



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, OCTOBER 12, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to be placed on a later regular Commission agenda for discussion and/or possible action.

3. CONSENT AGENDA

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

- A. Consider approval of the minutes for the regular meeting held Thursday, September 28, 2023.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: FRIENDSWOOD CITY CENTER PLANNED UNIT DEVELOPMENT (PUD)

- i Conduct a public hearing regarding a request for a zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development.
- ii Consider making a recommendation to City Council concerning (i) the requested zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi

Public” and “Retail” to “Mixed Use.”

- B. Consider changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meeting for Thursday, October 26, 2023.
- B. Announcement of the date for the Annual Retreat.
- C. Receive the September 2023 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.

6. ADJOURNMENT

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

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



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



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 6th day of October 2023, at 4:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Consider approval of the minutes for the regular meeting held Thursday, September 28, 2023

Action:

SUMMARY / ORIGINATING CAUSE

See attached minutes for review and approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 09-28-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 28, 2023 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
SEPTEMBER 28, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 28, 2023, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER MARSHA CONRAD
COUNCIL LIAISON JOE MATRANGA
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER CATHERINE KOERNER AND COMMISSIONER BRIAN BOUNDS WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to be placed on a later regular Commission agenda for discussion and/or possible action.

Randy Hale spoke against Castlewood Drive connecting between the Wilderness Trails subdivision

and the proposed Estates at Wilderness Trails subdivision. He also asked if allowing regional detention for a subdivision would set a negative precedent. He said crossing the pipeline would be difficult and suggested closing Castlewood Drive, similar to how Mossy Stone was closed in Friendswood Lakes subdivision.

Deborah Winters Chaney/HOA President for Wilderness Trails subdivision spoke against the Castlewood Drive connection.

Joe Pollard spoke against Friendswood Parkway being routed partially down Wilderness Trail street in front of four existing homes. He suggested the road aligned diagonally through the proposed new subdivision.

3. CONSENT AGENDA

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

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held on Thursday, August 24, 2023.

****Vice-Chairman Richard Sasson moved to approve Consider approving the minutes for the Planning and Zoning Regular Meeting held on Thursday, August 24, 2023. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEMS

- A. Consider the conceptual approval of a proposed Master Plan for The Estates at Wilderness Trail, a new subdivision of 39.39 acres that also provides for the construction of a portion of Friendswood Parkway.

****Commissioner Marcus Rives moved to approve the conceptual approval of a proposed Master Plan for The Estates at Wilderness Trail, a new subdivision of 39.39 acres that also provides for the construction of a portion of Friendswood Parkway. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said the proposed subdivision would consist of 41 large lots and stated water and sewer capacity is available. She said the developer is seeking to use regional detention but would need approval by the Galveston County Consolidated Drainage District (GCCDD). She said no tree mitigation is required because no common areas are being proposed. She explained a Traffic Impact Analysis would not be warranted because the subdivision would commit less than 5,000 trips per day.

Harbin explained the alignment of Friendswood Parkway was shifted west to impact the least number of adjacent homeowners and avoid any need for eminent domain of existing homes. Harbin stated the City purchased 23 Wilderness Trail to avoid eminent domain, as well. She told the Commission this is a conceptual plan only and that they would see more detailed plans during platting.

Commissioner Rives appreciated the large lots since the original plan was to build another section

of Wilderness Trail with the Castlewood Drive connection and a higher density of homes. He said drainage is a concern but understood those details would be worked through with GCCDD and engineering. He also commented on the number of entrances and the Castlewood Drive connection, but said he understood the subdivision ordinance and fire code requires a minimum number of egress points.

Commissioner Sasson asked Mr. Louis Tannos (the developer) if this property was encumbered by any oil or gas wells. Tannos answered that the wells are further north outside of his property. Sasson questioned if the layout would change should regional detention not be available. Tannos answered he would defer to the engineers to do the drainage work. Sasson asked how many lanes of Friendswood Parkway the developer would be constructing. City Manager Morad Kabiri said the City and the Developer have been discussing a possible PID or TIRZ to help finance full construction of this portion of Friendswood Parkway.

