



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 9, 2023 - 6:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. ELECTION OF CHAIRPERSON

- A. Consider electing the Chairperson of the Planning and Zoning Commission.

3. COMMUNICATIONS FROM THE PUBLIC

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

4. CONSENT AGENDA

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

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, January 12, 2023.
- B. Consider approving the Final Plat of Hagewood Estates, being 13.5075 acres of land, out of the George Van Pelt's Subdivision, Galveston County, Texas.

5. ACTION ITEMS

- A. Consider approving a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat.
- B. Consider approving the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas.
- C. Consider approving the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission Regular Meetings for (i) Thursday, February 23, 2023 and (ii) Thursday, March 9, 2023.
- B. Recognize Mr. Joe Matranga for his service to the Planning and Zoning Commission from July 2017 through January 2023.

- C. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

7. ADJOURNMENT

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

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



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



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 6th day of February, 2022, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 9, 2023

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, January 12, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review and approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 01-12-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 12, 2023 - 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
JANUARY 12, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JANUARY 12, 2023, AT 7:02PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
COMMISSIONER TRAVIS MANN
COMMISSIONER TOM HINCKLEY
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

VICE-CHAIRMAN RICHARD SASSON AND COMMISSIONER CATHERINE KOERNER WERE ABSENT FROM THE MEETING.

2. COMMUNICATION FROM THE PUBLIC

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

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 Tom Hinckley. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, December 22, 2022.

4. ACTION ITEMS

According to the Planning and Zoning Rules of Procedure (R2021-18), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

A. ZONE CHANGE REQUEST: 401 N FRIENDSWOOD DR TO CHANGE FROM CSC TO SFR

- i Conduct a public hearing regarding a request for a zone classification change from a Community Shopping Center Zoning District (CSC) to a Single-Family Residential Zoning District (SFR) for 36,823 square feet of land out of Lot 1 of the Final Plat of Jeter Memorial Funeral Home, located at 401 N. Friendswood Drive, Friendswood, Galveston County, Texas.

Harbin said the applicant owns the business next door and would like to build his house on this lot. She said when the property is re-platted, a roadway would be dedicated to reach the residential lot in compliance with the Subdivision Ordinance. She said if the zone change is approved, the Future Land Use Map would be amended, as well.

- ii Consider a recommendation to City Council for the requested zone classification change request from a Community Shopping Center Zoning District (CSC) to a Single-Family Residential Zoning District (SFR) for 36,823 square feet of land out of Lot 1 of the Final Plat of Jeter Memorial Funeral Home, located at 401 N. Friendswood Drive, Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to approve a recommendation to City Council for the requested zone classification change request from a Community Shopping Center Zoning District (CSC) to a Single-Family Residential Zoning District (SFR) for 36,823 square feet of land out of Lot 1 of the Final Plat of Jeter Memorial Funeral Home, located at 401 N. Friendswood Drive, Friendswood, Galveston County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Commissioner Rives said the property already has an old house and Mann agreed the change would make sense and that it would not adversely impact the neighbors. Hinckley concurred it would be exchanging a house for a house. Chairman Matranga said the request seems reasonable and appreciated the frontage remaining commercially zoned.

- B. Consider adopting amended Rules of Procedure for the Planning and Zoning Commission.

****Commissioner Marcus Rives moved to approve adopting amended Rules of Procedure for the**

Planning and Zoning Commission. Seconded by Commissioner Tom Hinckley.

Rives amended his motion to include that meeting minutes may be kept electronically in lieu of in a book. Hinckley seconded the motion. The motion was approved unanimously.

City Attorney Horner presented proposed amendments to the Commission's Rules of Procedure including non-substantive changes, conforming to law changes, and substantive changes. The Commission agreed the changes would be consistent with other board's and committee's procedures. Matranga questioned why the voting quorum was different than the City Council's. Horner explained that the law does not provide for the Commission to require a higher voting quorum. Harbin said the lower voting quorum was more beneficial to applicants. The most noticeable change will be holding meetings at 6:00pm instead of 7:00pm.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 26, 2023, and (ii) Thursday, February 9, 2023.
- B. Receive the December 2022 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Harbin said staff held one DRC meeting in December.

Council Liaison Hanks informed the Commission the Masa Sushi townhome zone change did not pass City Council at the last meeting. She said it was a 3/4 vote and some Councilmembers said the neighboring residents had an expectation the adjacent zoning would remain the same. The other two zone changes were approved. Hanks announced the upcoming annual tree giveaway on January 21st and said the inventory will go quickly.

6. ADJOURNMENT

This meeting was adjourned at 07:26 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 9, 2023

Subject: Consider approving the Final Plat of Hagewood Estates, being 13.5075 acres of land, out of the George Van Pelt's Subdivision, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat will create one single residential tract. Access and public water are available from Lundy Lane. The Galveston County Consolidated Drainage District (GCCDD) requires an easement along Lundy Ditch.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

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

ATTACHMENTS

1. Hagewood Estates Final Plat
2. Compliance Memo_Hagewood Estates FP

STATE OF TEXAS

COUNTY OF GALVESTON

WE, Clint and Jessica Hagewood, owners, hereinafter referred to as Owners, whether one or more, of the 13.5075 acre tract described in the above and foregoing plat of **HAGWOOD ESTATES**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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.

WITNESS our hand in the City of Friendswood, Texas, this _____ day of _____, 2023.

By: _____ By: _____
Clint Hagewood, Jessica Hagewood,
Owner Owner

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, an officer of American Bank, N.A., a National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Ronald Patrick Kell, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter 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.

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



Ronald Patrick Kell
Registered Professional Land Surveyor
State of Texas No. 6424

Date

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of **HAGWOOD ESTATES** in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2023.

By: _____ By: _____
Becky Bennett, Joe Matrangola,
Development Coordinator 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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

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.

GCDD Ref # G220030

REGULATION MATRIX

	UNITS PER ACRE	LOT AREA (MIN. SQ. FT.)	MINIMUM LOT WIDTH	SETBACKS					HEIGHT MAXIMUM	PARKING REQUIREMENTS	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
				FRONT	REAR	INTERIOR SIDE	CORNER LOT SIDE	CORNER LOT REAR				
SFR SINGLE-FAMILY RESIDENTIAL	2.7	15,600	120'A	25'B	25'	10'	25'B	20'C	40'	K	N	35%

NOTES:

- Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- 35 feet on thoroughfares.
- 25 feet on thoroughfares.
- Zero-foot lot line on one side only.
- Ten-foot minimum separation between buildings.
- Lots currently in existence with less than 90 feet of width may continue with the same existing setback provided they are not less than a minimum of five feet.
- Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected. Example: a duplex requires two 45-foot-wide lots.
- Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.
- 25 feet when abutting local zoned single-family residential (SFR) district.
- Reserved.
- Parking is required in accordance with the parking group table in the design criteria manual.

GENERAL NOTES:

- ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
- C.D.R. - CONVEYANCE RECORDS
- D.E. - DRAINAGE EASEMENT
- DOC - DOCUMENT
- ESMT. - EASEMENT
- ETJ - EXTRA-TERRITORIAL JURISDICTION
- FND - FOUND
- G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
- G.C.D.R. - GALVESTON COUNTY DEED RECORDS
- G.C.M.R. - GALVESTON COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- O.P.R.G.C., Tx. - OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

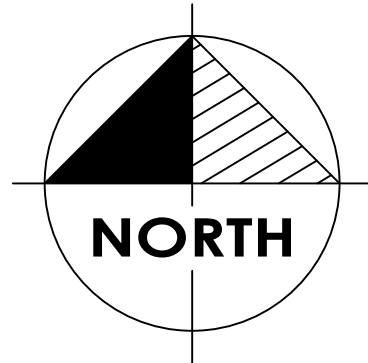
- ⊕ FH - FIRE HYDRANT
- P — - POWER LINE
- PP - POWER POLE
- ⊕ WM - WATER METER VAULT

- 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 OWNERS 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.
- 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 OWNER.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999998022040.
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO TEXAS PIPE LINE CO. PER VOL. 597, PG. 623, O.P.R.G.C., Tx. (BLANKET IN NATURE)

- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO PHILLIPS PETROLEUM COMPANY PER VOL. 983, PG. 118, VOL. 1676, PG. 459, AND C.F. No. 8451556 O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO DOW CHEMICAL COMPANY PER VOL. 2399, PG. 486, VOL. 2945, PG. 777, VOL. 2417, PG. 400, AND C.F. No. 81032120.O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO LO-VACA GATHERING CO. PER VOL. 1527, PG. 680, O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- DEDICATED BY FINAL PLAT OF MILLS ESTATE, INST. No. 2018005341, O.P.R.G.C., Tx.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48167C0201G AND 48167C0202G, MAP REVISED APRIL 15, 2019, THE SURVEYED TRACT LIES IN ZONE "A" (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING) AND UNSHADED ZONE X (AREA SUBJECT TO MINIMAL ANNUAL CHANCE FLOOD HAZARD).
- PROJECT BENCHMARK - ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010095, BEING AN ALUMINUM ROD LOCATED AT THE SOUTHEAST SIDE OF FM 528, ON THE SOUTH SIDE OF THE PARKING LOT OF CLEAR CREEK DRAINAGE DISTRICT OFFICE, HAVING AN ELEVATION OF 29.43 FEET (NAVDB88, 2001 ADJUSTMENT)
- REFERENCE BENCHMARK - TEMPORARY BENCHMARK "X" IS A 400 NAIL SET ON THE NORTH SIDE OF LUNDY LANE APPROXIMATE 450 FEET WEST OF THE INTERSECTION OF LUNDY LANE AND SCHULTE LANE, HAVING AN ELEVATION OF 33.35 FEET (NAVDB88, 2001 ADJUSTMENT)

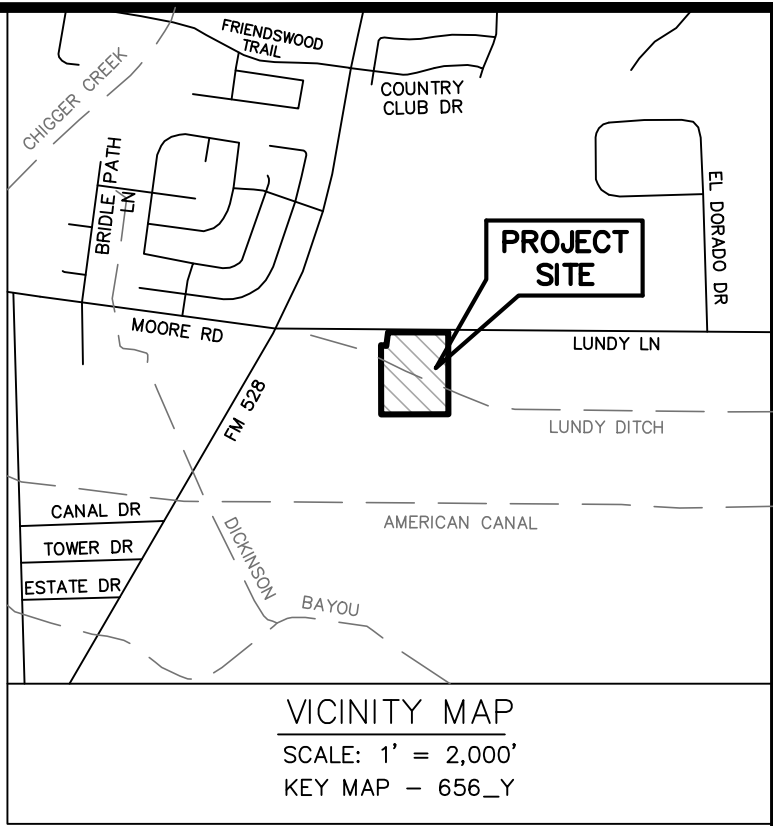
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAY 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.



GRAPHIC SCALE: 1" = 100'

100 0 100



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP - 656_Y

METES AND BOUNDS DESCRIPTION:

A TRACT OR PARCEL CONTAINING 13.5075 ACRES OR 588,386 SQUARE FEET OF LAND SITUATED IN THE B. S. & F. SURVEY, ABSTRACT NO. 625, GALVESTON COUNTY, TEXAS, BEING ALL OF A CALLED 13.5206 ACRE TRACT OF LAND CONVEYED TO JESSICA HAGEWOOD AND CLINT HAGEWOOD, AS RECORDED IN INSTRUMENT NO. 22174195 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE LUNDY LANE, THE NORTHEAST CORNER OF A CALLED 1,670 ACRE TRACT OF LAND CONVEYED TO TODD ALAN LANDER AS RECORDED IN INSTRUMENT NO. 2021057952 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID 13.5075 ACRE AND HEREIN DESCRIBED TRACT

THENCE, NORTH 89 DEG. 02 MIN. 22 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, AND NORTH LINE OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT, A DISTANCE OF 626.43 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE AND WEST RIGHT-OF-WAY LINE OF SCHULTE LANE (65' WIDE PRIVATE DRIVE) AS RECORDED IN INSTRUMENT NO. 2018005341;

THENCE, SOUTH 01 DEG. 14 MIN. 33 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SCHULTE LANE, A DISTANCE OF 851.53 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A CALLED 10.4813 ACRE TRACT OF LAND CONVEYED TO AMERICA SEABRA AND WIFE, MARIA F. SEABRA AS RECORDED IN INSTRUMENT NO. 2021026014 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, A NORTHEAST CORNER OF A CALLED 45.273 ACRE TRACT OF LAND CONVEYED TO CORDERO GROUP, LLC AS RECORDED IN INSTRUMENT NO. 2014052504 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS

THENCE, SOUTH 88 DEG. 50 MIN. 14 SEC. WEST, ALONG A NORTHERLY LINE OF SAID 45.273 ACRE TRACT, A DISTANCE OF 700.74 FEET TO A 1 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID 45.273 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 13.5206 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, N 01 DEG. 10 MIN. 53 SEC. WEST, ALONG AN EAST LINE OF SAID 45.273 ACRE TRACT, A DISTANCE OF 720.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET IN THE NORTHERLY LINE OF SAID 45.273 ACRE TRACT, THE SOUTHERLY LINE OF SAID 1.670 ACRE TRACT, AND AN EXTERIOR CORNER OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 25 MIN. 32 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 1.670 ACRE TRACT, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 1.670 ACRE TRACT AND AN INTERIOR CORNER OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 34 MIN. 28 SEC. EAST, ALONG THE EASTERLY LINE OF SAID 1.670 ACRE TRACT, A DISTANCE OF 142.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.5075 ACRES OR 588,386 SQUARE FEET OF LAND MORE OR LESS.

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT

THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____

AT _____ O'CLOCK, _____ M. AND DULY RECORDED ON _____, 20____

AT _____ O'CLOCK, _____ M. 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

A FINAL PLAT OF

HAGWOOD ESTATES

A SUBDIVISION OF 13.5075 AC. / 588,386 SQ. FT., BEING ALL OF LOT 7 AND A PORTION OF LOT 8, GEORGE VAN PELT'S SUBDIVISION, RECORDED IN VOL. 14, PG. 34, OF THE MAP RECORDS OF GALVESTON COUNTY, SITUATED IN THE B.S. & F. SURVEY, ABSTRACT NO. 625, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

1 BLOCK 1 LOT

JANUARY 10, 2023

Owners
CLINT & JESSICA HAGEWOOD
2870 Wimbeldon Lane
Friendswood, TX 77546
(903) 436-4978

Surveyor



9984 NORRILL HEIGHTS LN. 1 BROOKSHIRE, TX 77623 | 281.634.0044
FIRM REGISTRATION NO. 10194141 | PELLER@RLANDSERVICES.COM

Prepared By



5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

PROJECT NO. 5504 / SHEET 1 OF 1

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: January 24, 2023
Re: Hagedwood Estates Final Plat

Project Description: The proposed plat will create one single residential tract. Access and public water are available from Lundy Lane. The Galveston County Consolidated Drainage District (GCCDD) requires an easement along Lundy Ditch.

Approval Options:

☐ Approval

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

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

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

None.

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

None.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 9, 2023

Subject: Consider approving a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat.

Action:

SUMMARY / ORIGINATING CAUSE

This Preliminary Plat was approved by the Friendswood P&Z Commission on August 11, 2022 and is due to expire on February 11, 2023. This extension will allow additional time for the Drainage Impact Analysis of the overall development to be completed, reviewed and approved by the City prior to submitting the Final Plat for this project.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Plat Extension Request_COE_2023-01-31
2. Friendswood Trails 3A and 4A Preliminary Plat

January 31, 2023

Ms. Becky Bennett
Development Coordinator
City of Friendswood
910 S. Friendswood Dr.
Friendswood, TX 77546

RE: Preliminary Plat: Friendswood Trails Section 3A and 4A – Extension of Approval

Ms. Bennett,

Please allow this letter serve as our formal request for a six (6) month extension of the Preliminary Plat approval for Friendswood Trails Section 3A & 4A plat. This Preliminary Plat was approved by the Friendswood P&Z Commission on August 11, 2022 and is due to expire on February 11, 2023. This extension will allow additional time for the Drainage Impact Analysis of the overall development to be completed, reviewed and approved by the City prior to submitting the Final Plat for this project.

If you have any questions, please feel free to contact me.

Thank you,



Geoff Freeman
Platting Manager

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 36.863 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

DATE

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

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

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

I, DENBURY ONSHORE, LLC, OWNER OF THE REMAINDER OF A 36.863 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL

DATE

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL OF DENBURY ONSHORE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

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

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 6)

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

KYLE B. DUCKETT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD TRAILS SECTION 3A AND 4A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS DAY OF , 20.

BY:

JOE MATRANGA
CHAIRMAN

ATTEST:

BECKY BENNETT
DEVELOPMENT COORDINATOR

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

BY:

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

- GENERAL NOTES:
1. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096. BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.
ELEVATION = 26.11' NAVD88 (2001 ADJ.)
I.B.M.: "X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRVE.
ELEVATION = 35.35 NAVD88 (2001 ADJ.)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986942125.

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0201G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH
LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

4. ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.

5. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN, THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

8. THE WELLS SHOWN HEREON ARE OWNED BY DENBURY OFFSHORE, LLC AND THE BUFFER ZONES ARE PER DENBURY'S REQUIREMENTS. NO STRUCTURE OR UTILITY IS ALLOWED WITHIN THE BUFFER ZONE. THE WELLS ARE NOT CONNECTED TO ANY PIPELINE, ARE NOT ACTIVE AND ARE BEING USED AS GROUNDWATER MONITORING WELLS.

9. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

10. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.

11. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

12. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.

13. THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.

14. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC. SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.

15. THIS PLAT SHALL NOT REPLACE EXISTING BUILDING LINES AND EASEMENTS PER PLAT RECORDED UNDER NO. 2019069867 OF THE PLAT RECORDS OF GALVESTON COUNTY.

16. THIS PLAT IS SUBJECT TO INSTRUMENTS RECORDED AT VOL. 1930, PG. 600, G.C.D.R. & UNDER G.C.C.F. NOS 2020000919, 2020001044, 2020001046, 2020011539, AND 2019069867.

17. THIS PLAT IS SUBJECT TO AN UNIDENTIFIED ELECTRIC UTILITY EASEMENT PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 8712854, O.P.R.G.C.

18. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

19. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

20. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

21. THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .

22. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

23. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

24. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .

25. THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .

26. THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER G.C.C.F. NO. .

27. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT RECORDED UNDER G.C.C.F. NO. .
- GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.

2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.

3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.

4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.

5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.

6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.

8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.
- APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- DIRECTOR DATE
- DIRECTOR DATE
- GCDD REF #210003
- THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMITS. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN (6) MONTHS.
- LEGEND
- B.L.

INDICATES BUILDING LINE

U.E.

INDICATES UTILITY EASEMENT

STM.S.E.

INDICATES STORM SEWER EASEMENT

S.S.E.

INDICATES SANITARY SEWER EASEMENT

W.L.E.

INDICATES WATER LINE EASEMENT

D.E.

INDICATES DRAINAGE EASEMENT

RES.

INDICATES RESERVE

R.O.W.

INDICATES RIGHT-OF-WAY

G.C.C.F.

INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER

G.C.M.R.

INDICATES GALVESTON COUNTY MAP RECORDS

G.C.P.R.

INDICATES GALVESTON COUNTY PLAT RECORDS

G.C.O.P.R.

INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS

G.C.O.P.R.R.P.

INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

G.C.D.R.

INDICATES GALVESTON COUNTY DEED RECORDS

O.P.R.G.C.

INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY

(S)

INDICATES SET SURVEY ROD

(F)

INDICATES FOUND SURVEY ROD

VOL.

INDICATES VOLUME

PG.

