City Council this 3rd day of October, 2022.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

KAREN HORNER, City Attorney

PASSED, APPROVED and ADOPTED on second and final reading by the affirmative vote of the City Council this 7th day of November, 2022.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

KAREN HORNER City Attorney

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING AN APPOINTMENT POLICY FOR BOARDS, COMMISSIONS AND COMMITTEES OF THE CITY; REPEALING RESOLUTION NO. R2021-22 AND ALL OTHER RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Friendswood has a number of boards, commissions, and committees to which the City Council appoints members; and

WHEREAS, the City Council desires to provide an opportunity for citizens, wanting to serve on these such boards, commissions, and committees, to serve; and

WHEREAS, the City Council adopted an appointment policy via Resolution No. R2021-22 to accomplish this goal, which policy provided procedures and guidelines for such appointments;

WHEREAS, after reviewing such policy, the City Council desires to amend the same; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. That the City Council of the City of Friendswood, Texas, finds that the above-referenced recitals are true and correct.

Section 2. That the City Council of the City of Friendswood, Texas, hereby adopts the Appointment Policy, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

Section 3. That Resolution No. R2021-22 and all other resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. That this resolution shall be effective immediately upon its passage and approval.

PASSED, APPROVED and ADOPTED by the affirmative vote of the City Council of the City of Friendswood on this the 3rd day of October, 2022.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

KAREN HORNER, City Attorney

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 10, 2022

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

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. October 2022 DRC Report

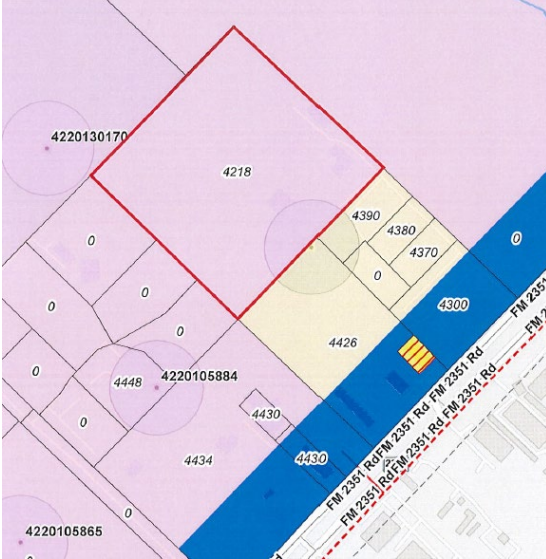
Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: November 2, 2022
 Re: DRC Report

The following DRC Meetings were held in October 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
514 Linson Lane Build new single-family home; possible subdivide lot in future	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required (to subdivide) ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ Eligible for regional detention; make request to GCCDD ☒ High hazard flood zone(s) – Shaded X ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: 10-ft water line easement needed for existing water line	

Exxon Property – follow up meeting Single family residential development; approximately 189 lots – approx. 145 acres	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available – looped system required ☒ Sewer Available – extend line and improve lift station ☒ On-site detention required ☐ Make request to GCCDD to purchase regional detention ☒ High hazard flood zone(s) ☒ Pipelines and abandoned wells ☐ TxDOT Permits required Misc Notes: in the process of acquiring additional 39 acres on Wilderness Trail, Friendswood Parkway extension will be required; detention outfall is a concern; requesting financing district	
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4218 FM 2351 Warehousing and Storage (NAICS 493)	I	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available – 8" line along Lundy Lane ☒ Sewer Available ☒ On-site detention required ☐ Make request to GCCDD to purchase regional detention ☒ High hazard flood zone(s) – some Shaded X ☒ Pipelines/<u>Wells</u> – setbacks required ☐ TxDOT Permits required Misc Notes: Access to property is 30ft access thru Clearwood Business Park; ensure adequate access through property at time of development	
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