Commissioner Mann commented that GCCDD does a fantastic job and that he has the utmost confidence in their decision. Chairman Hinckley asked if the 6-acre lot could be used for detention. Tannos said that large tract opened up multiple options.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, October 12, 2023 and (ii) Thursday, October 26, 2023.
- B. Receive the August 2023 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.

Sasson said he would not be in attendance for the October 12th meeting.

6. ADJOURNMENT

This meeting was adjourned at 06:30 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Conduct a public hearing regarding a request for a zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development.

Action:

SUMMARY / ORIGINATING CAUSE

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.

The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and

offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

According to the Zoning Ordinance, a PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;
4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or
6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development exceeds the minimum of one criterion by meeting criteria 1, 4, 5 and 6.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This is the third major proposal for a Planned Unit Development on this tract. Previous versions have included a similar mix of uses, including retail and offices, as well as 500-600 residential units. In 2015, the residential units were removed from the PUD by City Council at the time the ordinance was approved. The density of the development and its proximity to any nearby residential properties requires residential use within the development to support the businesses.

RECOMMENDATIONS

At the regular meeting held Wednesday, October 4, 2023, the Community Economic Development Corporation (CEDC) voted unanimously 5-0 (members Guzzetta and Brown were absent) in favor of the zone change.

ATTACHMENTS

1. Friendswood City Center Zone Change Application
2. Friendswood City Center Planned Unit Development (PUD)
3. Friendswood City Center PUD Current Deed
4. Friendswood City Center PUD Metes and Bounds Desc
5. Recorded Plat_Clear Creek Community Church
6. Friendswood City Center PUD Aerial Map
7. Friendswood City Center PUD Location Map
8. Friendswood City Center PUD Zoning Map
9. Friendswood City Center PUD Future Land Use Map
10. Friendswood City Center PUD Rezoning Report Sept 2023
11. Previous PUD - Friendswood Town Center Ordinance 2015-18



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: PUD

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 0 FM 528

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

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Madison Development Corp Phone: 281-993-5502

Owner's Mailing Address: 505 S Friendswood Drive #119

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

Owner's Email Address: gtannos@tannosgroup.com

AGENT'S NAME: Louis Tannos Phone: 713-447-3508

Agent's Mailing Address: 505 S. Friendswood Dr #119

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

Agent's Email Address: LTannos@tannosgroup.com

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

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

Owner's Signature: _____ Date: 09-11-23

Agent's Signature: _____ Date: 09-20-23

Received By: Attorney
Date of Public Hearing: Oct 12 / Nov 6
Property Owner Notices: 9-29-2023

Application Number: 2023-3432
Received Date: 9-11-2023
Newspaper Notice: 9-18-2023
Sign on Property: 9-29-2023

Submittal Requirements for Zone Change Applications

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

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

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

☒ Current Deed of Record

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

PUD Option 1

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

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

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

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

PUD Option 2

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

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

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

Specific Use Permit Option 1

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

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

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

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

Specific Use Permit Option 2

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

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

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

Planned Unit Development Friendswood City Center PUD

Prepared For
Tannos Development Group, LLC

August, 2023



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Exhibit F2 Architectural Features

Exhibit F3 Examples of Site Amenities

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive Mixed Use Development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with 10-0 wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

Friendswood City Center PUD

Building Regulations

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area	Lot Width	Lot Depth	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (6 stories)	Landscape Buffer	Landscape Buffer
		Minimum Sq Ft	Minimum Sq Ft	Minimum Sq Ft						Width (FM 528)	Width (Except FM 528)
Lot 1	n/a	15000	100	150	100	10	10	25	90	15	5
Lots 2-5	n/a	15000	100	150	160	10	10	25	90	15	5
Lots 7-8	n/a	15000	100	150	0	10	10	10	90	0	0
Lots 6, 9, 10	n/a	15000	100	150	50	0	10	25	90	15	5
Lot 11	n/a	15000	100	150	0	0	10	25	90	0	0
Lot 12 MFR	35	n/a	n/a	n/a	25	0	25	25	90	0	5

Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

Lot coverage based on approved drainage plan.

Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures are permitted in the landscape buffer except for along FM 528.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	<i>Mining, Quarrying, and Oil and Gas Extraction</i>	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	<i>Utilities</i>	
221	Utilities	
23	<i>Construction</i>	
236	Construction of buildings	
237	Heavy and civil engineering construction	
238	Specialty trade contractors	
31-33	<i>Manufacturing</i>	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	Wholesale Trade	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	Retail Trade	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	<i>Transportation And Warehousing</i>	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	<i>Information</i>	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	<i>Finance and Insurance</i>	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	<i>Real Estate and Rental and Leasing</i>	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	<i>Professional, Scientific and Technical Services</i>	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	<i>Management of Companies and Enterprises</i>	
551	Management of companies and enterprises	P
56	<i>Administrative and Support and Waste Management and Remediation Services</i>	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	<i>Education Services</i>	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	<i>Health Care and Social Services</i>	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	<i>Arts, Entertainment and Recreation</i>	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
712120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	<i>Accommodation and Food Services</i>	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	<i>Other Services (Except Public Administration)</i>	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
812220	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	<i>Public Administration (City Services)</i>	

921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

- (b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

- RETAIL | 63,800 SF
- OFFICE | 191,000 SF
- MIXED USE | 478,300 SF
- GARAGE | 1,215 PARKING SPACES
- APARTMENTS | 500 UNITS

FM 528



528 Site Calculations

		Qty	% of Site
Lot 1	Total Site Area	69,715 SF	100%
	Parking Lot & Drive Area	31,693 SF	45%
	Other NonPervious Area	6,249 SF	9%
	Bldg SF	10,290 SF	15%
	Green Space	21,483 SF	31%
	Parking Spaces	74 Spaces	
Lot 2	Total Site Area	69,066 SF	100%
	Parking Lot & Drive Area	34,793 SF	50%
	Other NonPervious Area	1,099 SF	2%
	Bldg SF	13,882 SF	20%
	Green Space	13,292 SF	19%
	Parking Spaces	102 Spaces	
Lot 3	Total Site Area	71,083 SF	100%
	Parking Lot & Drive Area	35,660 SF	50%
	Other NonPervious Area	7,286 SF	10%
	Bldg SF	15,008 SF	21%
	Green Space	13,129 SF	18%
	Parking Spaces	108 Spaces	
Lot 4	Total Site Area	70,283 SF	100%
	Parking Lot & Drive Area	33,875 SF	48%
	Other NonPervious Area	8,861 SF	13%
	Bldg SF	12,006 SF	17%
	Green Space	15,541 SF	22%
	Parking Spaces	101 Spaces	
Lot 5	Total Site Area	68,747 SF	100%
	Parking Lot & Drive Area	33,625 SF	49%
	Other NonPervious Area	8,412 SF	12%
	Bldg SF	11,999 SF	17%
	Green Space	14,711 SF	21%
	Parking Spaces	97 Spaces	
Lot 6	Total Site Area	119,660 SF	100%
	Parking Lot & Drive Area	56,297 SF	47%
	Other NonPervious Area	6,947 SF	6%
	Bldg SF	25,800 SF	22%
	Green Space	30,616 SF	26%
	Parking Spaces	296 Spaces	
Public	Total Site Area	2,756,133 SF	n/a
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Spaces	325 Spaces	n/a

Total Site Calculations

Total Site Area	4,637,900 SF	100%
Parking Lot & Drive Area	809,388 SF	17%
Other NonPervious Area	179,313 SF	4%
Bldg SF	417,306 SF	9%
Green Space	469,759 SF	10%
Parking Spaces	3,532 Spaces	