INDICATES PAGE

INDICATES STREET NAME CHANGE
- STATE OF TEXAS
COUNTY OF GALVESTON

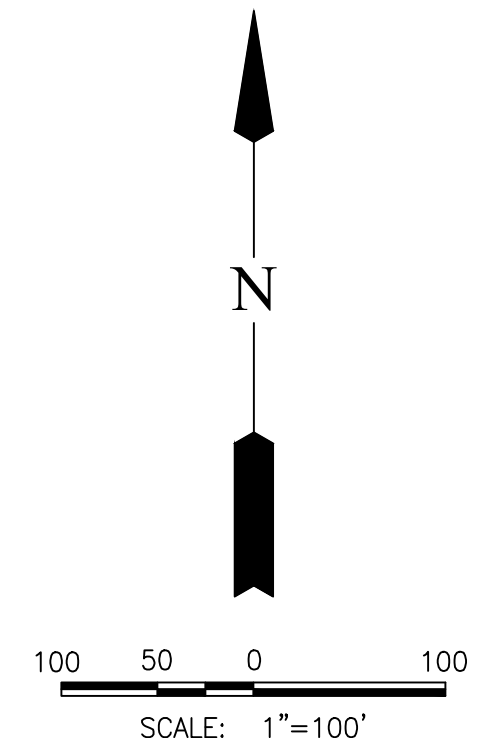
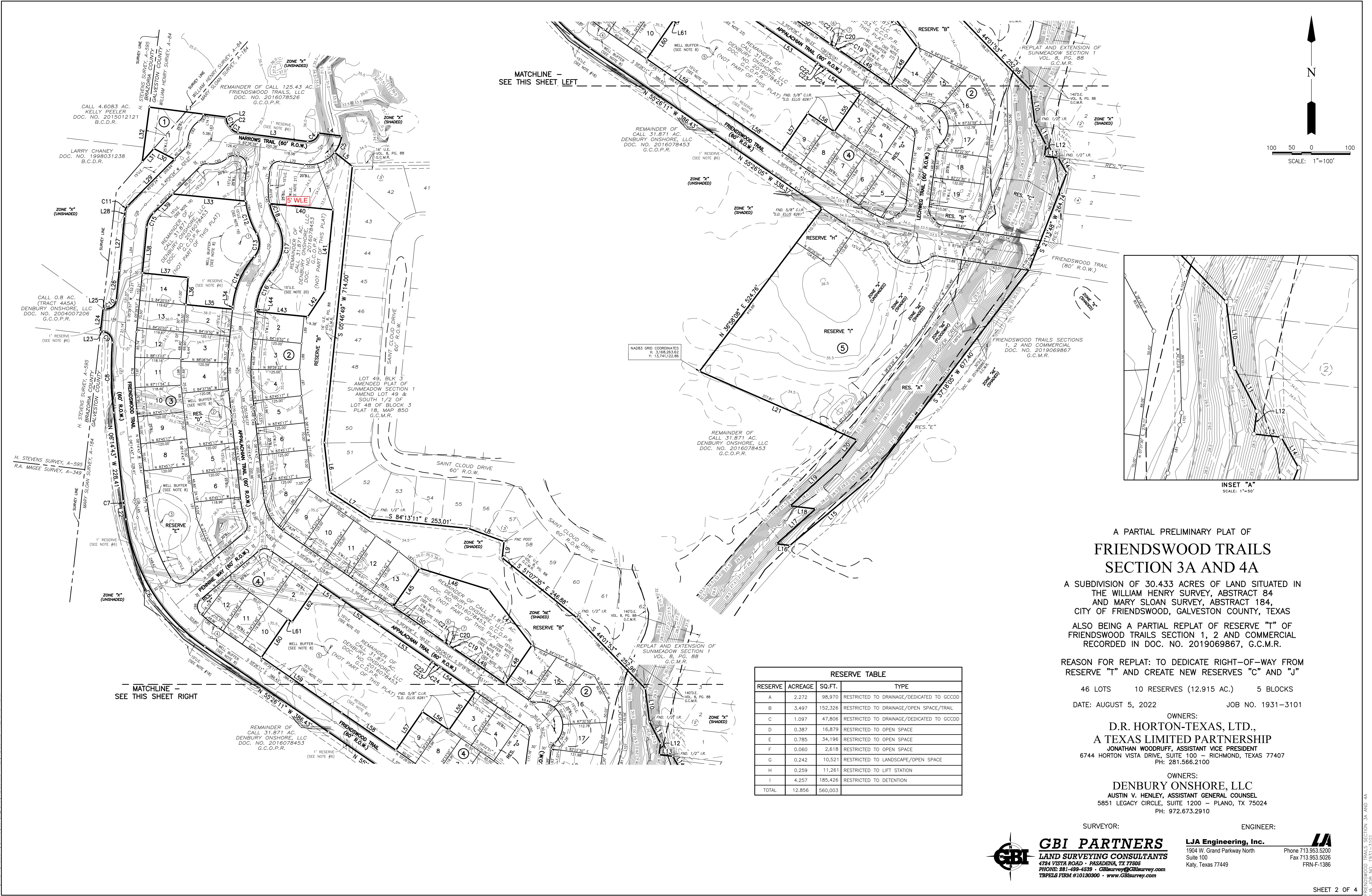
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON , 20, AT O'CLOCK M., AND DULY RECORDED ON , 20, AT O'CLOCK M., IN PLAT RECORD MAP NUMBER , GALVESTON COUNTY MAP RECORDS.
- WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.
- DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS
- BY:

DEPUTY
- A vicinity map showing the location of the project within the City of Friendswood, Galveston County, Texas. The map includes major roads like Highway 146, Highway 288, and Highway 133, and various local streets. A black rectangle highlights the 'PROJECT LOCATION' in the center of the map. A north arrow is located in the bottom right corner. Below the map, it says 'VICINITY MAP SCALE: 1" = 2,640' KEY MAP NO. 656P/T'.
- A partial plat drawing exhibit showing a portion of the land being surveyed. It includes a rectangular area labeled 'SEC 3A & 4A' and a smaller area labeled 'PROJECT LOCATION'. The drawing is not to scale.
- A PARTIAL PRELIMINARY PLAT OF

FRIENDSWOOD TRAILS SECTION 3A AND 4A

A SUBDIVISION OF 30.433 ACRES OF LAND SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84 AND MARY SLOAN SURVEY, ABSTRACT 184, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF RESERVE "I" OF FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL RECORDED IN DOC. NO. 2019069867, G.C.M.R.
- REASON FOR REPLAT: TO DEDICATE RIGHT-OF-WAY FROM RESERVE "I" AND CREATE NEW RESERVES "C" AND "J"
- 46 LOTS 10 RESERVES (12.915 AC.) 5 BLOCKS
- DATE: AUGUST 5, 2022 JOB NO. 1931-3101
- OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 77407
PH: 281.566.2100
- OWNERS:
DENBURY ONSHORE, LLC
AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL
5851 LEGACY CIRCLE, SUITE 1200 - PLANO, TX 75024
PH: 972.673.2910
- SURVEYOR: ENGINEER:
- GBI PARTNERS**
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-498-4539 • GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 • www.GBIsurvey.com
- LJA Engineering, Inc.**
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
- SHEET 1 OF 4
- Page 12 of 44



A PARTIAL PRELIMINARY PLAT OF
FRIENDSWOOD TRAILS
SECTION 3A AND 4A

A SUBDIVISION OF 30.433 ACRES OF LAND SITUATED IN
THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF
FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL
RECORDED IN DOC. NO. 2019069867, G.C.M.R.

REASON FOR REPLAT: TO DEDICATE RIGHT-OF-WAY FROM
RESERVE "T" AND CREATE NEW RESERVES "C" AND "J"

46 LOTS 10 RESERVES (12.915 AC.) 5 BLOCKS
DATE: AUGUST 5, 2022 JOB NO. 1931-3101

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
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6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 77407
PH: 281.566.2100

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

SURVEYOR: ENGINEER:

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77005
PHONE: 281-499-4535 • GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 • www.GBIsurvey.com

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.272	98,970	RESTRICTED TO DRAINAGE/DEDICATED TO GCDD
B	3.497	152,326	RESTRICTED TO DRAINAGE/OPEN SPACE/TRAIL
C	1.097	47,806	RESTRICTED TO DRAINAGE/DEDICATED TO GCDD
D	0.387	16,879	RESTRICTED TO OPEN SPACE
E	0.785	34,196	RESTRICTED TO OPEN SPACE
F	0.060	2,618	RESTRICTED TO OPEN SPACE
G	0.242	10,521	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.259	11,261	RESTRICTED TO LIFT STATION
I	4.257	185,426	RESTRICTED TO DETENTION
TOTAL	12.856	560,003	

FIELD NOTES FOR 30.433 ACRES

BEING A TRACT CONTAINING 30.433 ACRES OF LAND LOCATED IN THE WILLIAM HENRY SURVEY, ABSTRACT NO. 84 AND THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 30.433 ACRES BEING COMPRISED OF PORTIONS OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2016078453, A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453 AND RESTRICTED RESERVE "T" OF FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, A SUBDIVISION RECORDED UNDER G.C.C.F. NO. 2019069867. SAID 30.433 ACRES BEING 36.48 ACRES SAVE AND EXCEPT FOUR (4) BLOCKS CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES OF LAND, SAID 30.433 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

THENCE, WITH THE WEST SAID COUNTY LINE, SAID COMMON SURVEY LINE AND THE COMMON LINE BETWEEN SAID HENRY SURVEY AND THE H. STEVENS SURVEY, ABSTRACT NO. 595, IN SAID BRAZORIA COUNTY, SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 2,038.52 FEET TO THE POINT OF BEGINNING;

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

1. SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
2. SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
3. 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 03 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
4. 9.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 34 SECONDS AND A CHORD WHICH BEARS SOUTH 37 DEGREES 38 MINUTES 39 SECONDS EAST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
5. 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 57 DEGREES 48 MINUTES 16 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
6. SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 180.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
7. 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS NORTH 52 DEGREES 21 MINUTES 21 SECONDS EAST, 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
8. SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
9. 46.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 09 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 56 MINUTES 13 SECONDS WEST, 45.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
10. SOUTH 51 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 57.80 FEET TO THE EAST LINE OF SAID NORTH 52 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 57.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3 OF REPLAT AND EXTENSION OF SUMMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.);

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

1. SOUTH 05 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 714.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
2. SOUTH 06 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 128.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
3. SOUTH 57 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 125.06 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 55 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.6 FEET;
4. SOUTH 84 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 253.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
5. SOUTH 69 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 97.70 FEET TO A POINT FROM WHICH A WROUGHT IRON FENCE POST BEARS NORTH 61 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.7 FEET;
6. SOUTH 06 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 42.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
7. SOUTH 51 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 246.88 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 88 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 0.4 FEET;
8. SOUTH 44 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 252.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 3 AND BEING AN ANGLE POINT IN THE WEST LINE OF BLOCK 2 OF SAID REPLAT AND EXTENSION OF SUMMEADOW SECTION 1;

THENCE, WITH THE COMMON LINES BETWEEN SAID BLOCK 2 AND SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 07 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 85.87 FEET TO A 1/2 INCH IRON ROD FOUND;
2. SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 62.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
3. SOUTH 07 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 29.52 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 2 AND BEING ON THE NORTH LINE OF AFORESAD RESTRICTED RESERVE "T";

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

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

1. SOUTH 29 DEGREES 26 MINUTES 22 SECONDS EAST, A DISTANCE OF 45.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
2. SOUTH 21 DEGREES 13 MINUTES 48 SECONDS WEST, A DISTANCE OF 264.74 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
3. SOUTH 37 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 677.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
4. SOUTH 50 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF 267.90 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE COMMON SOUTH CORNER BETWEEN SAID RESTRICTED RESERVE "T" AND SAID RESTRICTED RESERVE "C" AND BEING ON THE NORTH LINE OF WINDSOR ESTATES SEC. 3, A SUBDIVISION RECORDED IN PLAT RECORD 18, MAP NUMBER 1080 & 1081 OF THE G.C.M.R.;

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

THENCE NORTH 48 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S OLIVER 5490" FOUND;

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

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

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

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

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

1. NORTH 36 DEGREES 22 SECONDS 08 SECONDS EAST, A DISTANCE OF 524.75 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;
2. NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.01 FEET TO A POINT FROM WHICH A FOUND "X" CUT ON CONCRETE BEARS NORTH 34 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

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

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

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

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

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

1. 10.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 35 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
2. NORTH 06 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
3. 181.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 01 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND AFORESAD 31.871 ACRES, 38.47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

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

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

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

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

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

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

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

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

THENCE, CONTINUING WITH SAID COMMON LINE AND SAID COMMON SURVEY LINE, SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE SOUTH CORNER OF SAID HENRY SURVEY, BEING ON THE EAST LINE OF AFORESAD CHANEY TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER B.C.C.F. NO. 1998031238, AND CONTINUING ALONG THE COMMON SURVEY LINE BETWEEN AFORESAD HENRY SURVEY AND SLOAN SURVEY, SAME BEING THE COMMON SURVEY LINE BETWEEN AFORESAD GALVESTON AND BRAZORIA COUNTIES, AND FROM WHICH POINT A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT THE NORTHWEST CORNER OF SAID 31.871 ACRES AND SAID SLOAN SURVEY BEARS SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 101.24 FEET;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID EAST LINE, THE WEST LINE OF SAID 55.234 ACRES AND THE EAST LINE OF A CALL 4.6083 ACRE TRACT RECORDED IN THE NAME OF KELLY PEELER UNDER B.C.C.F. NO. 2015012121, NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, A DISTANCE OF 141.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.48 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT FOLLOWS (BEARINGS ARE REFERENCED TO LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES, AND LEAVING A NET AREA OF 30.433 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT 1:
FIELD NOTES FOR 1.451 ACRES

BEING A TRACT CONTAINING 1.451 ACRES OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 1.451 ACRES BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2016078453, A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 1.451 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

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

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

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND AFORESAD 55.234 ACRES, 41.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A POINT OF TANGENCY;

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

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

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

- 1.) 89.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 19 MINUTES 01 SECONDS AND A CHORD WHICH BEARS NORTH 18 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.02 FEET TO A POINT OF REVERSE CURVATURE;
- 2.) 61.86 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 53 MINUTES 06 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 57.99 FEET TO A POINT OF REVERSE CURVATURE;
- 3.) 142.28 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 26 MINUTES 33 SECONDS AND A CHORD WHICH BEARS NORTH 23 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A POINT OF TANGENCY;
- 4.) SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.53 FEET TO A POINT ON UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS SOUTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 194.38 FEET;

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

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

SAVE AND EXCEPT TRACT 2:
FIELD NOTES FOR 0.900 ACRE

BEING A TRACT CONTAINING 0.900 ACRE OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 0.900 ACRE BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2016078453, A PORTION OF A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 0.900 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

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

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

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

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

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

- 1.) SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 210.03 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 2.) SOUTH 33 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 79.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A RE-ENTRANT CORNER ON THE WESTERLY LINE OF SAID 55.234 ACRES AND THE MOST NORTHERLY SOUTHEAST CORNER OF AFORESAD 31.871 ACRES;

THENCE, WITH AN UPPER SOUTH LINE OF SAID 31.871 ACRES, NORTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 144.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.900 ACRE OF LAND, MORE OR LESS.

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

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

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
BLOCK 2 LOT 1	15,872 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 2	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 3	9,209 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 4	9,369 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 5	8,731 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 6	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 7	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 8	8,747 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 9	8,749 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 10	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 11	8,750 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 12	8,753 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 13	8,579 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 14	8,782 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 15	9,120 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 16	12,635 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 17	8,910 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 18	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 2 LOT 19	9,240 SQ.FT.	70' X 120'	8,400 SQ.FT.

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



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: February 9, 2023

Subject: Consider approving the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The Albritton will be the next shining example of mixed-use development in Downtown Friendswood. The proposed project is a new mixed-use building to be located at 408 S. Friendswood Drive with retail and restaurant uses fronting S. Friendswood Drive on the ground level, office uses fronting Willowick Drive on the ground level, a parking mezzanine between floors 1 and 2, and Class-A apartments on floors two, three, and four. A swimming pool, fire pits, and other outdoor features will be provided on the second floor for the residents of the apartments. The development has street access from S. Friendswood Drive, Willowick, and Spreading Oaks. A dog park and improved outdoor space between this development and the City of Friendswood Library will also benefit the future residents and citizens visiting the Library. Finally, outdoor seating and gathering space along S. Friendswood Drive accompanied by attractive landscaping and large sidewalk areas will be an added benefit to the community.

The tree mitigation proposal is a hybrid of the old and new tree mitigation requirements. Design of this project began in 2017 and the site layout has been established since about 2018. Since that time, the City's tree mitigation requirements have been changed. In order to achieve some of the goals of the revised requirements, the proposal for tree replacement includes larger trees along S. Friendswood Drive and retaining established trees that currently serve as significant buffers, as well as meeting the minimum landscaping requirements for new development in the Downtown District. Adding new trees around existing large trees is also a challenge, which is the reason for the request to add some smaller mitigation trees.

TREE MITIGATION

The project will protect 21 trees and remove (36) trees for construction, requiring 36 3-inch trees to be planted for mitigation. The applicant is proposing to upgrade the parkway trees and plant several larger trees in lieu of installing (36) 3" trees. The 2" mitigation trees are being proposed to promote growth of the larger, existing trees being protected in the dog park area.

- New (23) 2" trees
- New (1) 3" tree
- New (1) 5" tree
- New (3) 8" trees
- Upgrade (6) 2" parkway trees to 3" trees
- Upgrade (5) 4" parkway trees to 8" trees

This results in 28 new trees being added and 11 trees being upgraded in caliper inches.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The downtown district (DD) is intended to create a mixed-use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and

allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian-friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

This project is a long-awaited mixed-use building to carry out the vision of the Downtown District. Adding residential units in the DD will provide the support necessary for the retail and restaurant uses in the area and also assist in creating the pedestrian-friendly environment.

RECOMMENDATIONS

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

A2-01 Site Plan:

- 1) Specify the number of stories and square footages per use per story
- 2) Draw the existing sidewalk easement
- 3) Label the setbacks or add DD row from Regulation Matrix
- 4) Correct the number of parking spaces

L1-1 Landscape Plan:

- 5) Add landscape table to sheet (use Downtown District table)
- 6) Update sheet according to redline comments

ATTACHMENTS

1. Compliance Memo_The Albritton
2. Cover Sheet
3. Site Plan
4. Second Floor Parking
5. Landscape Plan
6. Elevations
7. Dumpster Enclosure
8. Photometric
9. Tree Survey

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: February 6, 2023

Re: The Albritton
Commercial Site Plan

Project Description: The proposed project is a new mixed-use building to be located at 408 S. Friendswood Drive with retail, office, and restaurant on the ground floor and Class-A apartments on floors two, three, and four. The site will also include a parking garage and resident swimming pool.

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

A2-01 Site Plan:

- 1) Specify the number of stories and square footages per use per story
- 2) Draw the existing sidewalk easement
- 3) Label the setbacks or add DD row from Regulation Matrix
- 4) Correct the number of parking spaces

L1-1 Landscape Plan:

- 5) Add landscape table to sheet (use Downtown District table)
- 6) Update sheet according to redline comments

The site plan is subject to approval by the Planning and Zoning Commission. The Commission may approve alternate or better landscape plans.

TREE MITIGATION

The project will protect 21 trees and remove 36 trees for construction requiring (36) 3-inch trees be planted for mitigation.

The applicant is proposing to upgrade the parkway trees and plant several larger trees in lieu of installing (36) 3" trees. The 2" mitigation trees are being proposed to promote growth of the larger, existing trees being protected in the dog park area.

New (23) 2" trees	
New (1) 3" tree	
New (1) 5" tree	28 New Trees
New (3) 8" trees	11 Upgraded Trees
Upgrade (6) 2" parkway trees to 3" trees	
Upgrade (5) 4" parkway trees to 8" trees	



			
11/04/22	Issue for Pricing		
11/04/22	Issue for Permit		
11/04/22	Issue for Construction		
01	11/16/22	ADDENDUM 01	
02	01/01/23	CITY COMMENTS	

OWNER | DEVELOPER

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

CIVIL

WGA CONSULTING ENGINEERS
909 NE LOOP 410
SUITE 107
SAN ANTONIO, TEXAS 78209
(210) 585-3700

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DIAMOND DEVELOPMENT GROUP
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INTERIORS

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MECHANICAL

DAWSON VAN ORDEN
825 TOWN & COUNTRY LN
STE 1150
HOUSTON, TEXAS 77024
713-293-7500

ELECTRICAL

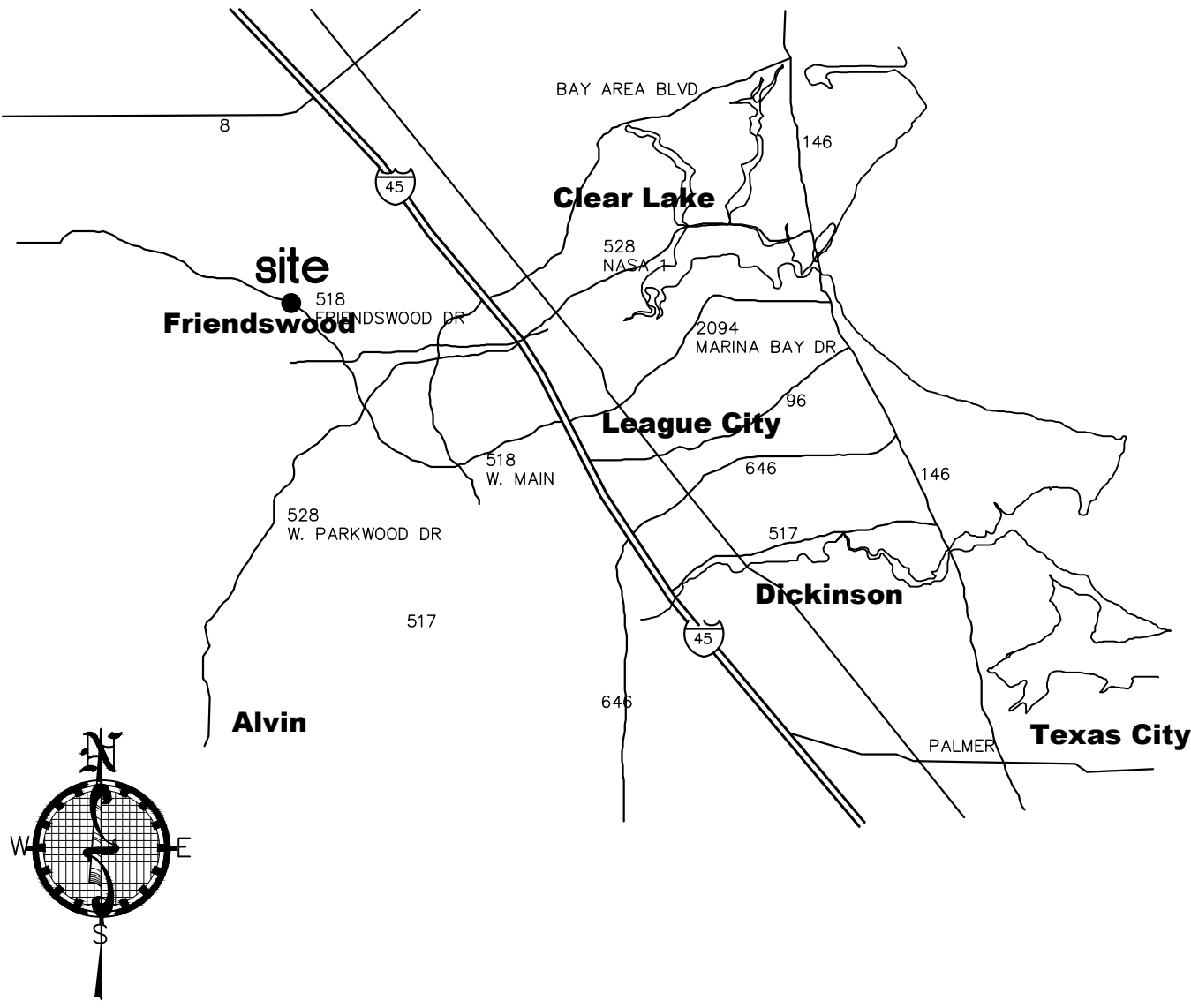
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STE 1150
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713-293-7500

PLUMBING

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HOUSTON, TEXAS 77024
713-293-7500

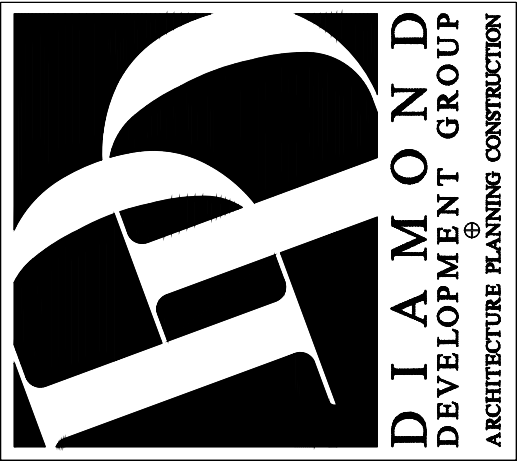
STRUCTURAL

HUITT-ZOLLARS, INC.
1001 FANNIN ST, SUITE 4040
HOUSTON, TEXAS 77002
713-622-1180



1 SITE LOCATION MAP
NTS

THE ALBRITTON
408 S FRIENDSWOOD DR. FRIENDSWOOD, TX 77546
ISSUE for PRICING + PERMIT + CONST. 11/04/22



1936.00

- SITE GENERAL NOTES**
1. SITE CLEARING: REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.
 2. SURFACE DRAINAGE: CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 6" BELOW FINISH FLOOR ELEVATION AND SLOPE AT 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10'-0" UNO.
 3. STORM SEWERS: WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.
 4. EXTERIOR LANDINGS: CONTRACTOR TO PROVIDE A 6'-0" X 6'-0" EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE FULL SIDE AND AT THE SAME ELEVATION AS THE INTERIOR FLOOR. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2" INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.
 5. ACCESSIBLE ROUTE: NO RISE GREATER THAN 1/2" INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6'-0" BY 6'-0" FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.
 6. CROSS SLOPE: NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.
 7. RAMPS: ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR AT THE TOP AND BOTTOM OF RAMP.
 8. HANDRAILS: IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
 9. FIRE LANE: EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE" - NO PARKING" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

AREA	USE OF SPACE	AREA #	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES	PROPOSED PARKING SPACES
BUSINESS OFFICES	OFFICE, B	12148 SF	3.8/1000 GSF	47 SPACES	0	0
RETAIL	M	7648 SF	4.0/1000 GSF	31 SPACES	0	0
RESTAURANT	RESTAURANT	3000 SF	10.0/1000 GSF	30 SPACES	0	0
RESTAURANT BAR AREA	BAR AREA	500 SF	15.0/1000 NSF	8 SPACES	0	0
TOTAL COMMERCIAL (BUSINESS AREA)					0	0
STUDIO	R	31 UNITS	1.00/ UNIT	8 SPACES	0	0
1 BEDROOM	R	39 UNITS	1.50/ UNIT	59 SPACES	0	0
2 BEDROOM	R	41 UNITS	1.75/ UNIT	72 SPACES	0	0
TOTAL RESIDENTIAL AREA					0	0
TOTAL SPACES PROVIDED					134	278

SITE AREA CALCULATIONS

AREA	SQUARE FEET	PERCENT OF SITE
TOTAL AREA OF SITE	146,030	100%
PARKING LOT & DRIVE AREA	40,734	28%
SIDEWALKS AND OTHER NONPERVIOUS AREA	17,790	18%
BUILDING SQ FOOTAGE, INC GARAGE	56,090	38%
GREEN SPACE/LANDSCAPED AREA	22,617	16%

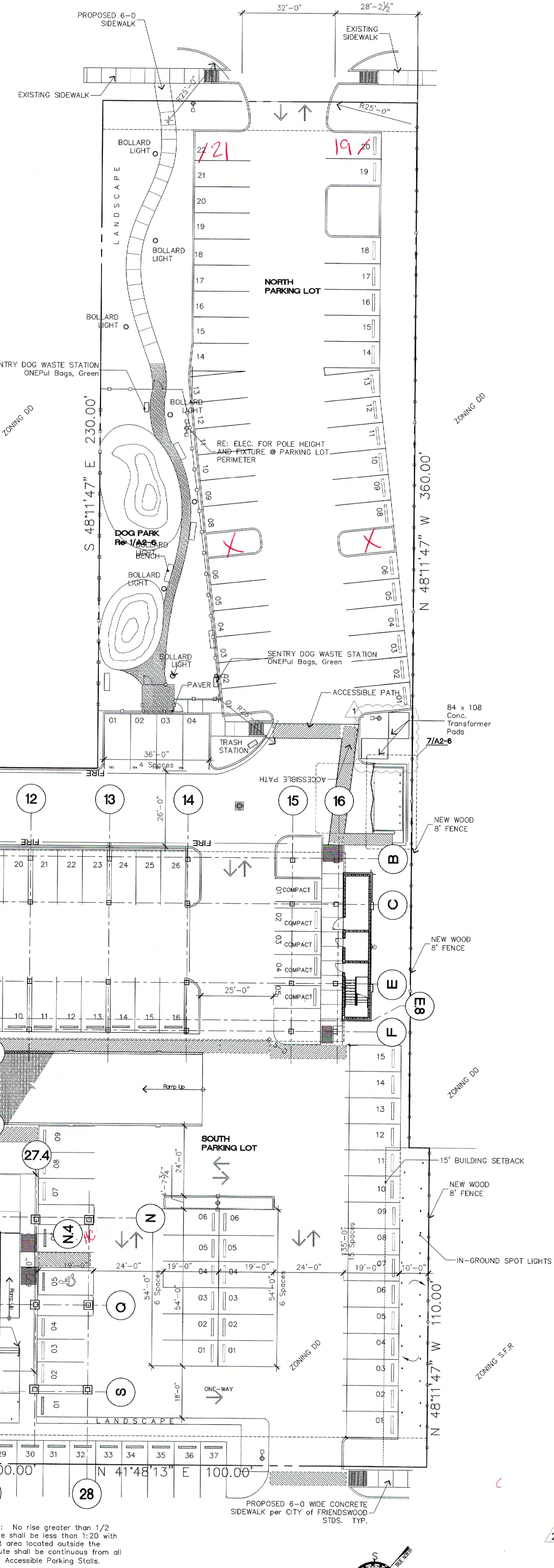
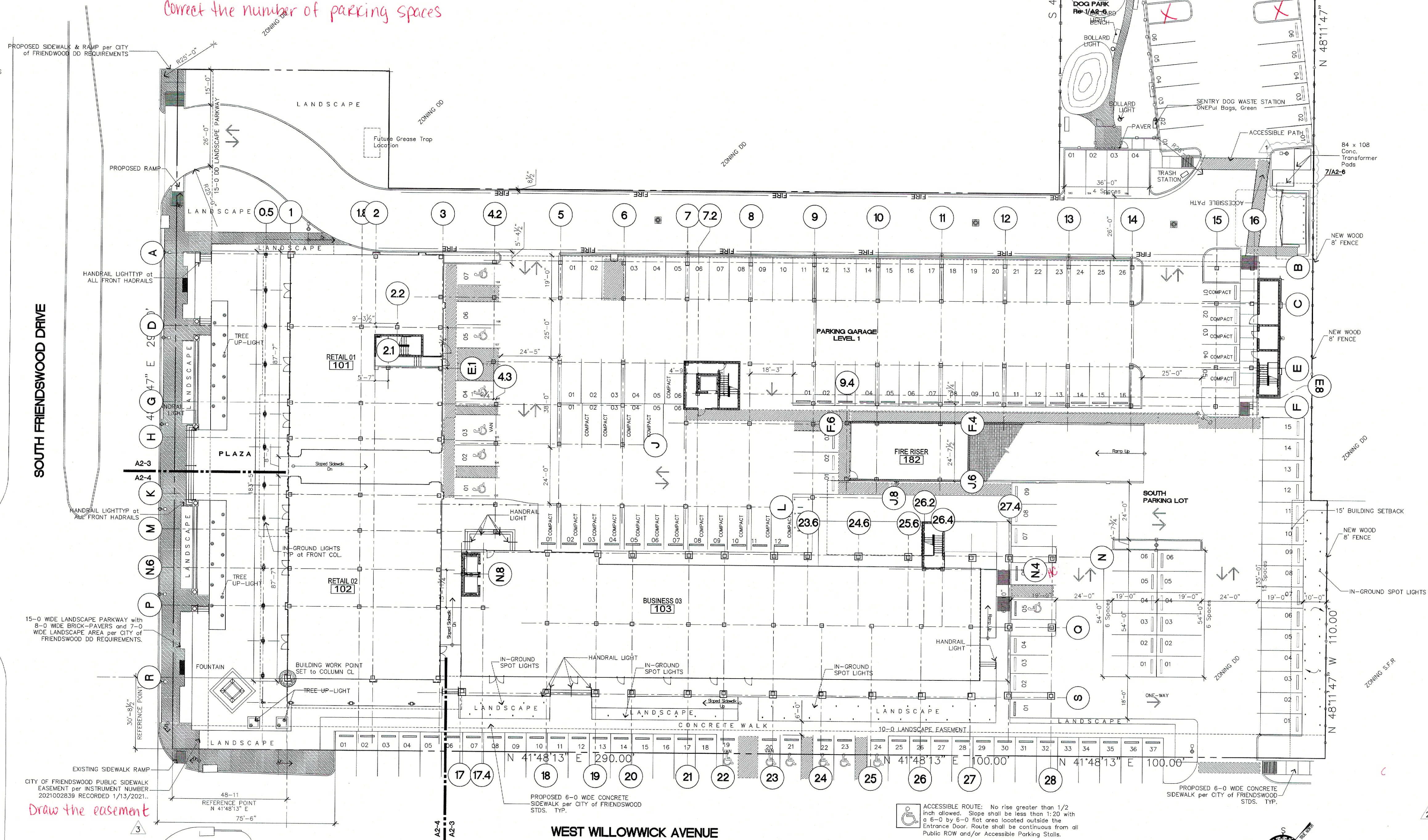
Note
Approval of the site plan will expire one year after the approval by the Commission. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances. Provided, however, the applicant may request an extension in writing, which may be granted by the Commission, for a period not to exceed a total of (6) six months.

Label number of stairs and square footages for use, per story
Label setbacks or add DD row from Regulation Matrix
Correct the number of parking spaces

ALL PUBLIC SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION OF THE AREA IN WHICH THE SIDEWALK IS BEING INSTALLED. THE SIDEWALK SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM WHERE APPLICABLE AND SHALL CONTINUE WITH THE SAME WIDTH AND DESIGN UNO.

THE SIDEWALK SYSTEM SHALL CONFORM IN ITS ENTIRETY TO THE REQUIREMENTS OF THE NATIONAL DISABILITY ACT, INCLUDING MODIFICATIONS BY THE LOCAL JURISDICTION, WHERE OBSTRUCTIONS OCCUR, THE CONTRACTOR SHALL REROUTE THE SIDEWALK WITH AS MINIMUM MODIFICATION AS POSSIBLE AROUND THE OBSTACLE AND SHALL NOTIFY THE ARCHITECT OF THE CONFLICT.

REFER TO CIVIL DRAWINGS AND SIDEWALK DETAILS FOR ADDITIONAL INFORMATION.

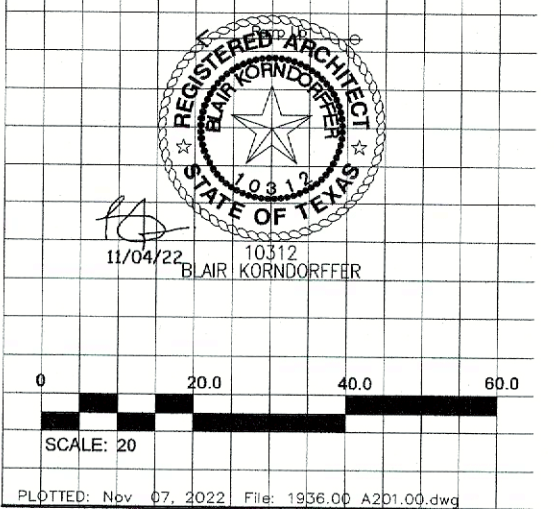


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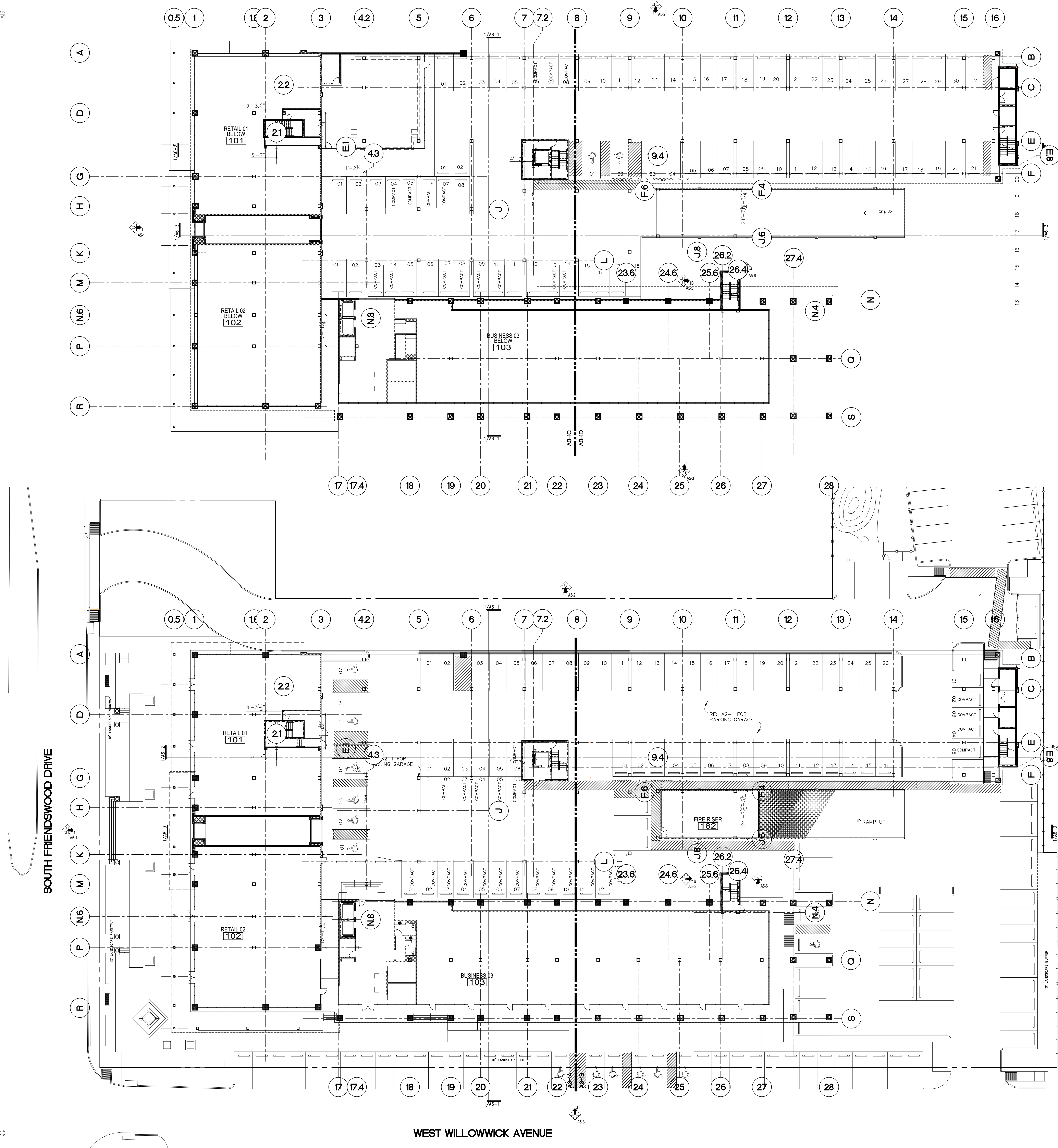
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2	12/13/22	11/04/22	CITY COMMENTS



THE ALBRITTON
408 S Friendswood Dr
Friendswood, Texas 77546

1936
Sheet Date: 11/04/22
Sheet Title: **SITE PLAN**
Sheet No.: **A2-01**
Drawn By: Project Manager Project Arch
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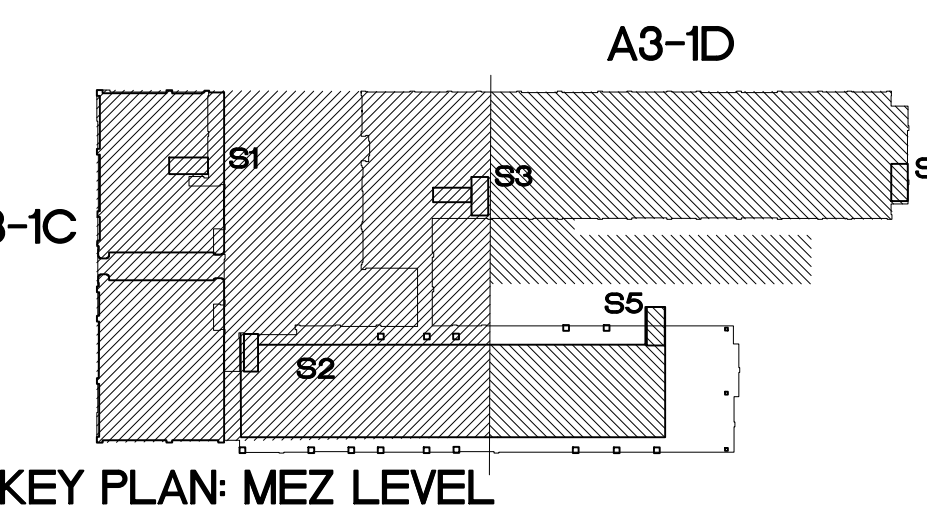
Site Plan



2 Floor Plan

GARAGE MEZZANINE FLOOR PLAN

1 : 20

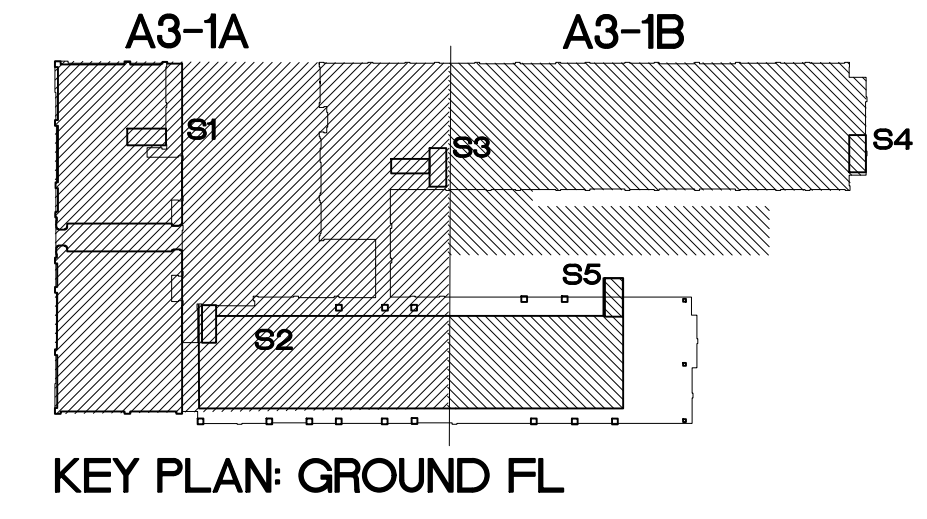


KEY PLAN: MEZ LEVEL

1 Floor Plan

FIRST FLOOR PLAN

1 : 20



KEY PLAN: GROUND FL



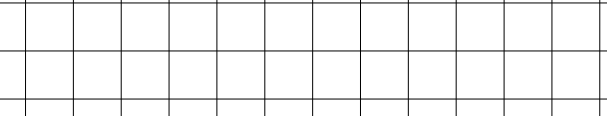
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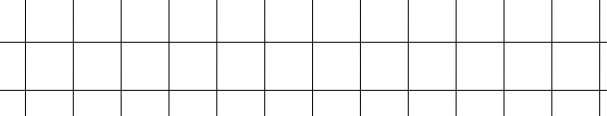
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2		10/21/22	ISSUE FOR PERMIT
3		10/21/22	ISSUE FOR CONSTRUCTION



SCALE: 20

PLOTTED: May 10, 2021 File: 1936.DWG A3-01.dwg

10/21/22 10312 BLAIR KORNICOFFER



THE
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Sheet Title: 1021/22

GROUND FL +
MEZZANINE FL PLAN

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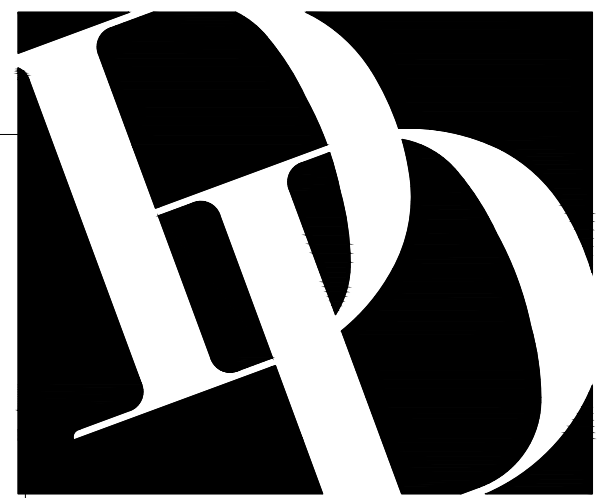
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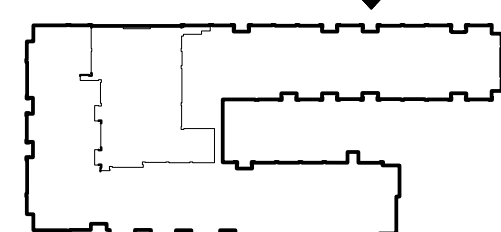
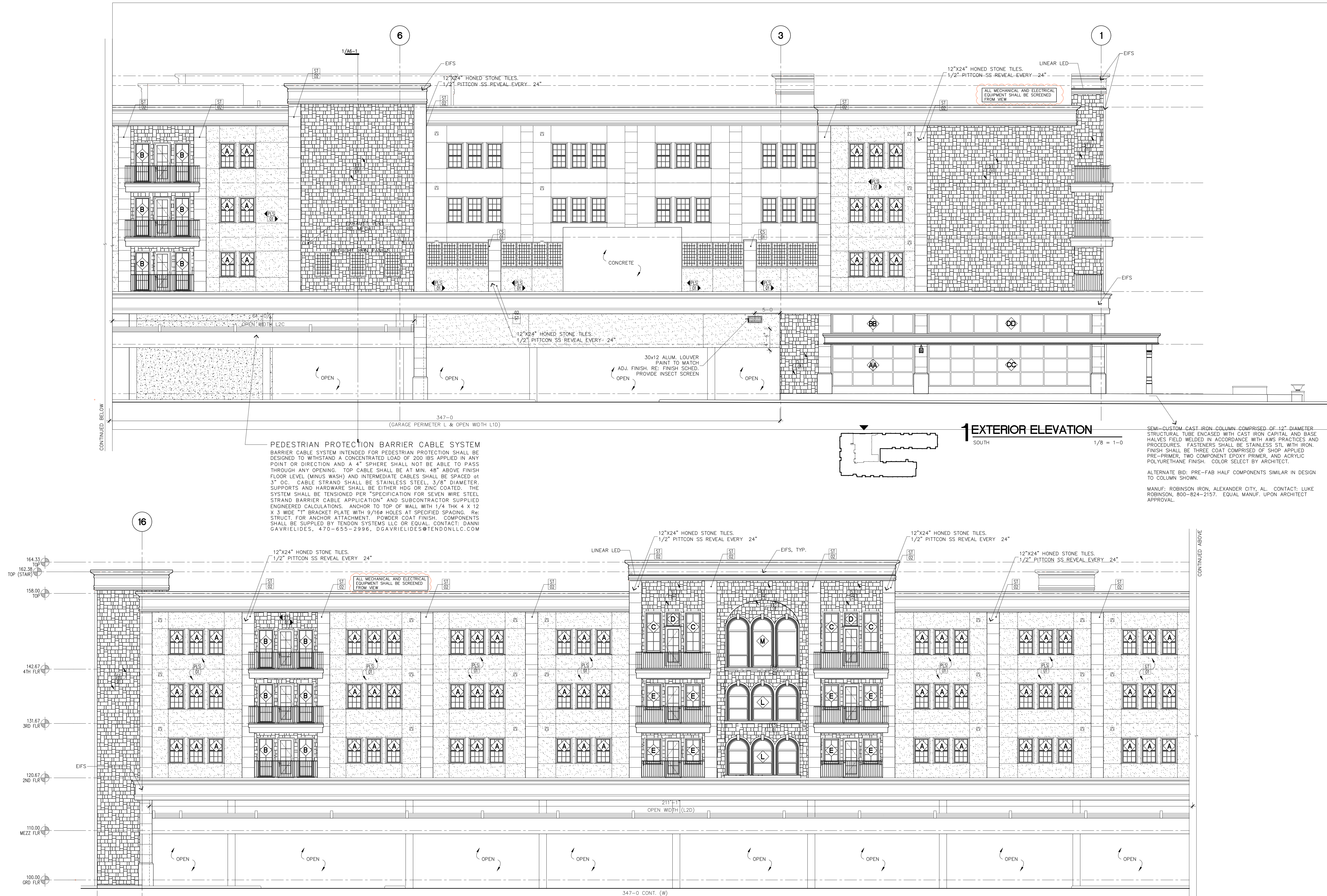
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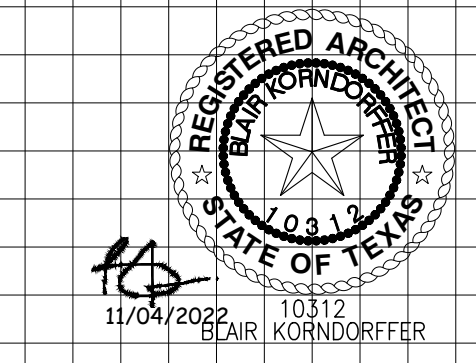
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Revisions

No.	IOC	Date	Description
1		11/04/2022	ISSUE FOR PRICING
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3		11/04/2022	ISSUE FOR CONSTRUCTION