		Qty	% of Site
Lot 7	Total Site Area	138,181 SF	100%
	Parking Lot & Drive Area	56,006 SF	41%
	Other NonPervious Area	24,482 SF	18%
	Bldg SF	40,380 SF	29%
	Green Space	17,312 SF	13%
	Parking Spaces	240 Spaces	
Lot 8	Total Site Area	138,132 SF	100%
	Parking Lot & Drive Area	26,821 SF	19%
	Other NonPervious Area	42,377 SF	31%
	Bldg SF	40,128 SF	29%
	Green Space	28,806 SF	21%
	Parking Spaces	189 Spaces	
Lot 9	Total Site Area	134,038 SF	100%
	Parking Lot & Drive Area	77,884 SF	58%
	Other NonPervious Area	11,271 SF	8%
	Bldg SF	25,800 SF	19%
	Green Space	19,083 SF	14%
	Parking Spaces	296 Spaces	
Lot 10	Total Site Area	160,218 SF	100%
	Parking Lot & Drive Area	88,420 SF	55%
	Other NonPervious Area	14,904 SF	9%
	Bldg SF	28,200 SF	18%
	Green Space	28,694 SF	18%
	Parking Spaces	619 Spaces	
Lot 11	Total Site Area	76,843 SF	100%
	Parking Lot & Drive Area	46,874 SF	61%
	Other NonPervious Area	3,221 SF	4%
	Bldg SF	17,918 SF	23%
	Green Space	8,830 SF	11%
	Parking Spaces	305 Spaces	
Lot 12	Total Site Area	765,801 SF	100%
	Parking Lot & Drive Area	287,440 SF	38%
	Other NonPervious Area	44,204 SF	6%
	Bldg SF	175,895 SF	23%
	Green Space	258,262 SF	34%
	Parking Spaces	780 Spaces	
Lot 13	Total Site Area	2,251,203 SF	100%
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Spaces		