SOUTH ELEVATION CONTINUATION



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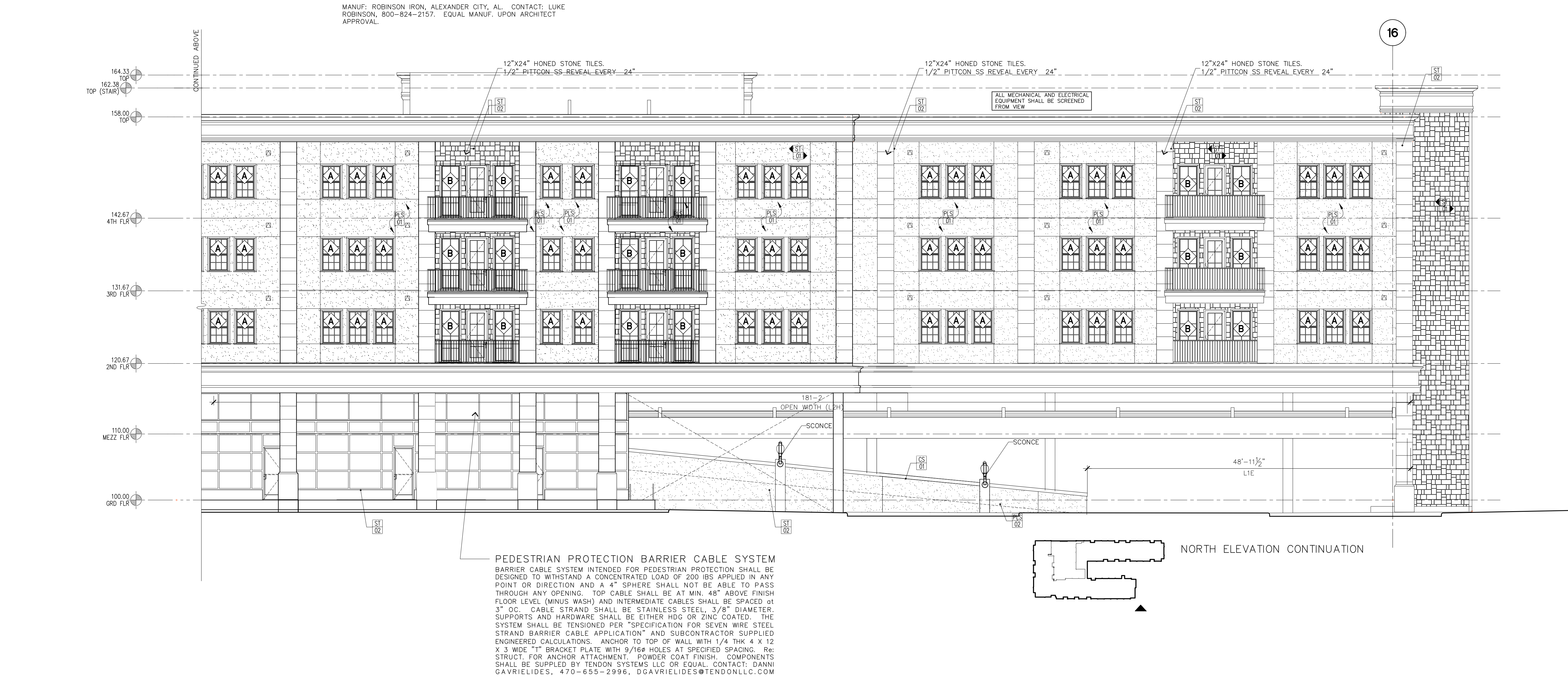
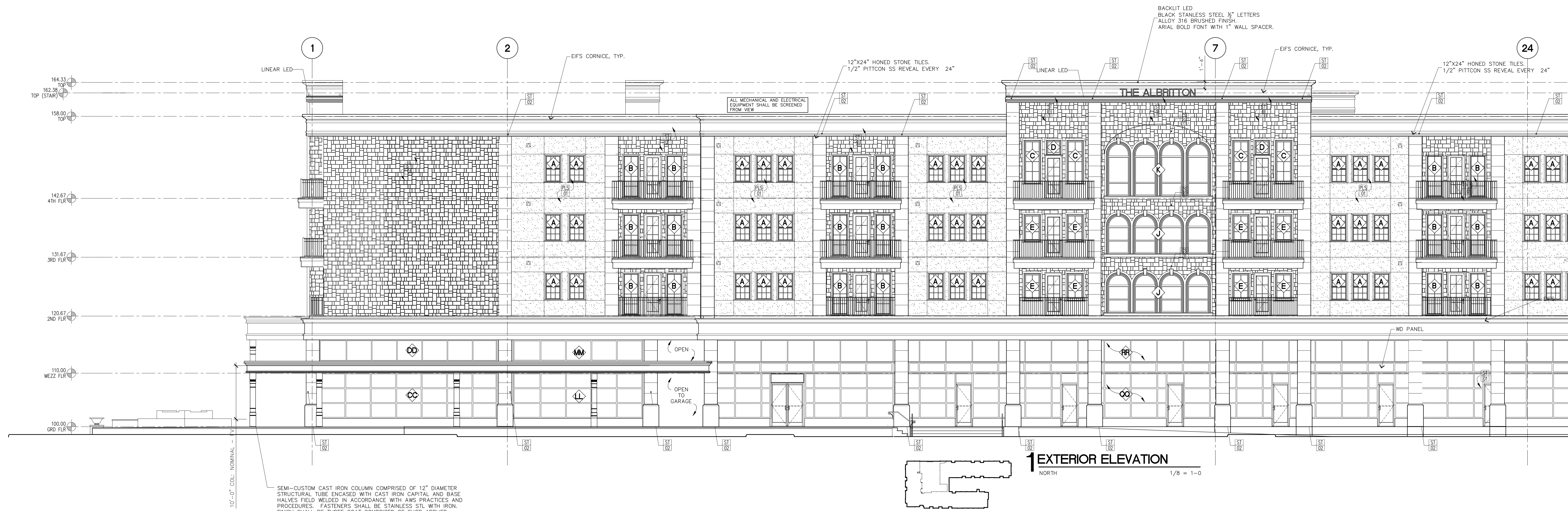
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Sheet Title: EXTERIOR ELEVATIONS
Sheet No.: A5-2

Drawn By: Project Manager Project Arch: CC G5 JBK

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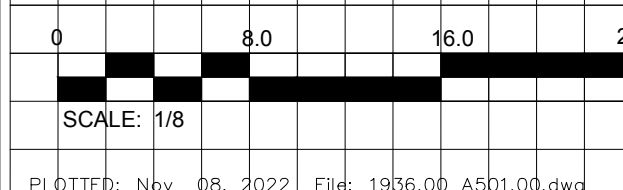
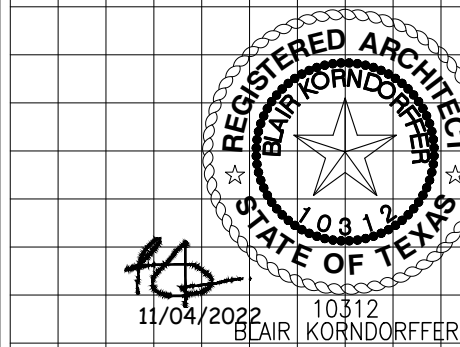
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2		11/04/2022	ISSUE FOR PERMIT
3		11/04/2022	ISSUE FOR CONSTRUCTION



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Sheet Date: 11/04/2022

Sheet Title:
**EXTERIOR
ELEVATIONS**

Sheet No.:

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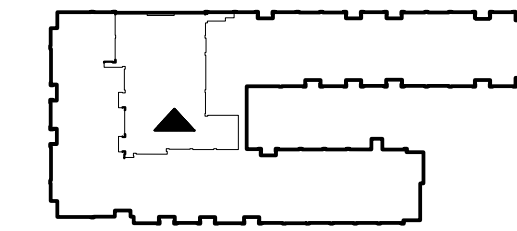
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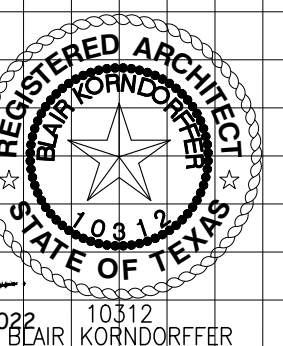
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		11/04/2022	ISSUE FOR PERMIT
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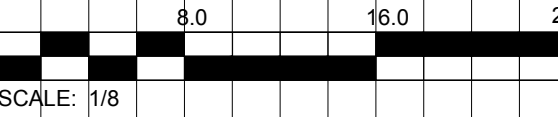


1 EXTERIOR ELEVATION

NORTH - HIDDEN 1/8 = 1-0



11/04/2022 10312
BLAIR KORNDORFFER



TTEO: Nov 08, 2022 File: 1936.00 A501.00.dwg

THE ALBRITTON

408 S Friendswood Dr
Friendswood, Texas 77546

36
 Date: 11/24/2022

Sheet Title:

EXTERIOR ELEVATIONS

Sheet No.: _____

A5-4

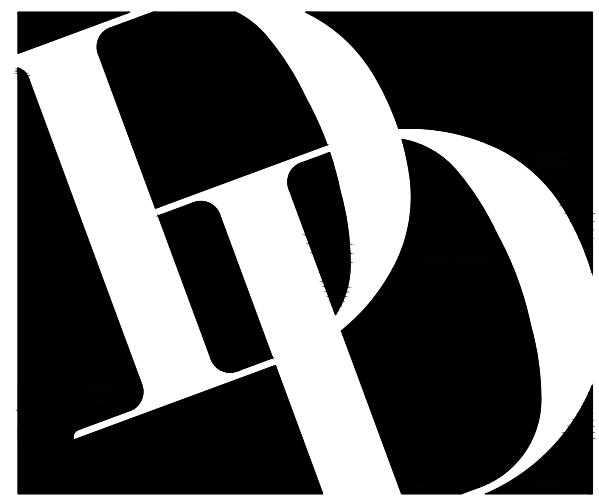
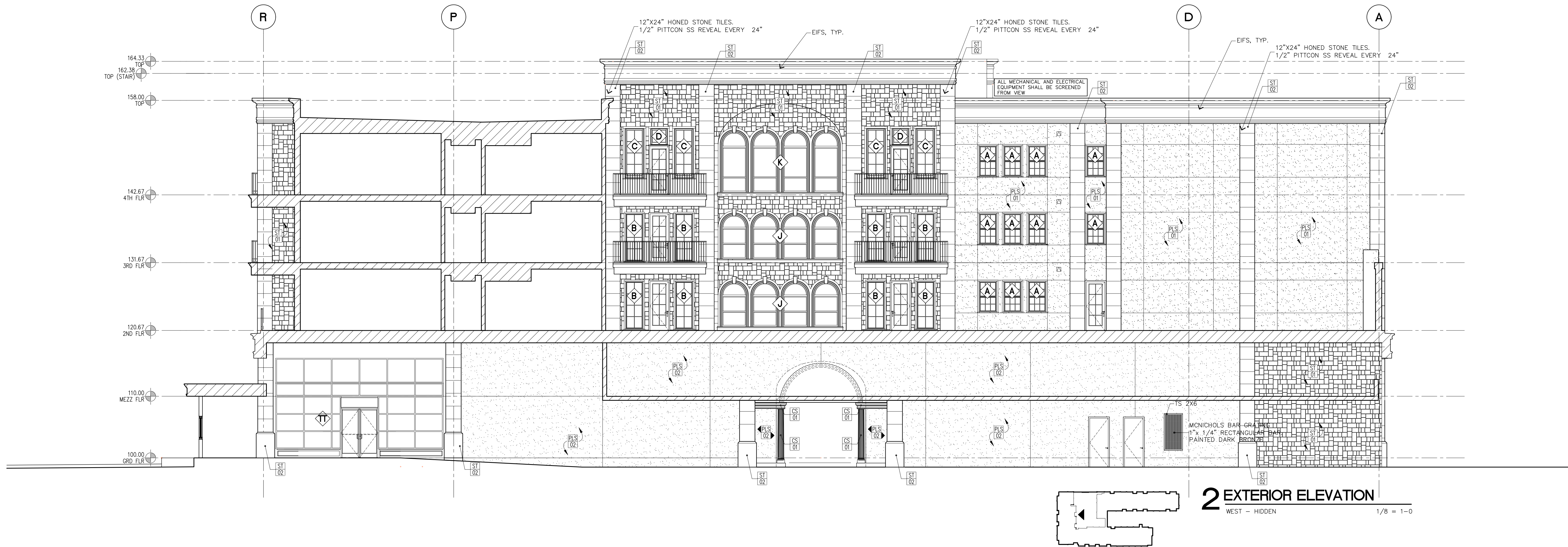
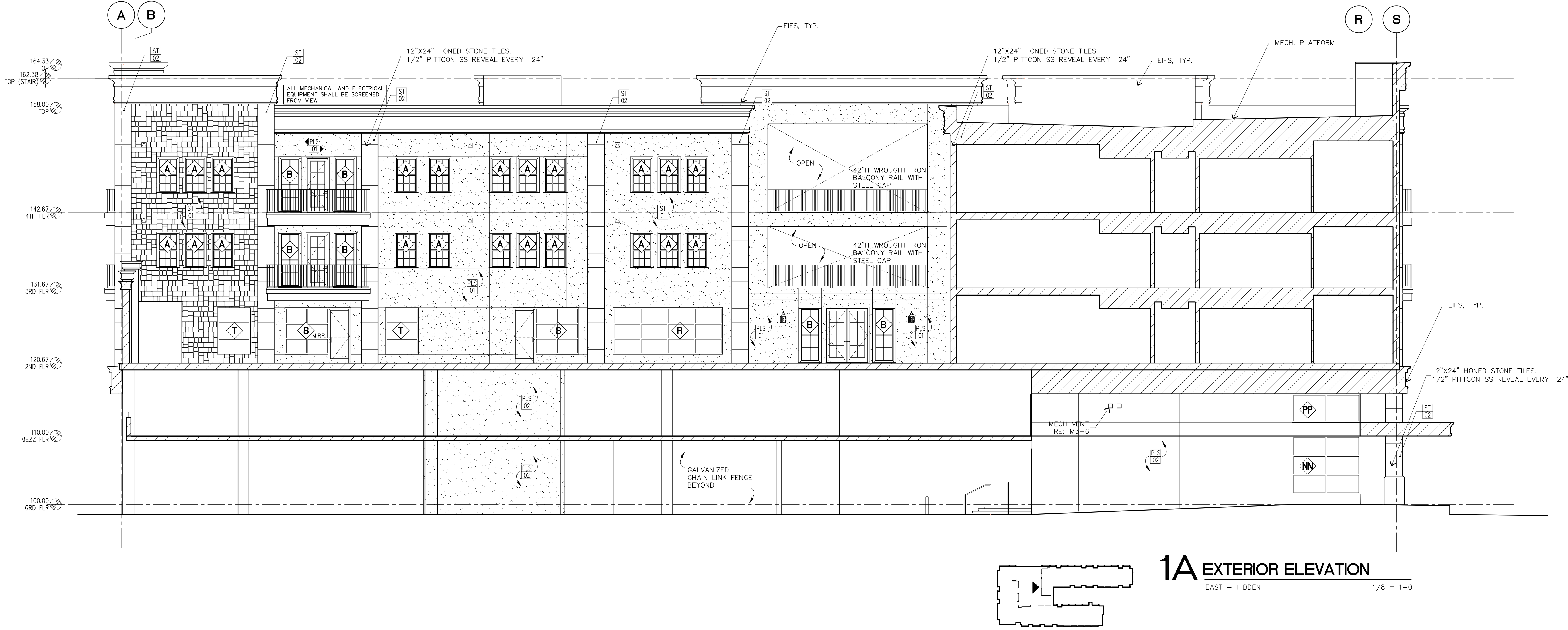
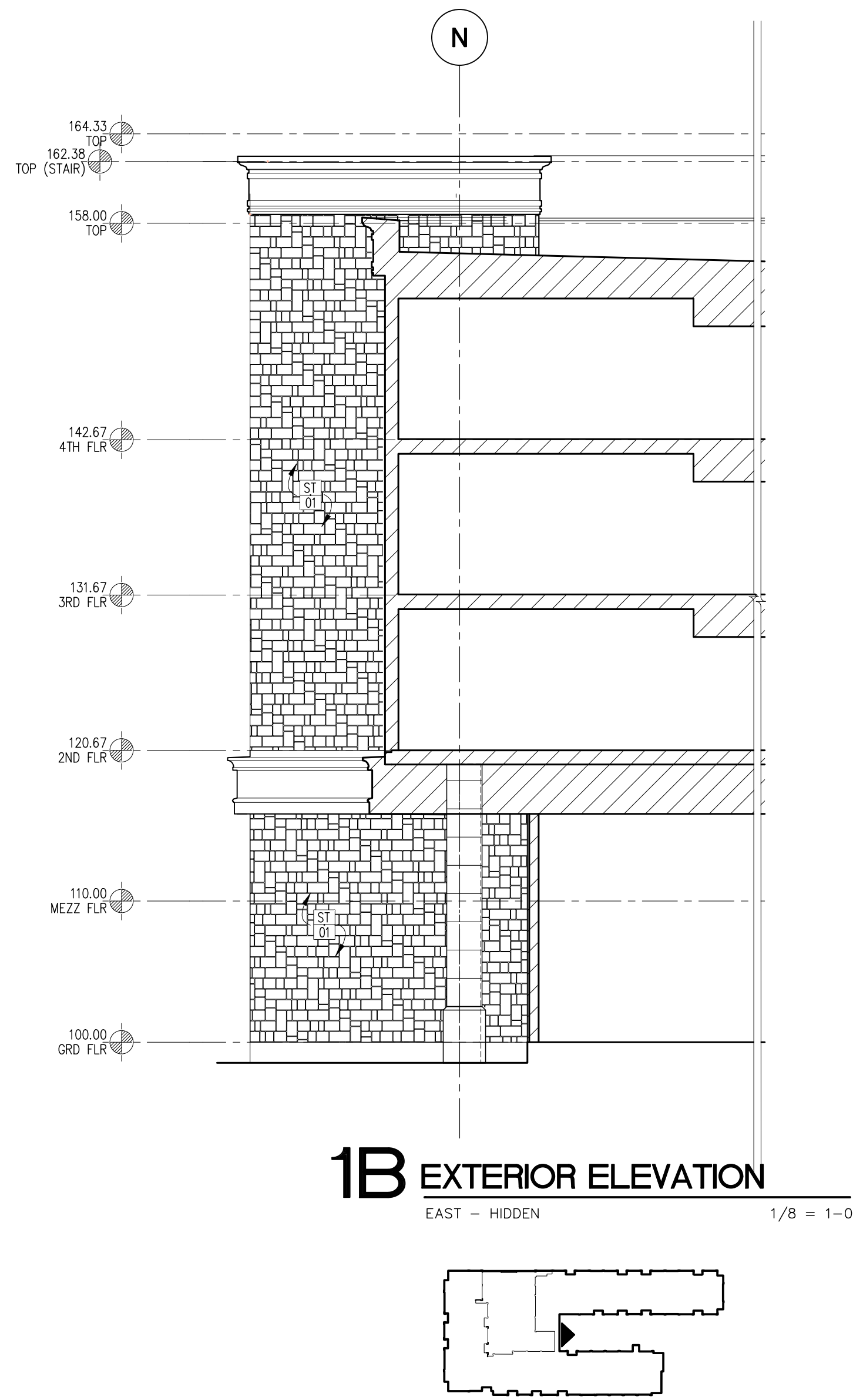
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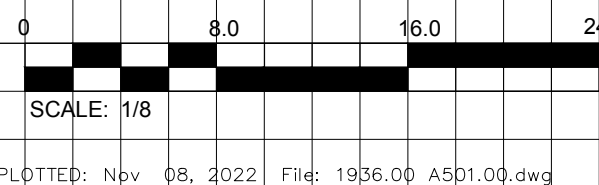
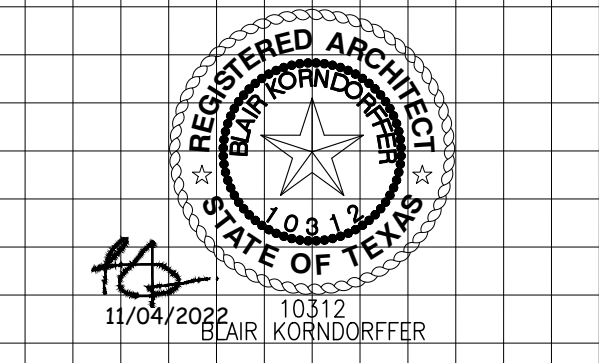
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2		11/04/2022	ISSUE FOR PERMIT
3		11/04/2022	ISSUE FOR CONSTRUCTION



THE
ALBRITTON

408 S Friendswood Dr
Friendswood, Texas 77546

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Sheet Date: 11/04/2022

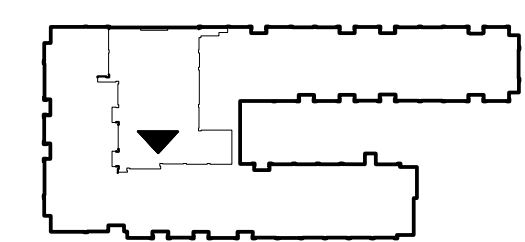
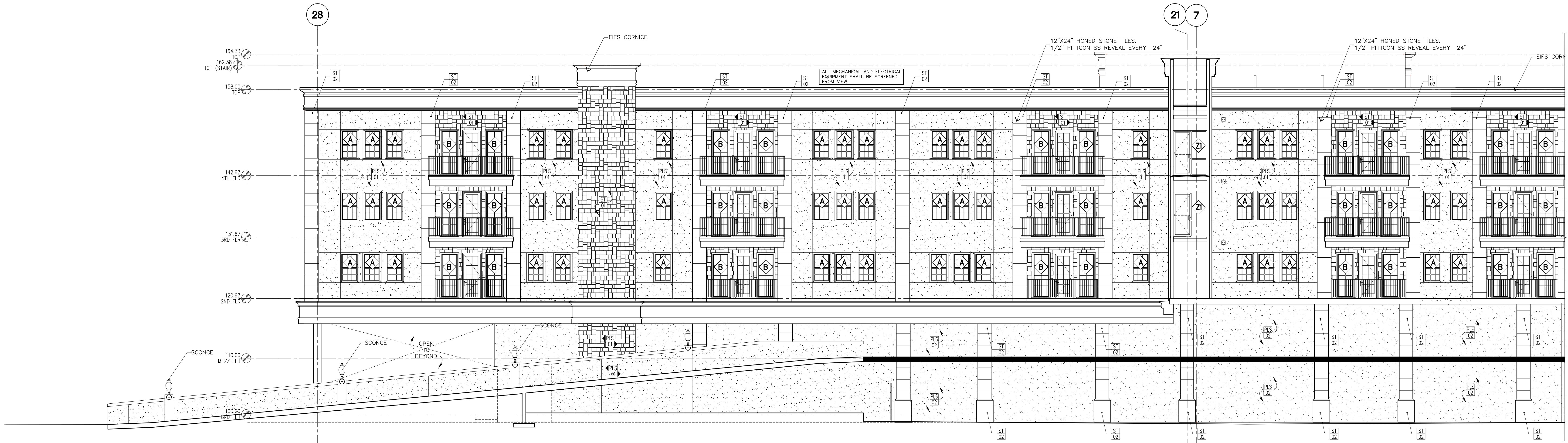
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EXTERIOR
ELEVATIONS

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A5-05

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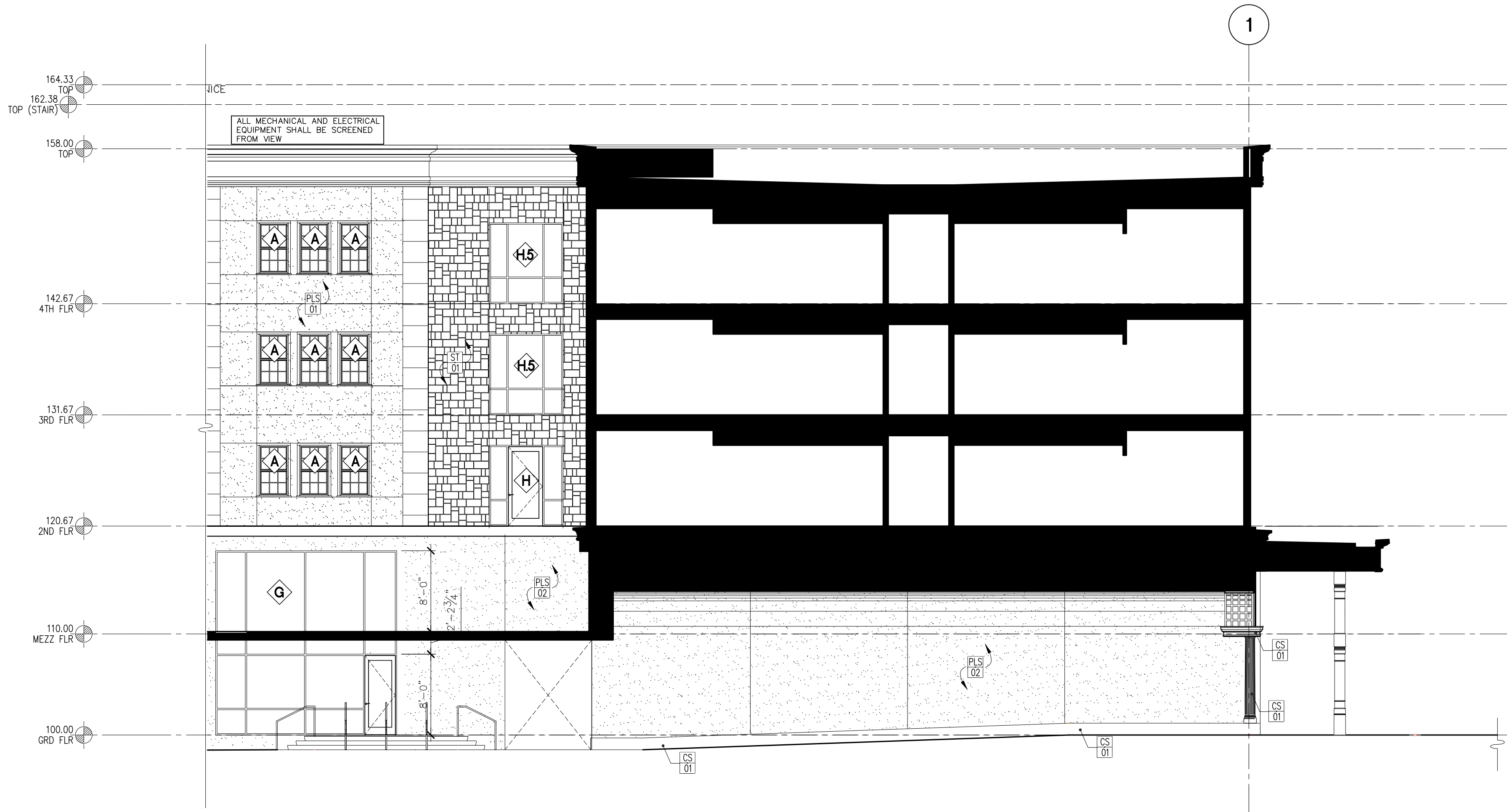
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1 EXTERIOR ELEVATION

SOUTH - HIDDEN

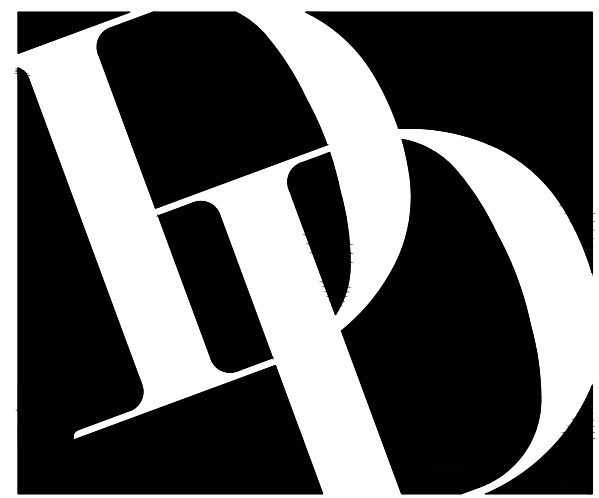
1/8 = 1'-0"



1 CONT EXTERIOR ELEVATION

SOUTH - HIDDEN

1/8 = 1'-0"



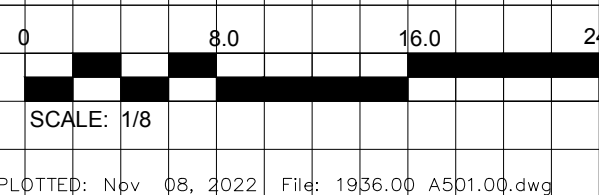
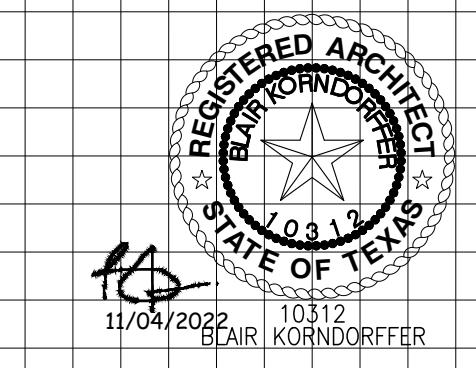
DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

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

HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
		11/04/2022	ISSUE FOR PRICING
		11/04/2022	ISSUE FOR PERMIT
		11/04/2022	ISSUE FOR CONSTRUCTION



THE
ALBRITTON

408 S Friendswood Dr
Friendswood, Texas 77546

1936

Sheet Date: 11/04/2022

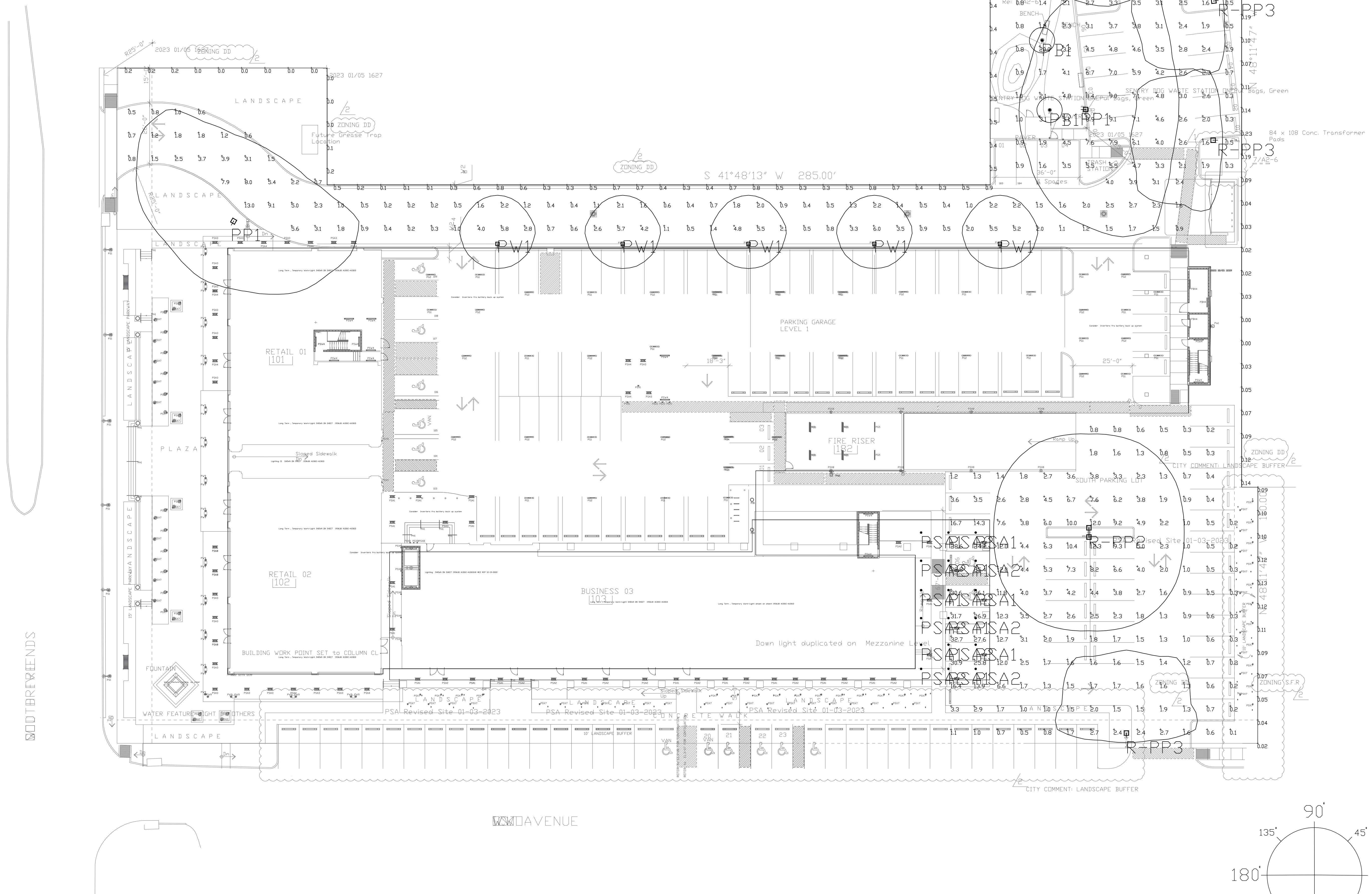
Sheet Title:
EXTERIOR
ELEVATIONS

Sheet No.:

A5-06

Drawn By Project Manager Project Arch

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533 Guadalupe, Suite 2-350, Austin, Texas 78701



Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS

Use of this drawing is for design aid only, not as a guarantee of code compliance.

Putterman, Scharck, & Associates, Inc.
10855 Tanner Rd.
Houston, TX 77041
applications@psalighting.com

Client:	
XXX XXX	
Project Name:	
The Albritton	
Date:	Drawing by:
02/02/2023	RL
Scale:	



700 Gemini • Suite 260
Houston • Texas
7 7 0 5 8
8 3 2 • 2 2 4 • 6 4 0 0
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Revisions			
No.	IOC	Date	Description
		11/04/22	ISSUE FOR PRICING
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		11/04/22	ISSUE FOR CONSTRUCTION

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020.0

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SCALE: 20
PLOTTED Nov 07, 2023 File: 1936-00 A0-06.dwg

THE ALBRITTON

408 S Friendswood Dr
Friendswood, Texas 77546

1936
Sheet Date: 11/04/22
Sheet Title:
**PHOTOMETRIC
SITE PLAN**
Sheet No.:
A0-06
Drawn By: Project Manager Project Arch
SA JBK
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333 Guadalupe, Suite 2-350, Austin, Texas 78701 Page 30 of 44



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Revisions

Io.	IOC	Date	Description
		11/04/22	ISSUE FOR PRICING
		11/04/22	ISSUE FOR PERMIT
		11/04/22	ISSUE FOR CONSTRUCTION

#	Common Name	Caliber	Remove/	#	Common Name	Caliber	Remove/
1	Oak	24"	Remove	38	Hackberry	6"	Remove
2	Oak	30"	Remove	39	Oak	12"	Remove
3	Oak	36"	Remove	40	Oak	10"	Remove
4	Oak	42"	Remove	41	Oak	18"	Remove
5	Myrtle	12"	Remove	42	Oak	12"	Remove
6	Myrtle	24"	Remove	43	Oak	24"	Remove
7	Hackberry	6"	Remove	44 Oak	18"	Keep	
8	Hackberry	6"	Remove	45 Hackberry	18"	Keep	
9	Oak	6"	Remove	46	Oak	6"	Keep
10	Oak	6"	Remove	47	Oak	6"	Keep
11	Oak	12"	Remove	48	Oak	6"	Keep
12	Oak	12"	Remove	49	Oak	6"	Keep
13	Oak	8"	Remove	50	Oak	18"	Keep
14	Hackberry	12"	Keep	51	Oak	6"	Keep
15	Hackberry	12"	Remove	52 Oak	18"	Keep	
16	Oak	12"	Remove	53	Oak	30"	Keep
17	Hackberry	8"	Remove	54 Oak	18"	Keep	
18	Hackberry	8"	Remove	55	Oak	18"	Keep
19	Oak	12"	Remove	56	Myrtle	18"	Keep
20 Oak	6"	Keep		57	Oak	42"	Keep
21 Oak	12"	Keep		58	Oak	12"	Keep
22	Oak	12"	Keep	59	Myrtle	12"	Keep
23	Oak	12"	Keep	60	Oak	30"	Keep
24	Oak	12"	Remove	61	Oak	30"	Keep
25	Oak	12"	Remove	62	Myrtle	18"	Keep
26	Oak	12"	Remove	63	Oak	12"	Remove
27	Oak	12"	Remove	64	Oak	24"	Remove
28	Oak	18"	Remove	65	Oak	18"	Remove
29	Oak	18"	Remove	66	Oak	18"	Remove
30	Oak	18"	Remove	67	Oak	12"	Remove
31	Hackberry	12"	Remove	68	Oak	12"	Remove
32	Hackberry	12"	Remove	69	Pine	24"	Remove
33	Oak	12"	Remove	70	Oak	24"	Remove
34	Oak	18"	Remove	71	Myrtle	12"	Remove Keep
35	Hackberry	6"	Remove	72	Pine	18"	Remove Keep
36	Oak	24"	Remove	73	Pine	24"	Remove Keep
37	Oak	24"	Remove	74	Myrtle	24"	Remove
				75	Fig	12"	Remove

(14)

36 Trees Require Mitigation

ABBREVIATIONS:

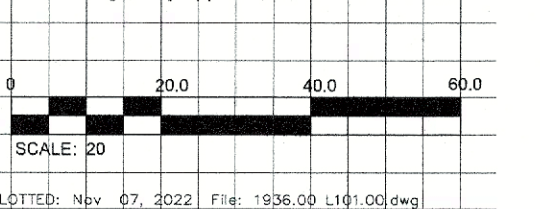
B.L.	BUILDING LINE
BOLL.	BOLLARD
(CM)	CONTROL MONUMENT
CO	CLEANOUT
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
FND	FOUND
FNC	FENCE
G.C.C.F.	GALESTON COUNTY CLERK'S FILE
G.C.C.R.	GALESTON COUNTY DEED RECORDS
G.C.M.R.	GALESTON COUNTY MAP RECORDS
GA	GY ANCHOR
IR	IRON PIPE
IR	IRON ROD
LT	LIGHT
MP	MANHOLE
P.D.	PEDESTAL
FLOW.	RIGHT-OF-WAY
SP	SERVICE POLE
TR	TRANSFORMER
U	UNDERGROUND CABLE MARKER
U.C. MKR	UTILITY EASEMENT

LEGEND OF SYMBOLS:

●	CLEANOUT(CO)
⌋	UTILITY POLE(UP)
←	GUY WIRE(GA)
⦿	FIRE HYDRANT(FH)
■	WATER METER(WM)
⌋	WATER VALVE(WV)
⌋	SIGN (SN)
// —	FENCE
OE —	OVERHEAD UTILITY LINES

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THE ALBRITTON

408 S Friendswood Dr
Friendswood, Texas 77546

936
Sheet Date: 11/04/22
Sheet Title:
TREE SURVEY

Sheet No.: 10 of 10

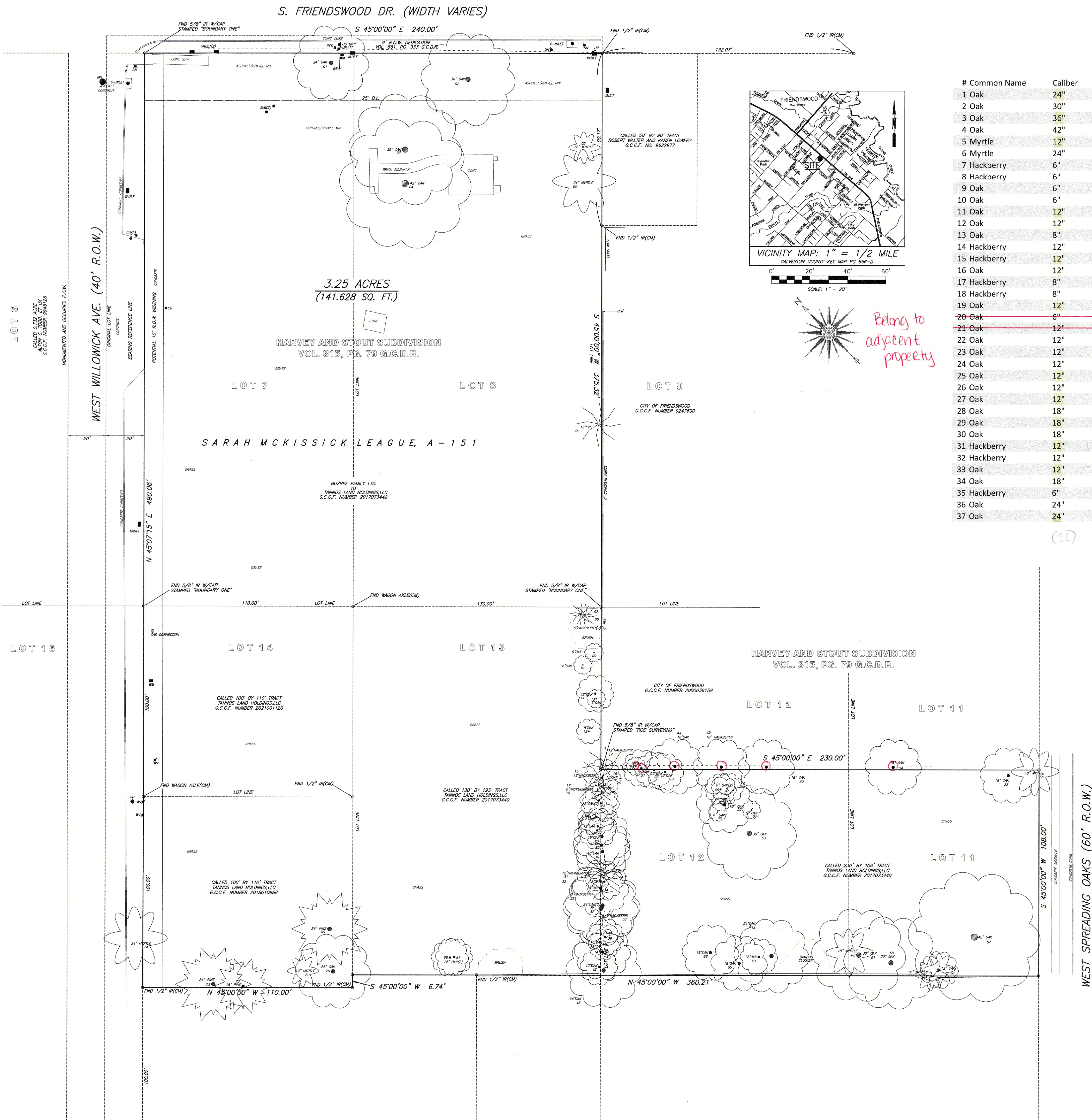
LO-01

Drawn By Project Manager Project Arch
JBK

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33 Guadalupe, Suite 2-350; Austin, Texas 78701





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 9, 2023

Subject: Consider approving the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a new commercial building to be located at 14150 Beamer Road, which is zoned Industrial (I). The project will include a 28,000 square foot indoor volleyball facility plus four outdoor, sand volleyball courts. Onsite detention is required. A 10-foot landscape buffer will be installed buffering the right-of-way. Beamer Road right-of-way is outside the city limits and is open ditch. The four-foot sidewalk will not be applicable to this project.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

A business such as this will bring more visitors to the Friendswood area, which will also benefit local businesses and could spur other complimentary uses in the area.

RECOMMENDATIONS

The plans were reviewed by the Planning Department. Staff in the following departments are currently finalizing the civil and fire reviews: Public Works, Engineering, Fire Marshal, and Police Department. The site plan is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Compliance Memo_Challenge Elite Sports CSP
2. Cover Sheet_Challenge Elite Sports
3. Site Plan_Challenge Elite Sports 2
4. Parking_Design Modification Form_ChallengeEliteNov21_2022_Approval
5. Landscape_Challenge Elite Sports 4
6. Tree Survey_Challenge Elite Sports 5
7. Dumpster Enclosure_Challenge Elite Sports 3
8. Bldg Elevations_Challenge Elite Sports
9. Photometric_Challenge Elite Sports 8

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

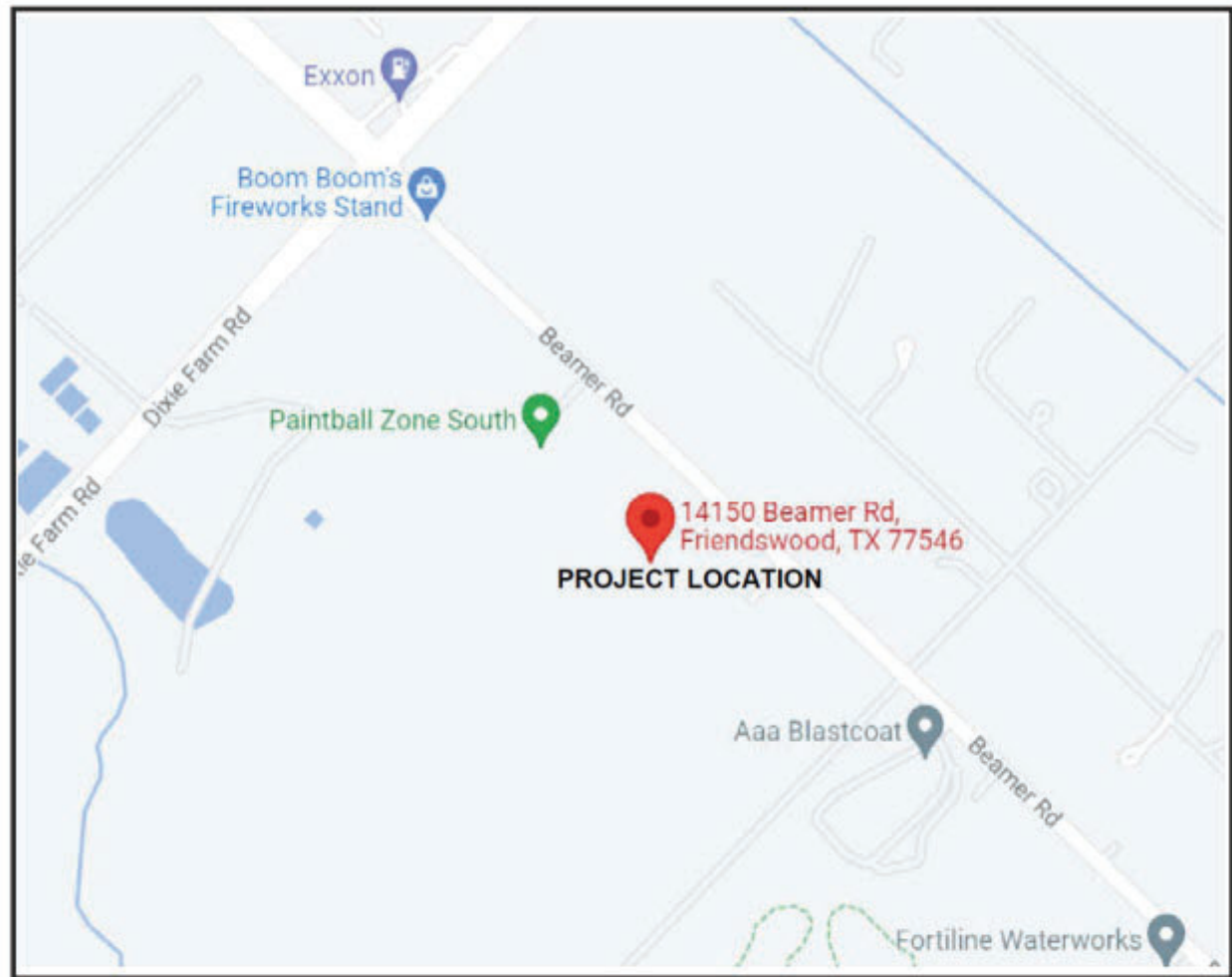
Date: February 2, 2023

Re: Challenge Elite Sports
Commercial Site Plan

Project Description: The proposed project is a new commercial building to be located at 14150 Beamer Road. The project will include a 28,000 square foot indoor volleyball facility plus four outdoor, sand volleyball courts. Onsite detention is required. A 10-foot landscape buffer will be installed buffering the right-of-way. Beamer Road right-of-way is outside the city limits and is open ditch. The four-foot sidewalk will not be applicable to this project.