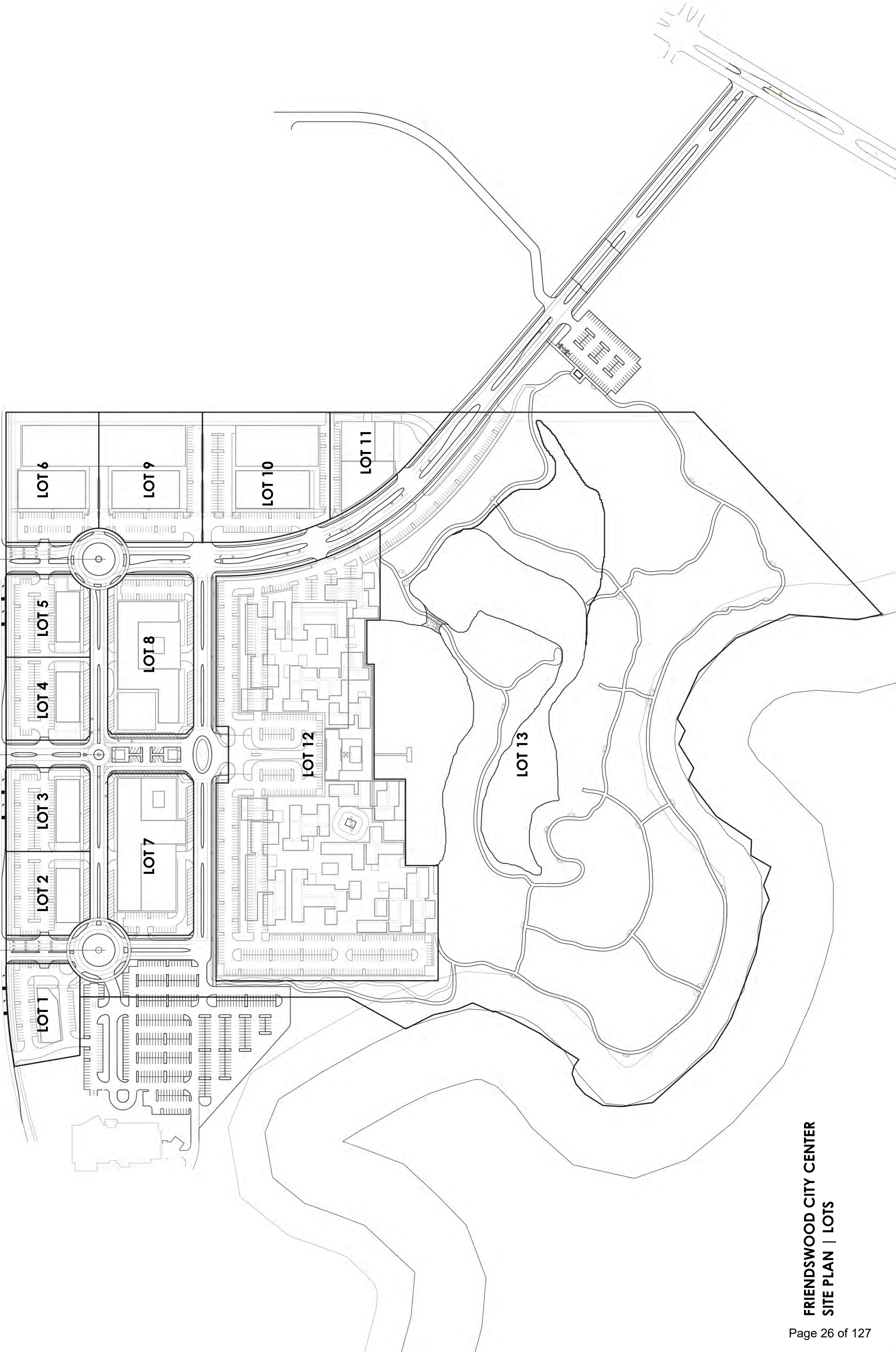
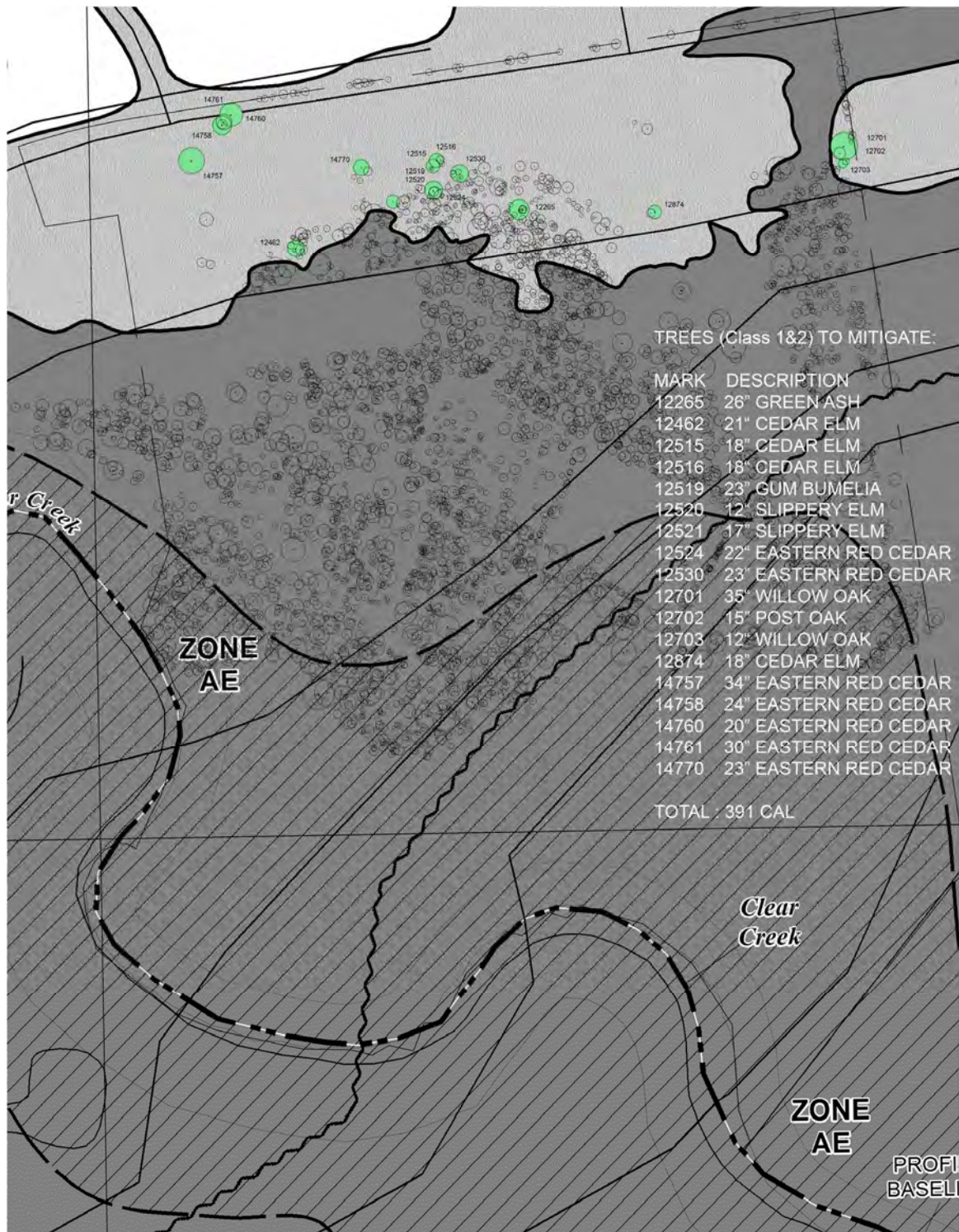