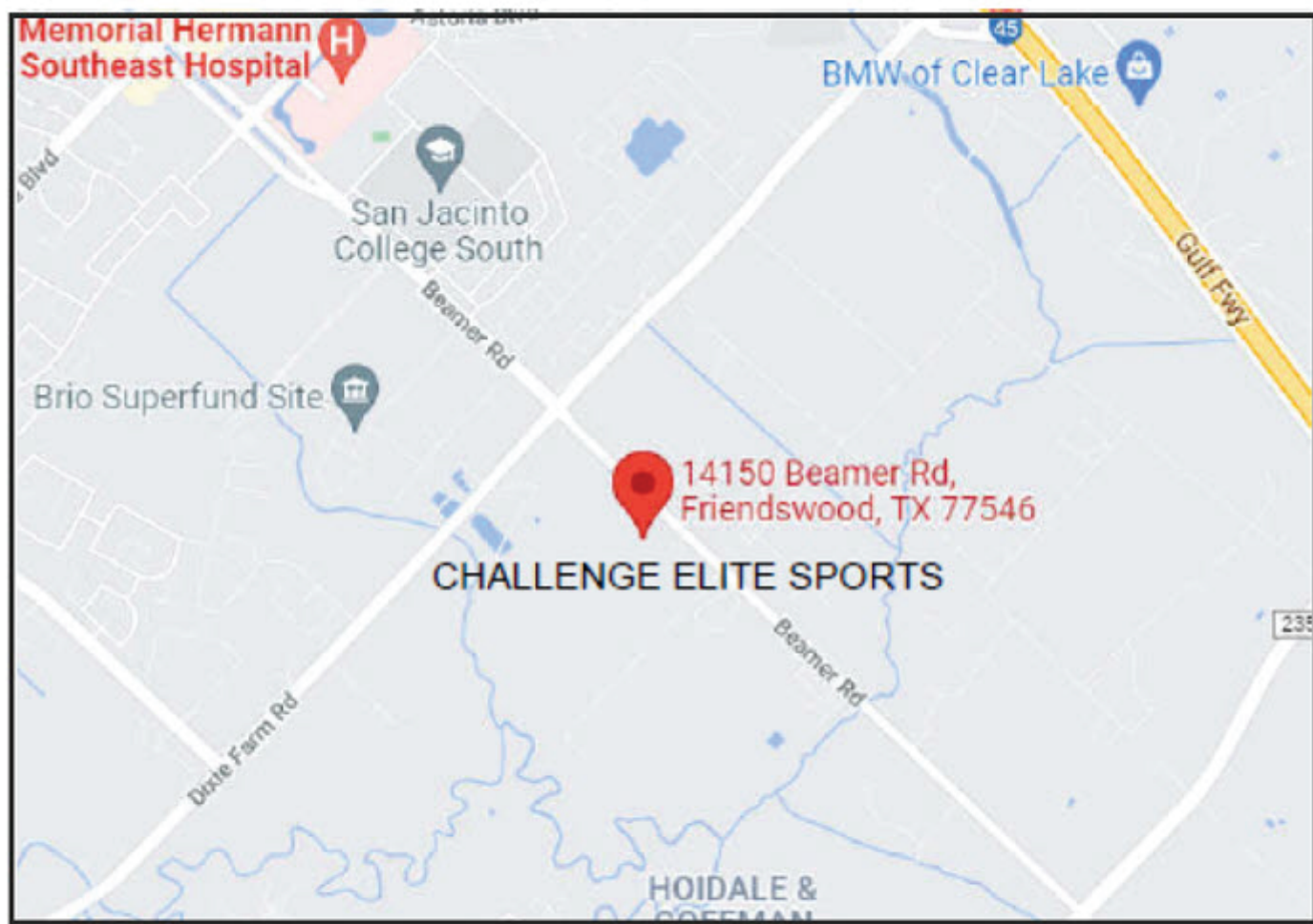
The plans were reviewed by the Planning Department. Staff in the following departments are currently finalizing the civil and fire reviews: Public Works, Engineering, Fire Marshal, and Police Department.

The site plan is subject to approval by the Planning and Zoning Commission.



LOCATION MAP
(N.T.S)

HARRIS COUNTY
CITY OF FRIENDSWOOD, TEXAS
CHALLENGE ELITE SPORTS
14150 BEAMER ROAD.
FRIENDSWOOD TEXAS, 77546



VICINITY MAP
(1"=2000')



JANUARY 2023

FRIENDSWOOD INVESTMENT, LLC.
14150 BEAMER ROAD
FRIENDSWOOD, TX 77546
(832-212-1898)

HAUG DESIGN
Shaun Patrick
281.740.0735

1002 VICTORIAN CT
SEABROOK TEXAS 77586
OFFICE 281.909.0707
CELL 281.740.0735

OCCUPANCY CLASS A-3 W/O SEAT

2018-Building Code
2018-Energy Conservation Code
2018-International Fire Code
2018-International Fuel Gas Code
2018-Mechanical Code
2018-Plumbing Code
2017-National Electric
Code AND ADOPTED
2018 edition of National
Fire Protection Association
(NFPA) 101

Note: Separate fire alarm permit required

ROOM #	DESCRIPTION	TOTAL S.F.	OCCUPANCY LOAD
100	COURTS* (INDOOR)	28,032	N/A = 276
101	RISER ROOM	71	/300= 1
102	STORAGE	190	/300= 1
103	CONCESSION	140	/50= 3
104	JAN CLST	48	/300= 1
105	MAIN LOBBY	660	/15 = 44
106	PVT RR	63	/100= 1
107	OFFICE	170	/100= 2
108	WOMENS RR	303	/100= 4
109	MENS RR	285	/100= 3
MAIN BUILDING		=	336 OCCUPANCY
110	OUTSIDE RR	570	/100= 6
OUTDOOR COURTS		8 PER COURT X 12	= 96

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			

SHEET INDEX

1. COVER SHEET
2. SHEET 2 - ADA DETAILS
3. SHEET 3 - A1.0 OVERALL SITE PLAN
4. SHEET 4 - A1.1 LANDSCAPE SITE PLAN
5. SHEET 5 - A1.2 DIMENSIONAL SITE PLAN
6. SHEET 6 - A1.3 FIRE LANE PLAN
7. SHEET 7 - A1.4 SITE DETAILS
8. SHEET 8 - A 2.0 OVERALL FLOOR PLAN
9. SHEET 9 - A2.1 SECTION PLAN
10. SHEET 10 - A3.0 FOUNDATION PLAN
11. SHEET 11- A4.0 ELEVATIONS
12. SHEET 12- A4.1 ELEVATIONS
13. SHEET 13- A5.0 ROOF PLAN
14. SHEET 14- A6.0 SITE LIGHTING PLAN
(SEE ELECTRICAL FOR PHOTOMETRIC PLAN)
15. SHEET 15- A6.1 REFLECTED CEILING PLAN
16. SHEET 16- A7.0 TEMP DRIVE / CULVERT PLAN
17. SHEET 17-A8.0 TREE SURVEY PLAN

NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES
CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Jildardo Arias, PE, CFM
Director of Engineering
City Engineer

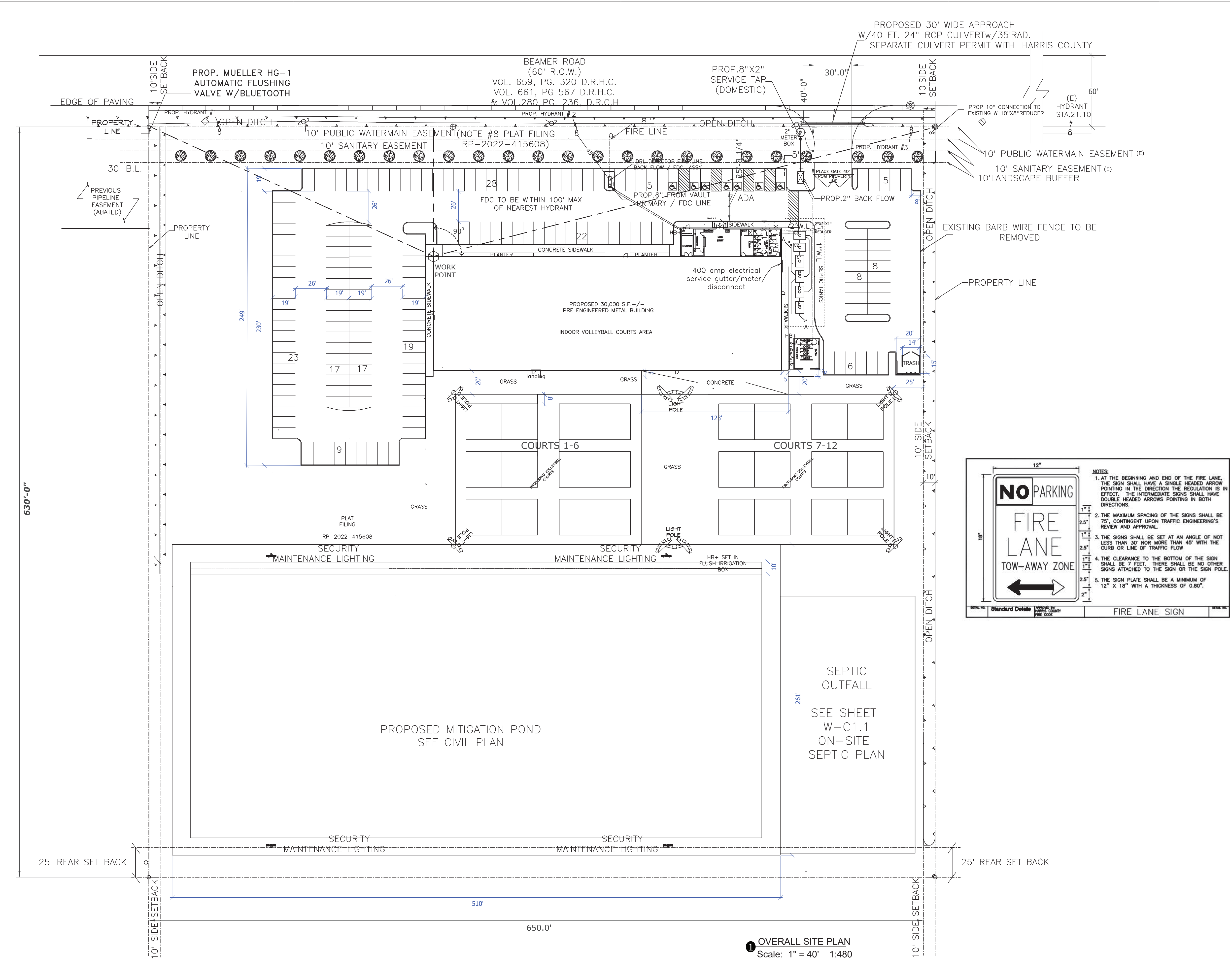
Date

Renee Ibarra, CFM, CPM
Director of Public Works

Date

NOTE:
This is to certify that the above signed have reviewed all sheets provided and found them to be in general conformance with the requirements established by the City of Friendswood. This approval is only valid for three hundred sixty-five (365) calendar days. Please note, this does not necessarily mean that all the calculations provided in the plans have been completely checked and verified. The plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas, which conveys the engineer's responsibility and accountability.

EFFECTIVE DATE: SEPTEMBER 3, 2022



PARKING 174 spaces provided

Parking Analysis

5 spaces per 1000 SF @ 30,000 SF = 150 spaces

2 spaces per sand court @ 12 courts = 24 spaces

1 handicap space per 25 regular space @ 174 = 7 spaces

Parking required : 150 + 24 = 174

Parking provided: 174

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISED CITY OF FRIENDSWOOD STANDARD DETAILS AND TECHNICAL SPECIFICATIONS.
- ELEVATION AND CONTOURS SHOWN ARE BASED ON NGVD OF 1929, 1978 RELEVELING.
- TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATIONS PART 1926, SUBPART P.
- EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (713-223-4567) FOR CENTERPOINT, TEXAS-NEW MEXICO POWER AND AT&T TELEPHONE AND TEXAS ONE-CALL SYSTEM (1-800-245-4545) FOR PIPELINES AND CABLE TV.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE DEPTH, LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY AND ALL DISCREPANCIES TO THE OWNER AND THE ENGINEER IN A TIMELY MANNER.
- CONTRACTOR SHALL ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, OTHER PERMANENT OBJECTS AND ADJOINING PROPERTY.
- NO OPEN EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. ALL EXCAVATIONS WHICH CANNOT BE BACKFILLED OVERNIGHT SHALL BE COVERED, AS A MINIMUM, WITH STEEL PLATING WHEN IN PAVED AREAS; 3/4 INCH PLYWOOD, WOOD PLANKING WITH OSHA ORANGE PLASTIC EXPANDED MESH BARRIER AROUND PERIMETER IN UNPAVED AREAS, OR AS APPROVED BY THE CITY OF FRIENDSWOOD.
- EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION BY THE CONTRACTOR FOR THEIR CONVENIENCE SHALL BE REPLACED PER CURRENT TECHNICAL SPECIFICATIONS BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL PLAN, SCHEDULE, AND PERFORM HIS WORK SO AS TO PROVIDE AND MAINTAIN SAFE PUBLIC TRAFFIC (INGRESS AND EGRESS) AS WELL AS NON-INCONVENIENCE TO ALL PROPERTY OWNERS ALONG THE PROJECT RIGHT OF WAYS DURING CONSTRUCTION PERIOD.
- FOR LOCATIONS WHERE OPEN CUT CONSTRUCTION IS REQUIRED IN STREETS THE CONTRACTOR SHALL FURNISH AND MAINTAIN ADEQUATE BARRICADES, WARNING AND DIRECTING SIGNS, FLAGS, AND LIGHTS, NOTIFY CITY OF FRIENDSWOOD PROJECT MANAGER (281) 996-3380.
- ALL SIGNS, BARRICADES, PAVEMENT MARKINGS, TRAFFIC SIGNALS, AND CHANNELIZING DEVICES USED TO HANDLE TRAFFIC SHALL BE SHOWN ON A TRAFFIC CONTROL PLAN (TO BE APPROVED BY THE CITY) AND SHALL CONFORM TO THE LATEST REVISIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (TMUTCD), PART VI-TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY OF FRIENDSWOOD PROJECT MANAGER AND PUBLIC WORKS (281) 996-3380 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

TREE MITIGATION NOTE:

BASED ON TREE SPECIES IDENTIFIED, NO MITIGATION FOR PROPOSED REMOVAL OF TREES IS REQUIRED UNDER CURRENT ADOPTED CITY ORDINANCE(S) see tree survey

NOTES:

- WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Jlcardo Ariza, PE, CFH
Director of Engineering
City Engineer

Date

René Ibarra, CFH, CFH
Director of Public Works

Date

NOTE:

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EFFECTIVE DATE: SEPTEMBER 3, 2022

NO.	DATE	DISCRIPTION	APPROVED
REVISIONS			

DESIGN
DRAWN
CHECKED
DATE

HAUG DESIGN
Shawn Abrick
281.740.0735
1002 VICTORIAN CT
SEABROOK TEXAS
77586
OFFICE 281.909.0707
CELL 281.740.0735

OWNER INFO:

FRIENDSWOOD INVESTMENT, LLC.
14150 BEAMER ROAD
FRIENDSWOOD, TX 77546
(832-212-1898)

PROPOSED CONSTRUCTION DESIGN

CHALLENGE ELITE SPORTS

14150 BEAMER RD

CITY OF FRIENDSWOD, TEXAS

**A 1.0
OVERALL
SITE**

**CITY OF FRIENDSWOOD
DESIGN CRITERIA MODIFICATION FORM**

Modifications to standards identified in the Design Criteria Manual may be permitted by the City of Friendswood's City Engineer. The modification proposal must be submitted by a Professional Engineer licensed by the State of Texas and shall follow generally accepted engineering standards for traffic, sidewalk and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in Paragraph 4 below. If an appeal to the City of Friendswood City Engineer decision is requested, the Construction Board of Adjustment (hereinafter referred to as "the City") will review that appeal.

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

PROJECT NAME:

CHALLENGE ELITE SPORTS

PROJECT ENGINEER:

DONG NGUYEN

SUBMITTAL DATE:

NOVEMBER 21, 2022

SUBDIVISION NAME:

LOT 73 OF HOIDALE AND COFFMAN SUBDIVISION

MODIFICATION LOCATION:

14150 BEAMER ROAD, FRIENDSWOOD, TX 77546

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

FIVE PARKING SPACES PER 1,000 GROSS SQUARE FEET OF INDOOR FACILITY.

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

THERE IS NO IMPACT OF PROPOSED DEVIATION ON STREET SAFETY AND SPORT OPERATION.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

TECHNICAL STANDARD	PROPOSED DEVIATION
7 PARKING SPACES PER 1,000 SQ .FT	5 PARKING SPACES PER 1,000 SQ. FT

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes, or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

1. TRAFFIC CONTROL PLAN INCLUDING TRAFFIC CONTROLLERS
(SIGNS/CONES), SPEED LIMIT (10 MPH WITHIN THE PARKING AREAS)
2. TRAFFIC MANAGEMENT PLAN INCLUDING FLAGGER DIRECTING
TRAFFIC MOVEMENTS

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

THE PROPOSED DEVIATION FROM REQUIRED PARKING OF FITNESS
AND RECREATION SPORTS WILL NOT HAVE ANY ADVERSE IMPACT
ON PUBLIC SAFETY AND TRAFFIC MOVEMENTS WITHIN THE SPORT
FACILITY.

List of Supporting Documentation Attached?

Yes X No

DONG NGUYEN
Engineer's Name
AL&B ENGINEERING SERVICES, LLC.
Engineering Firm
9119 HWY 6, SUITE 230 # 233
Address
MISSOURI CITY, TX 77459
City, ST, Zip
979-264-3510
Telephone



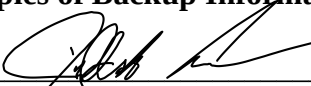
Seal of Professional Engineer

Department of Engineering & Projects Use ONLY

Reviewed By:

Date

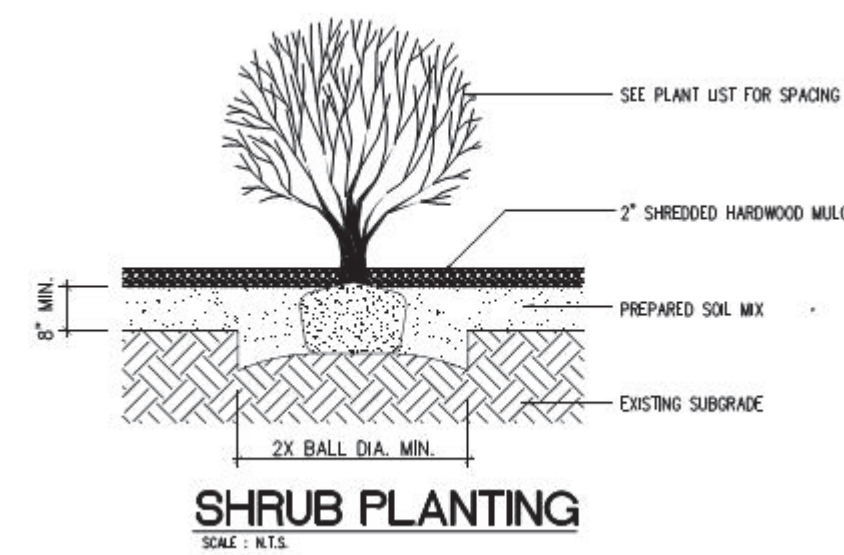
Modification Request **Approved** / Denied By:
Copies of Backup Information/Notes Attached


City Engineer

11/22/22

Date

GFA = 30,000 sf; 150 parking spaces required

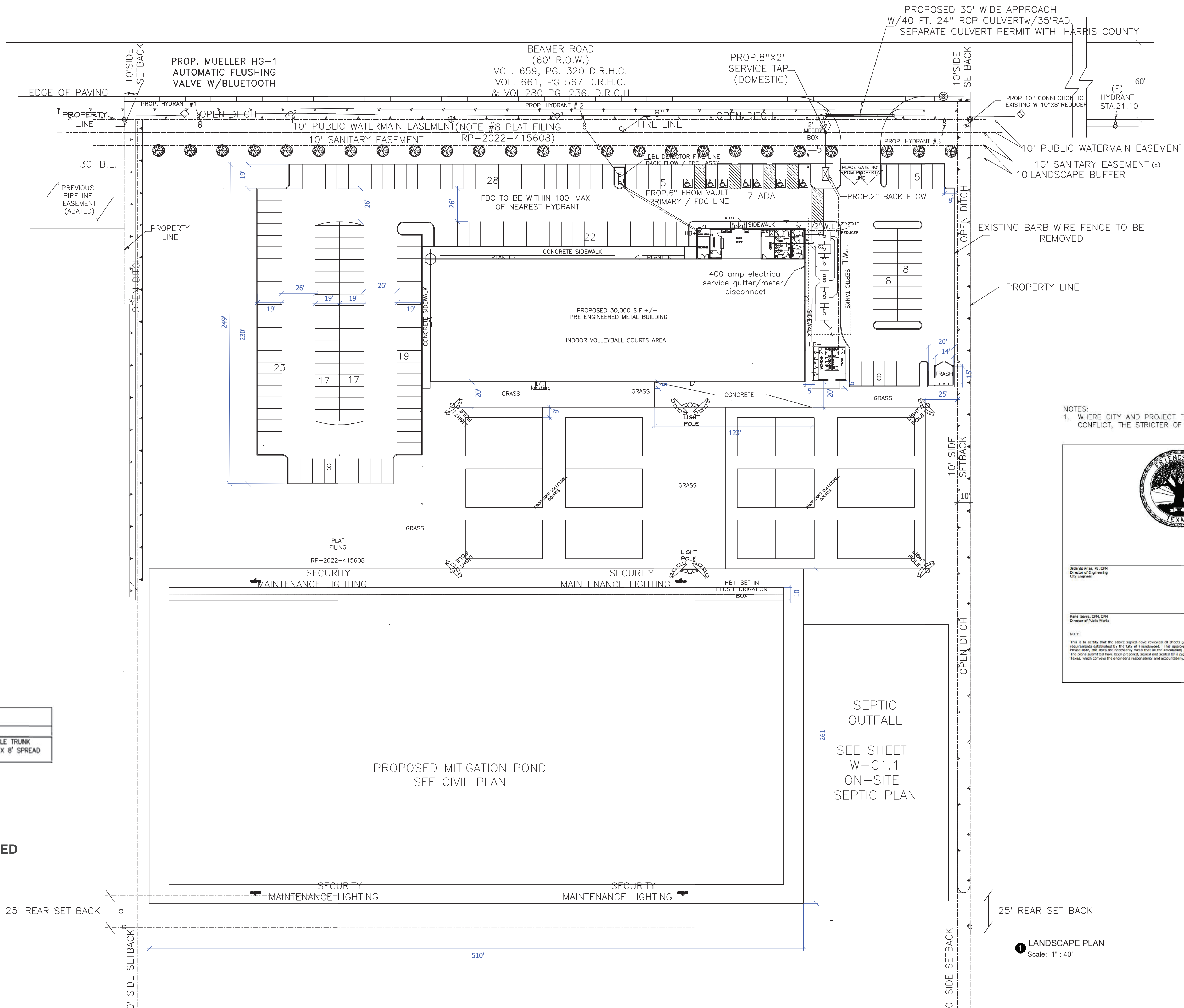


STREET TREES:			
STREET NAME	LINEAL FEET	STREET TREES	TREES PLANTED
BEAMER RD 660-30-10-10=610	610/25=24.4	25	25
no trees allowed in 10' side set backs			
TOTAL			25

PLANT SCHEDULE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	TREES - <i>Myrica cerifera</i>	Wax Myrtle	2" CAL.	PARKING LOT TREES - STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14' HT. X 8' SPREAD

MITIGATION NOTE:

**BASED ON TREE SPECIES IDENTIFIED, NO MITIGATION FOR PROPOSED
REMOVAL OF TREES IS REQUIRED UNDER CURRENT ADOPTED CITY
ORDINANCE(S) SEE SHEET A8.0 TREE SURVEY PLAN**



NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES
CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Néstor Arias, PE, CFM Director of Engineering City Engineer	Date 11/11/2011
---	--------------------

René Ibarra, CFM, CPM Director of Public Works	Date
---	------

NOTE:

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EFFECTIVE DATE: SEPTEMBER 3, 202

NO.	DATE	DISCRIPTION	APPROVED
REVISIONS			

DESIGN _____	 HAUG DESIGN <i>Shaun Patrick</i> 281.740.0735 1002 VICTORIAN CT SEABROOK TEXAS 77586 OFFICE 281.909.0707 CELL 281.740.0735
DRAWN _____	
CHECKED _____	
DATE _____	

OWNER INFO:

FRIENDSWOOD INVESTMENT, LLC.
14150 BEAMER ROAD
FRIENDSWOOD, TX 77546
(832-212-1898)

PROPOSED CONSTRUCTION DESIGN

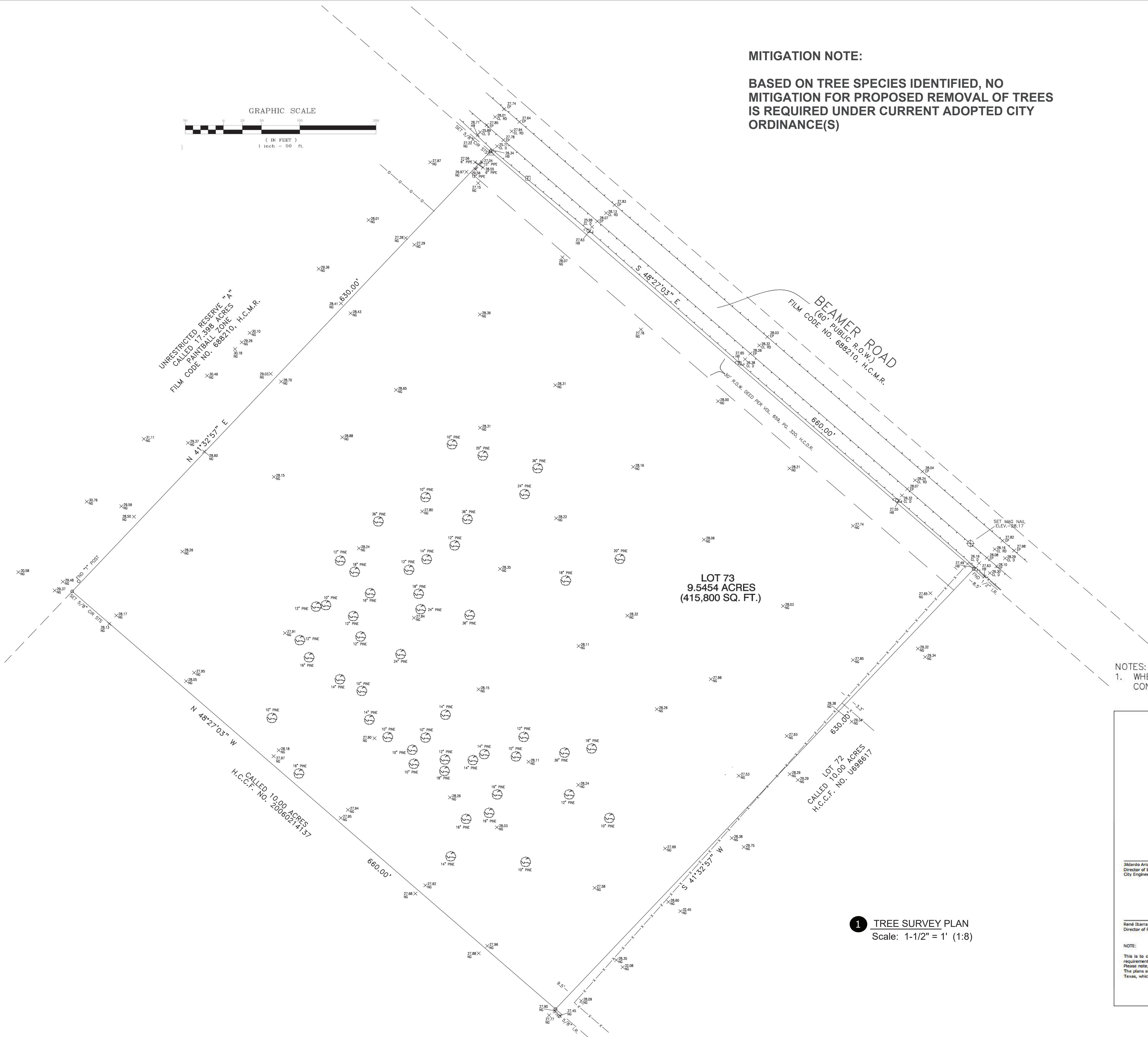
CHALLENGE ELITE SPORTS

14150 BEAMER RD

CITY OF FRIENDSWOD, TEXAS

A 1.1 LANDSCAPE

- AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
HCCF - HARRIS COUNTY CLERKS FILE
HCDR - HARRIS COUNTY DEED RECORDS
HCMR - HARRIS COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
-X- BARBED WIRE FENCE
-O- CHAIN LINK FENCE
-+ CONCRETE
-X- COVERED CONCRETE
-E- OVERHEAD ELECTRIC LINES
-W- WOOD FENCE
-W- WROUGHT IRON FENCE
-G- GUY WIRE
-C- CATCH BASIN
-CB- CABLE BOX
-EB- ELECTRIC BOX
-EMH- ELECTRIC MH
-FH- FIRE HYDRANT
-FOM- FIBER OPTIC MARKER
-FP- FLAG POLE
-GM- GAS METER
-GV- GAS VALVE
-CI- CURB INLET
-LP- LIGHT POLE
-M- MANHOLE
-MW- MONITORING WELL
-PM- PIPELINE MARKER
-PP- POWER POLE
-SP- SERVICE POLE
-SMH- SANITARY MANHOLE
-SM- STORM MANHOLE
-TP- TELEPHONE PEDESTAL
-TR- TRANSFORMER
-TSB- TRAFFIC SIGNAL BOX
-TSP- TRAFFIC SIGNAL POLE
-UCM- UNDERGROUND CABLE MARKER
-W- WATER WELL
-WM- WATER METER
-WV- WATER VALVE
-B- BENCHMARK



MITIGATION NOTE:

BASED ON TREE SPECIES IDENTIFIED, NO
MITIGATION FOR PROPOSED REMOVAL OF TREES
IS REQUIRED UNDER CURRENT ADOPTED CITY
ORDINANCE(S)

- NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES
CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



300000 Acres, PC, CPM
Director of Engineering
City Engineer

René Barra, CPM, CPM
Director of Public Works

NOTE:
This is to certify that the above signed have reviewed all sheets provided and found them to be in general conformance with the
requirements established by the City of Friendswood. This approval is only valid for three hundred sixty-five (365) calendar days.
Please note, this does not necessarily mean that all the calculations provided in the plans have been completely checked and verified.
The plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of
Texas, which conveys the engineer's responsibility and accountability.

EFFECTIVE DATE: SEPTEMBER 3, 2022

NO.	DATE	DISCRPTION	APPROVED
REVISIONS			

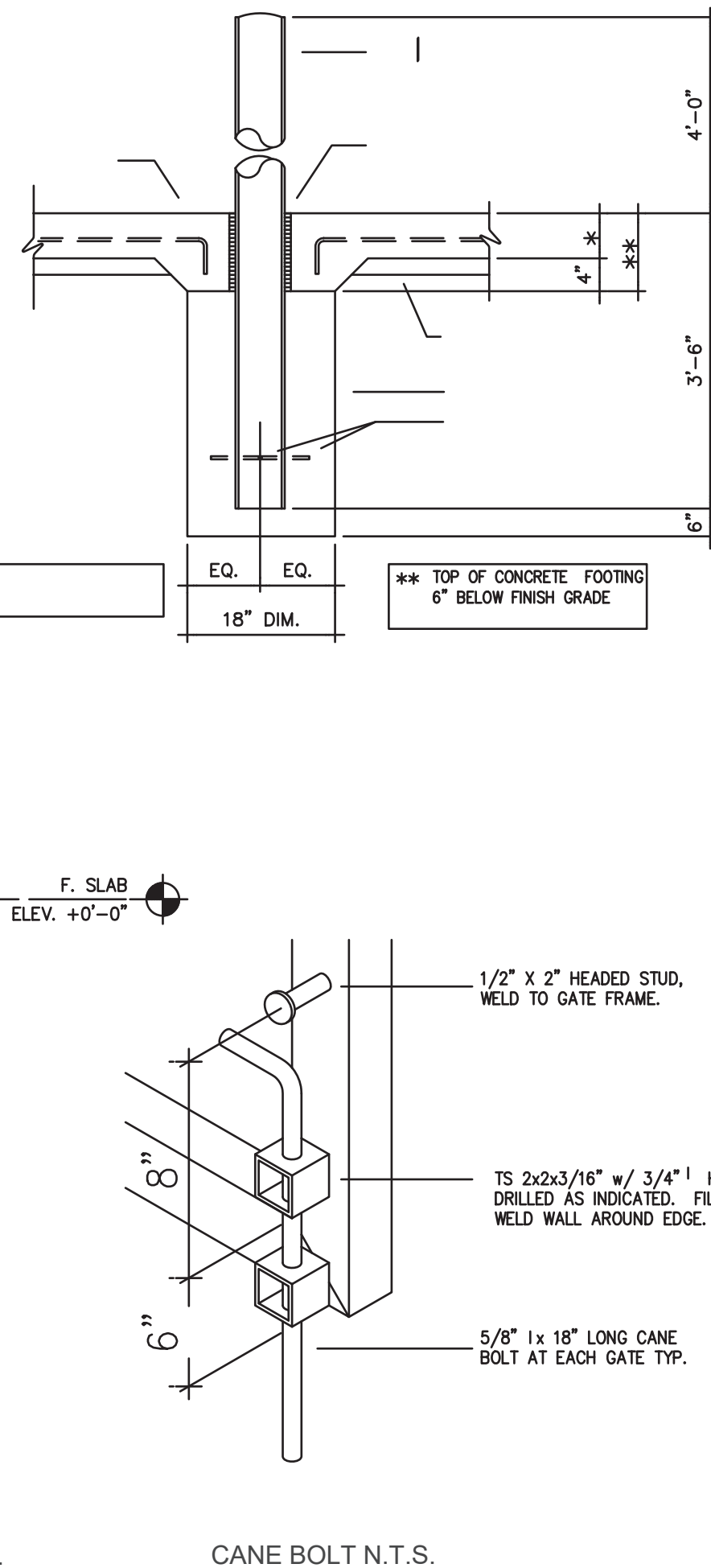
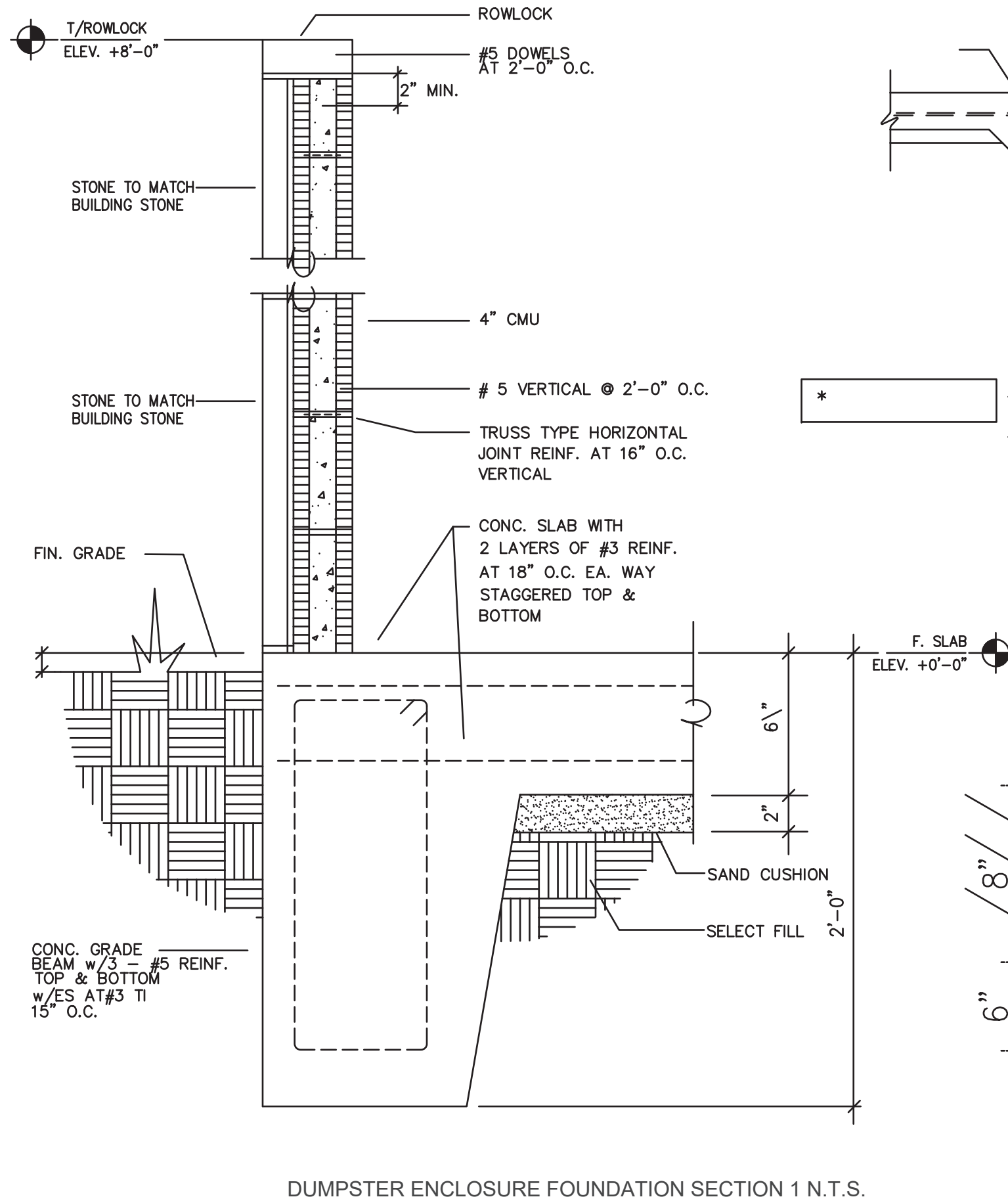
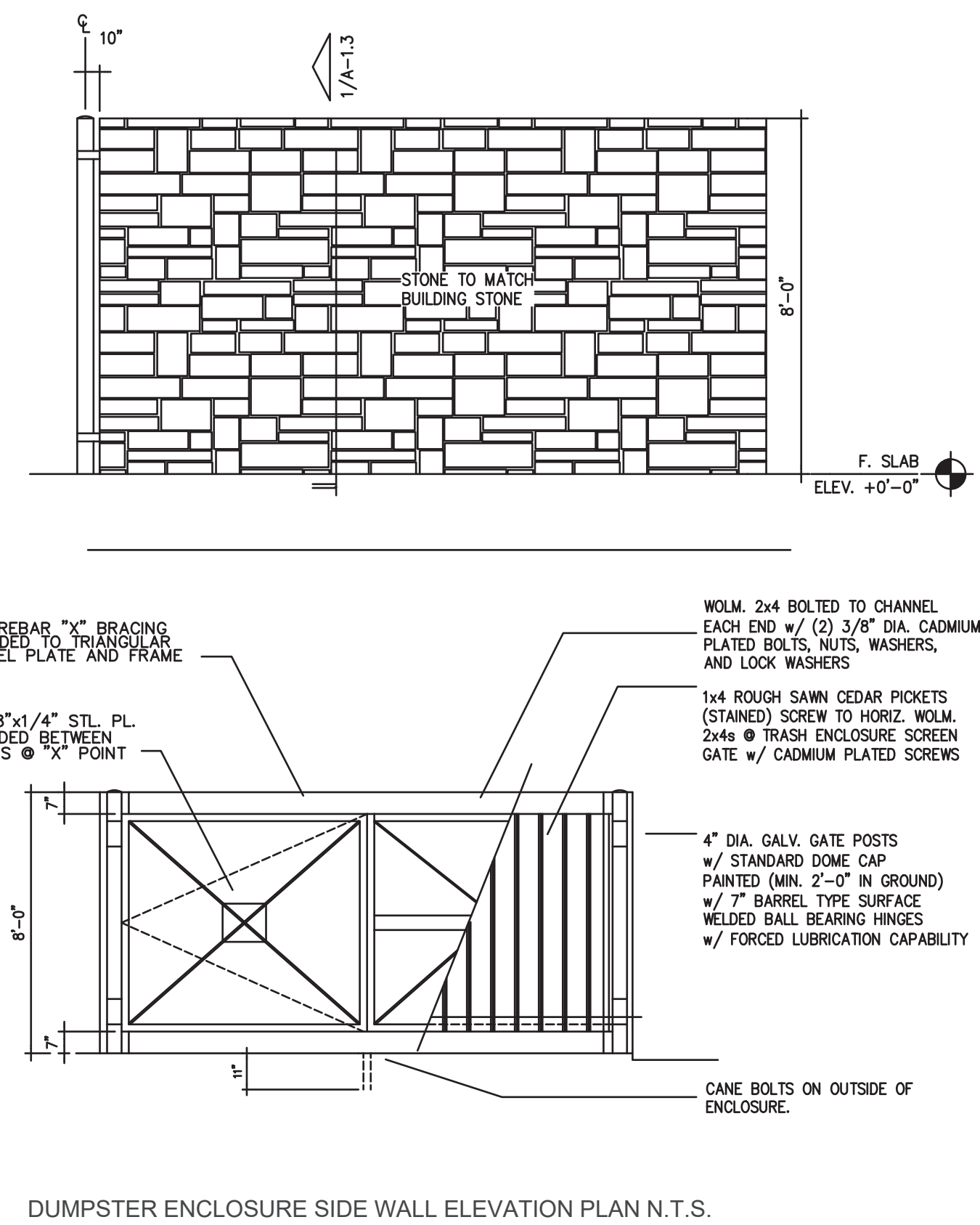
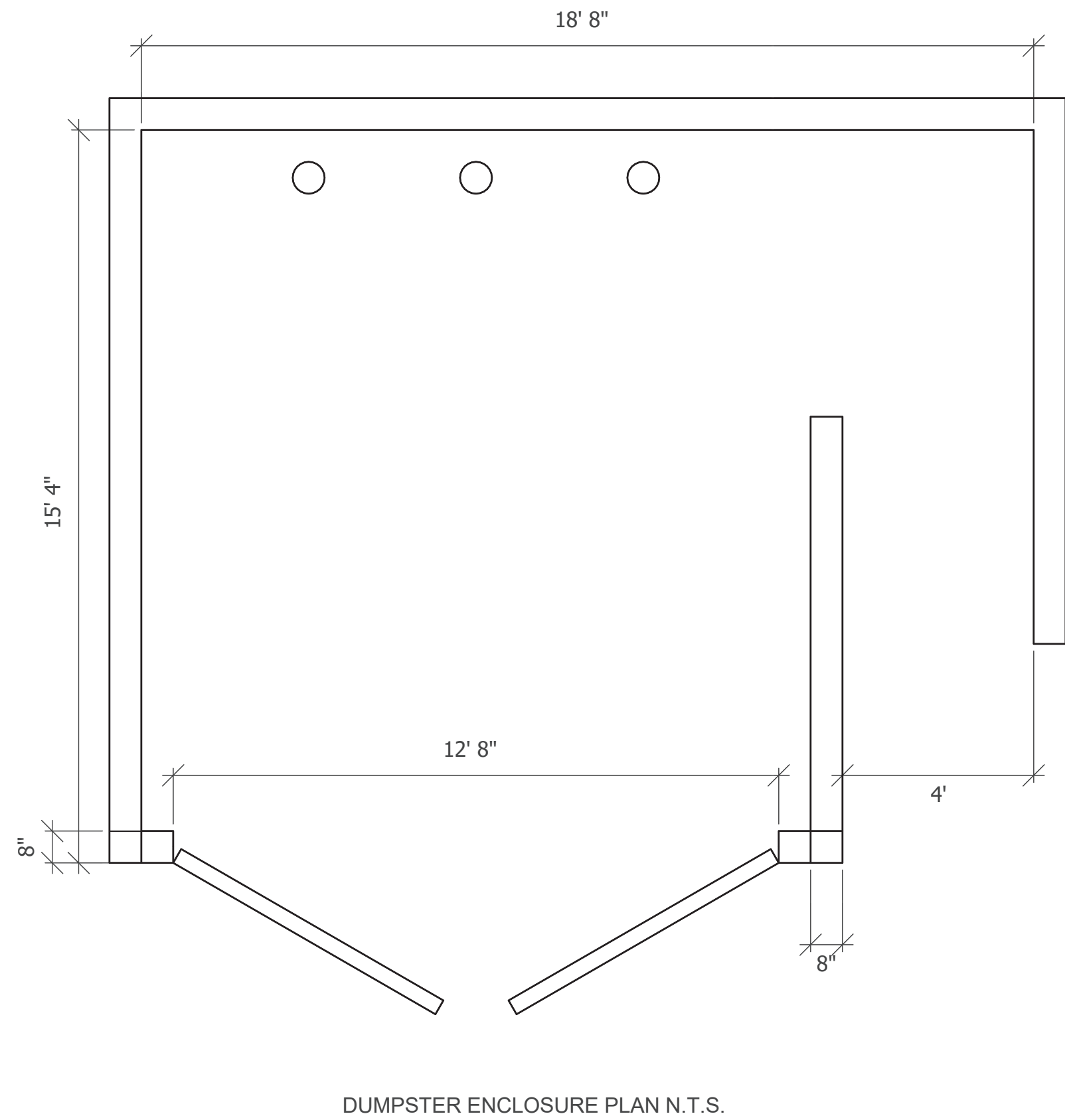
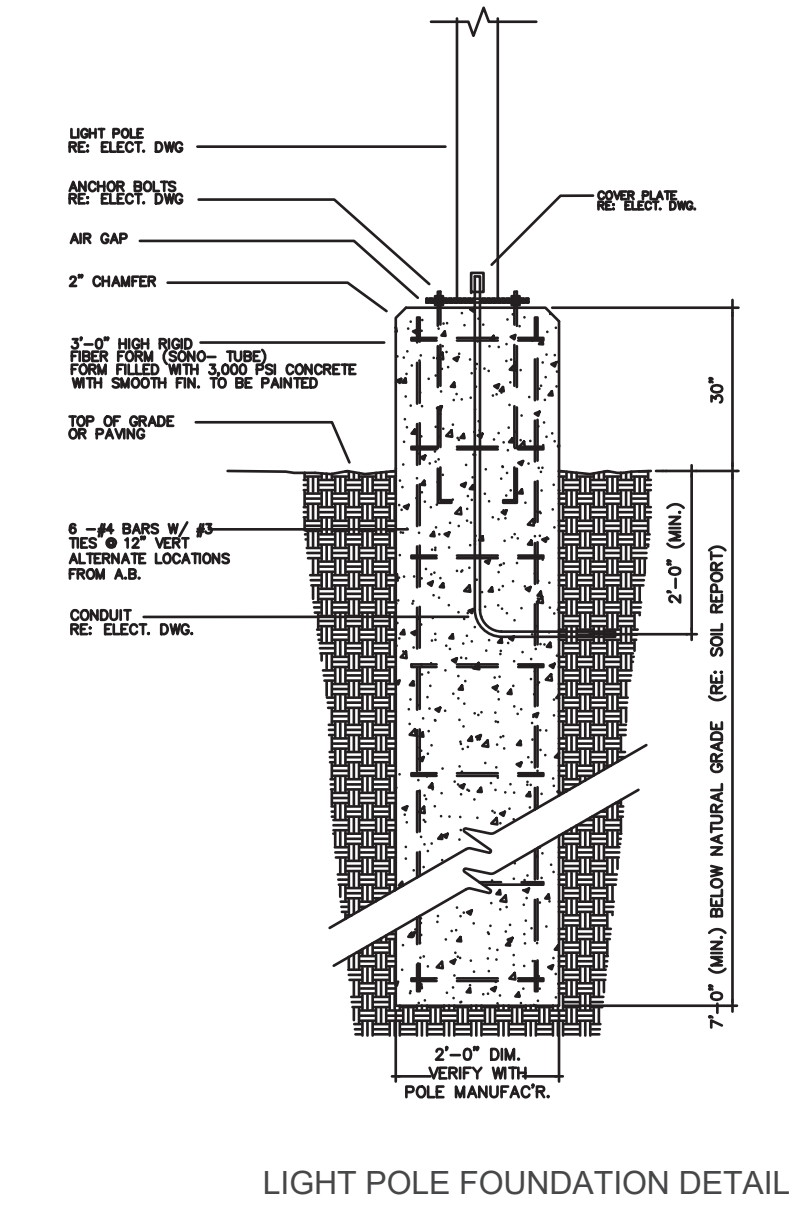
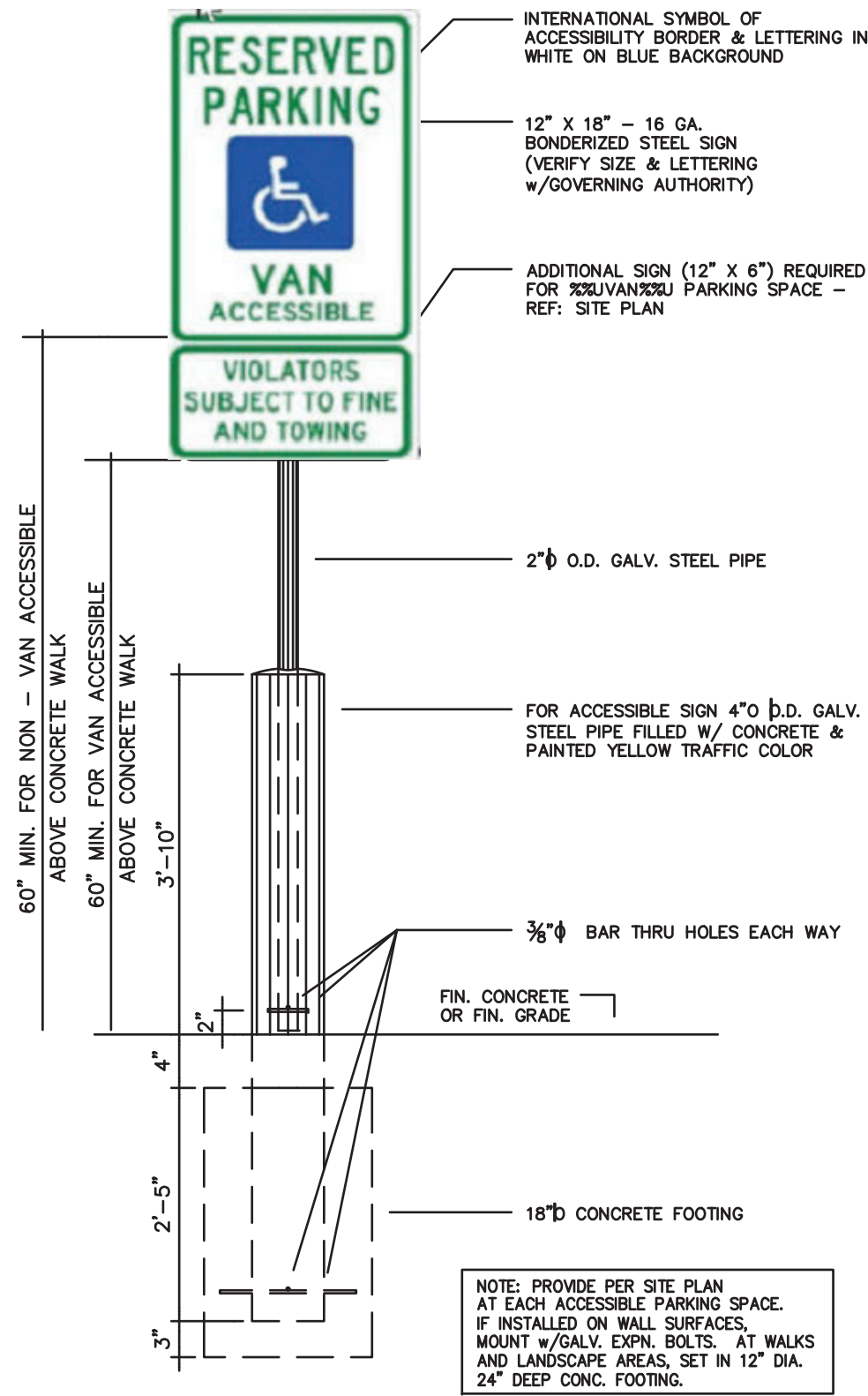
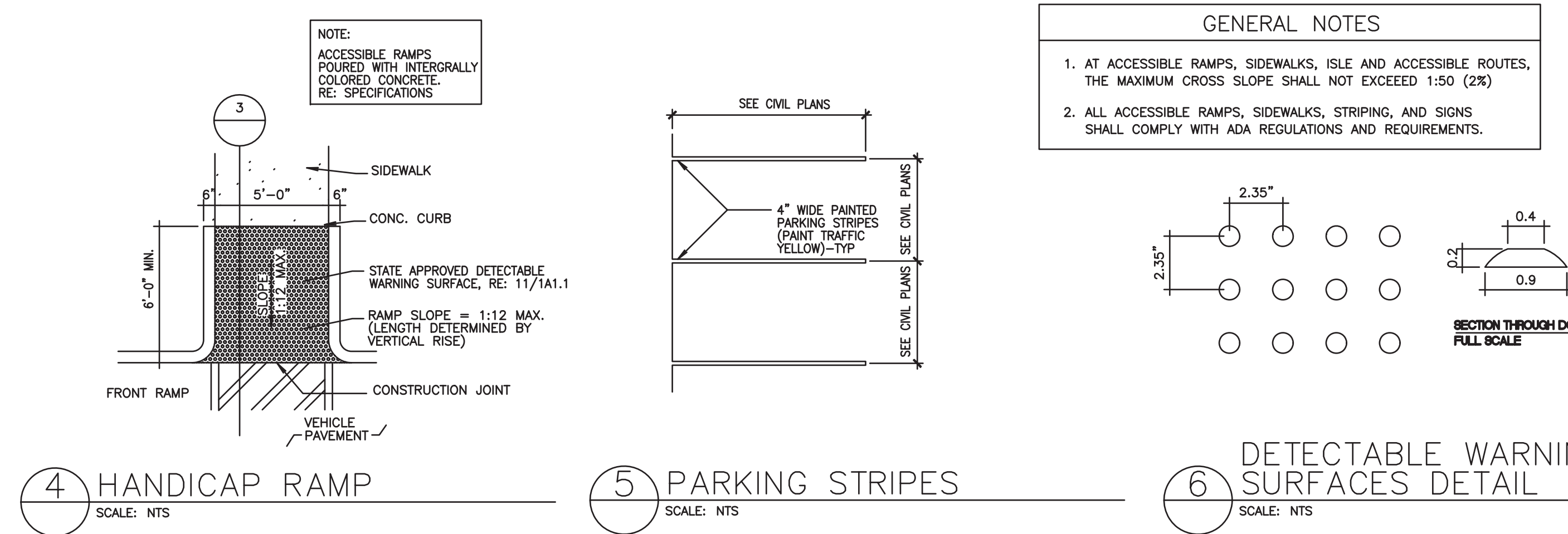
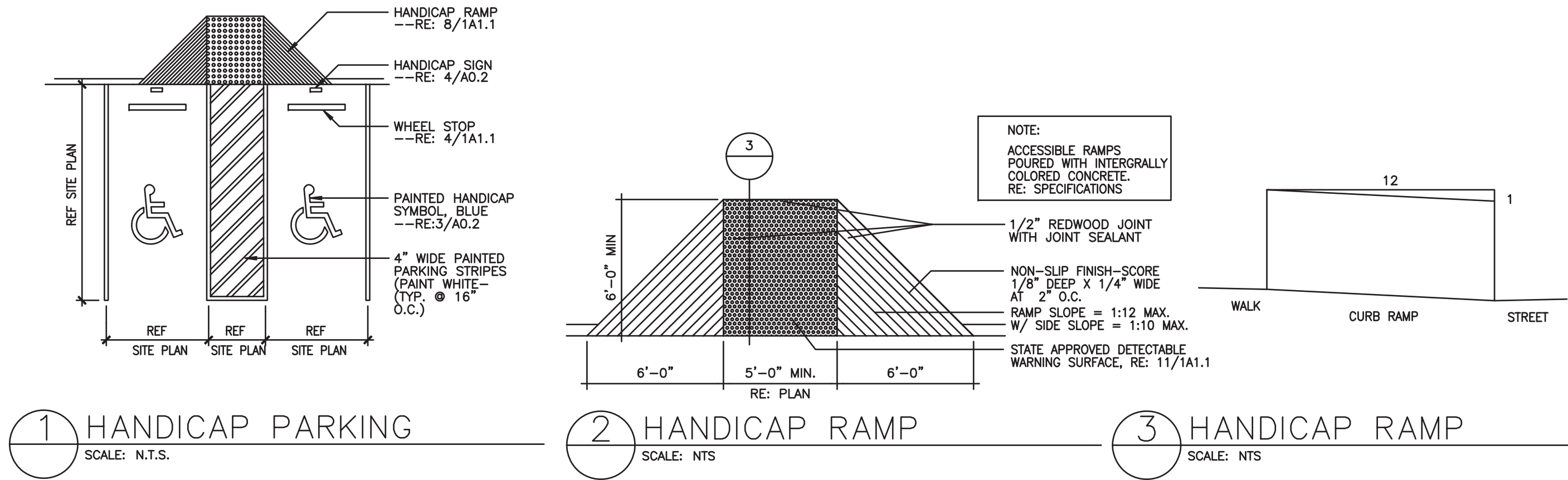
DESIGN
DRAWN
CHECKED
DATE

HAUG DESIGN
Shawn Patrick
281.740.0735
1002 VICTORIAN CT
SEABROOK TEXAS
77586
OFFICE 281.909.0707
CELL 281.740.0735

OWNER INFO:
FRIENDSWOOD INVESTMENT, LLC.
14150 BEAMER ROAD
FRIENDSWOOD, TX 77546
(832-212-1898)

PROPOSED CONSTRUCTION DESIGN
CHALLENGE ELITE SPORTS
14150 BEAMER RD
CITY OF FRIENDSWOD, TEXAS

**A 8.0
TREE SURVEY
PLAN**



NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Jlmando Arias, PE, CPM
Director of Engineering
City Engineer

Date

Ramé Ibarra, CPM, CPM
Director of Public Works

Date

NOTE:
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EFFECTIVE DATE: SEPTEMBER 3, 2022

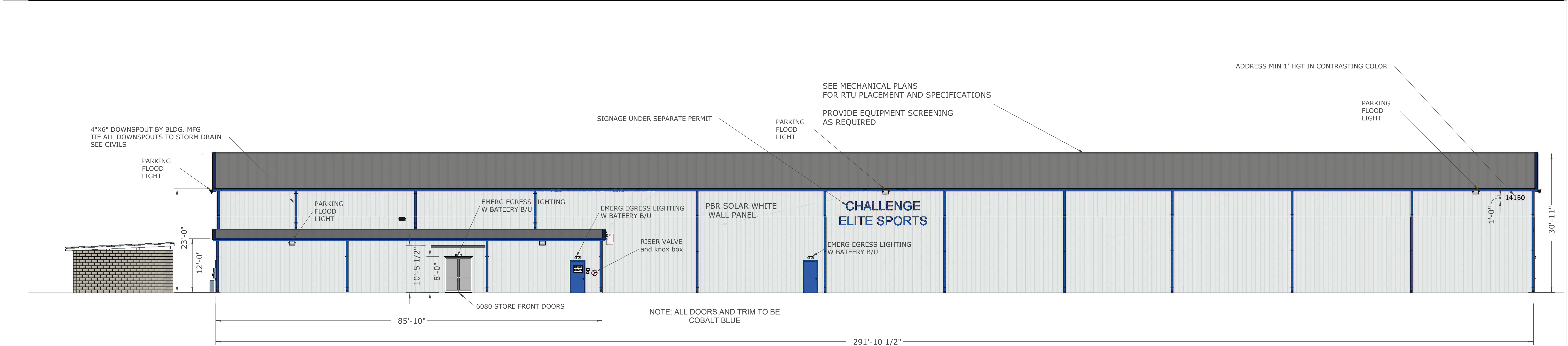
NO.	DATE	DISCRPTION	APPROVED
REVISIONS			

DESIGN	HAUG DESIGN
DRAWN	Shawn Patrick
CHECKED	281.740.0735
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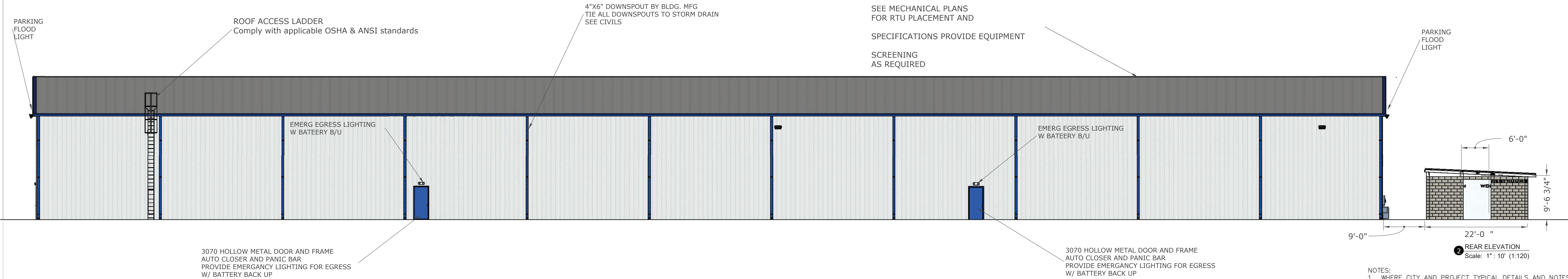
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	14150 BEAMER ROAD
	FRIENDSWOOD, TX 77546
	(832-212-1898)

PROPOSED CONSTRUCTION DESIGN
CHALLENGE ELITE SPORTS
14150 BEAMER RD
CITY OF FRIENDSWOD, TEXAS

A 1.4
SITE DETAILS



1 FRONT ELEVATION
Scale: 1" : 10' (1:120)



2 REAR ELEVATION
Scale: 1" : 10' (1:120)

NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Shirley Allen, PE, CPM
Director of Engineering
City Engineer

Date

Rand Sierra, CPM, CPM
Director of Public Works

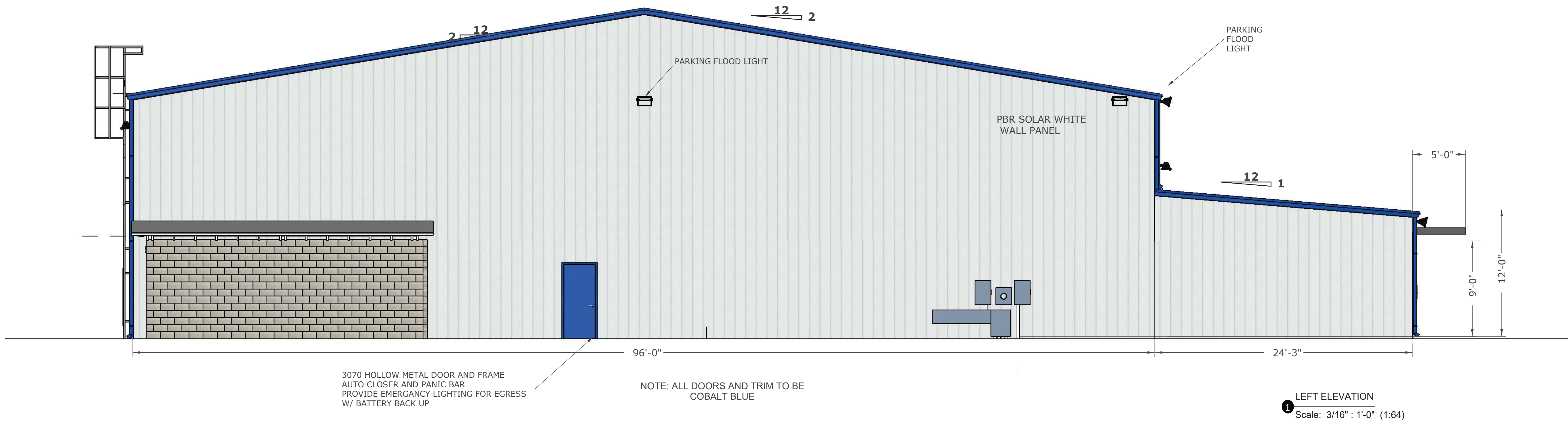
Date

NOTE:

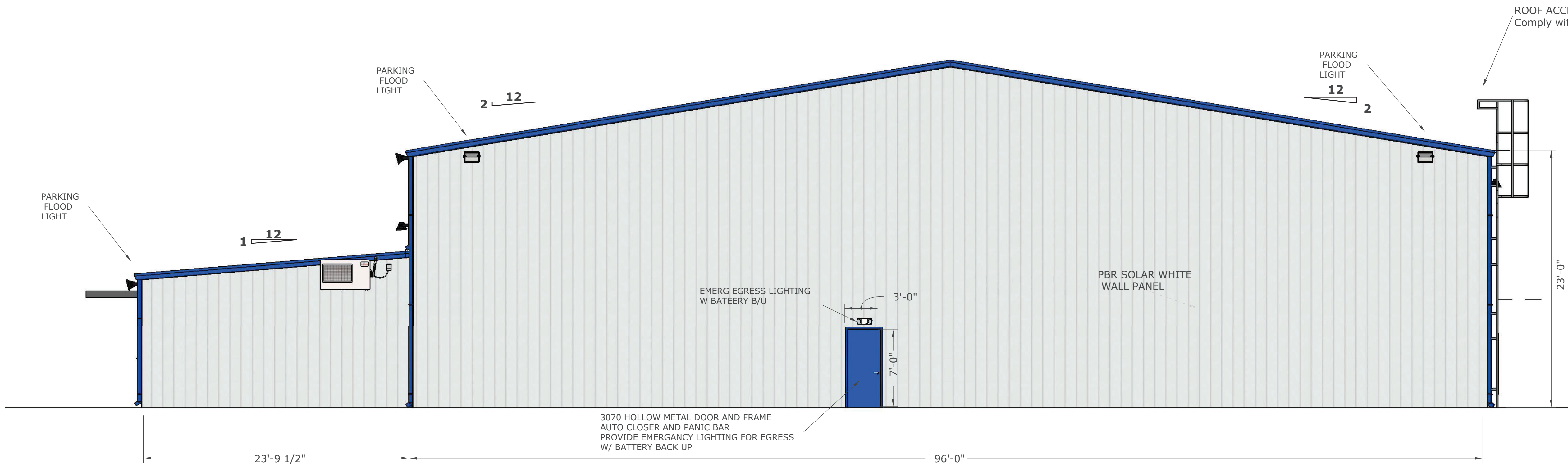
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EFFECTIVE DATE: SEPTEMBER 3, 2022

				DESIGN _____	HAUG DESIGN <i>Shawn Abrick</i> 281.740.0735 1002 VICTORIAN CT SEABROOK TEXAS 77586 OFFICE 281.909.0707 CELL 281.740.0735	OWNER INFO: FRIENDSWOOD INVESTMENT, LLC. 14150 BEAMER ROAD FRIENDSWOOD, TX 77546 (832-212-1898)		PROPOSED CONSTRUCTION DESIGN CHALLENGE ELITE SPORTS 14150 BEAMER RD CITY OF FRIENDSWOD, TEXAS	A 4.0 ELEVATIONS				
				DRAWN _____									
				CHECKED _____									
				DATE _____									
NO.	DATE	DISCRPTION	APPROVED										
REVISIONS													



LEFT ELEVATION
Scale: 3/16" : 1'-0" (1:64)



RIGHT ELEVATION
Scale: 3/16" : 1'-0" (1:64)

NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES
CONFLICT, THE STRICTER OF THE TWO SHALL SUPERSEDE



Jildardo Arias, PE, CFM
Director of Engineering

René Ibarra, CFM, CPM
Director of Public Works

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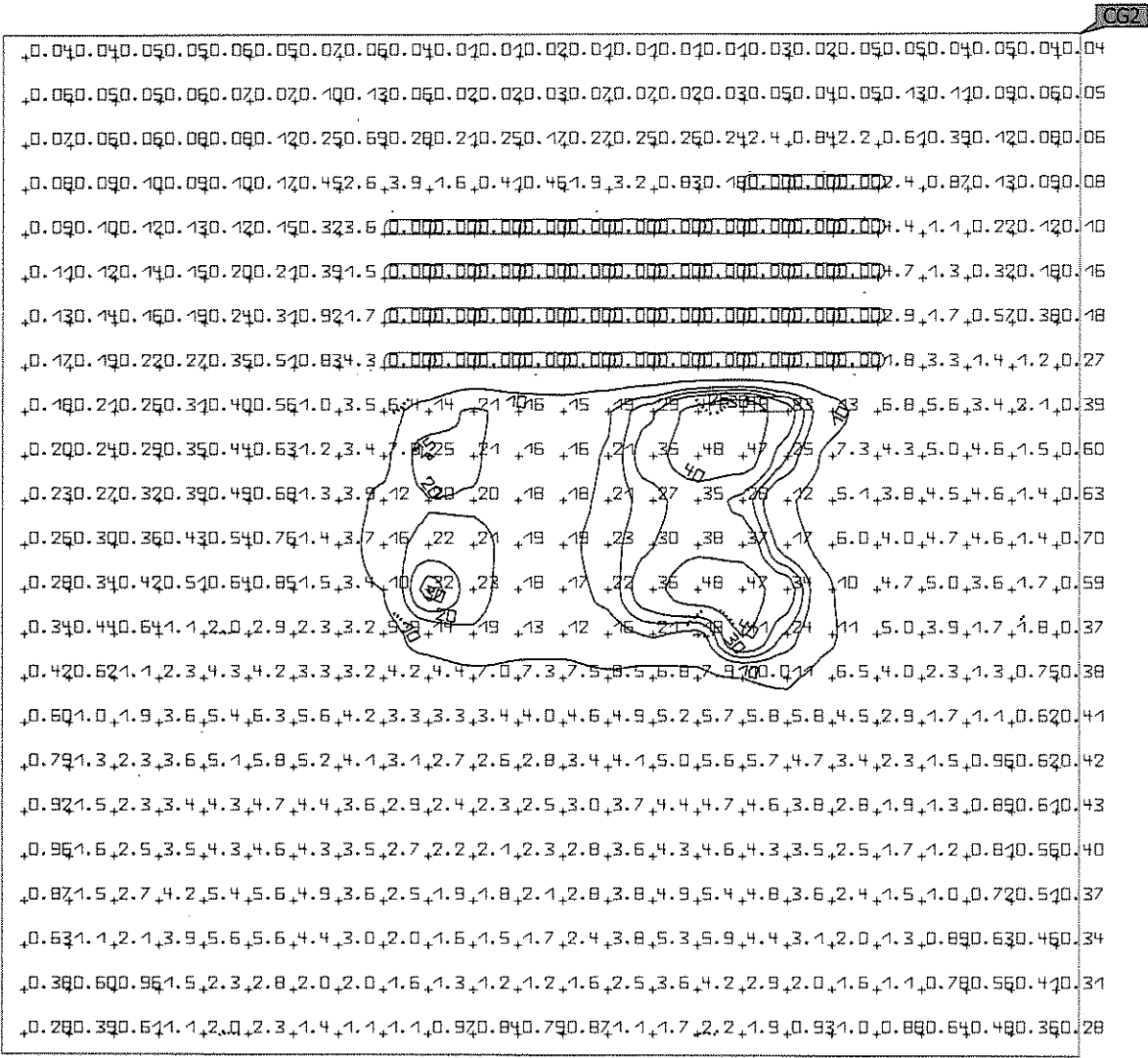
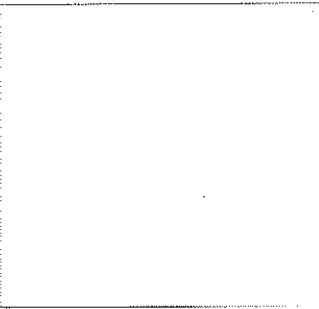
CITY OF FRIENDSWOD, TEXAS

A 4.1
ELEVATIONS



Site 1 (Light scene 1)

SITE



Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
SITE Perpendicular illuminance Height: 0.250 ft	4.17 fc	0.00 fc	48.8 fc	-	-	CG2

Utilisation profile: DIALux preset (Default (Drive Aisles/Parking Areas))