Exhibit B | TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows: 12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.



Friendswood City Center PUD

Exhibit C | Mixed Use Parking Calculations

Class	Use	Parking Required	Weekday		Weekday		Weekday		Weekend		Weekend		Weekend	
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight				
1	Office	772	38.6	772	231.6	38.6	0	77.2	0	0				
	Financial Facility	0	0	0	0	0	0	0	0	0				
2	Apartment	996	996	249	498	946.2	996	647.4	498	846.6				
	Hotel	255	255	25.5	127.5	216.75	255	25.5	127.5	191.25				
3	Clinic (Medical Complex)	450	22.5	450	225	22.5	0	45	0	0				
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0				
	Veterinary Clinic	0	0	0	0	0	0	0	0	0				
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0				
5	Church	0	0	0	0	0	0	0	0	0				
	Day Care	0	0	0	0	0	0	0	0	0				
	School	0	0	0	0	0	0	0	0	0				
	Library	0	0	0	0	0	0	0	0	0				
	Art Gallery	0	0	0	0	0	0	0	0	0				
6	Movie Theater	0	0	0	0	0	0	0	0	0				
	Bowling Alley	0	0	0	0	0	0	0	0	0				
	Gym/Health Spa	0	0	0	0	0	0	0	0	0				
7	Dessert Shop	0	0	0	0	0	0	0	0	0				
	Small Restaurant	507	50.7	253.5	380.25	202.8	76.05	380.25	507	253.5				
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0				
	Restaurant	250	25	125	187.5	100	37.5	187.5	250	125				
	Tavern	0	0	0	0	0	0	0	0	0				
	Small Bar	0	0	0	0	0	0	0	0	0				
	Bar, club or lounge	0	0	0	0	0	0	0	0	0				
8	Retail (excluding shopping center)	626	31.3	313	469.5	62.6	31.3	626	469.5	62.6				
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0				
	All Others	0	0	0	0	0	0	0	0	0				
Total			3856	1419.1	2188	2119.35	1589.45	1395.85	1988.85	1852	1478.95			
			2188											
Put 1 if this qualifies as a historic building			0		0									
Total Reduction					0									
PARKING SPACES REQUIRED:			2188											

Proposed Parking on Site: 3600 Spaces

Friendswood City Center PUD

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

	RATIO/K AREA	6.0 RETAIL	10.0 REST	3.8 OFF<25	3.4 OFF 25-100	2.8 OFF>100	15.0 BAR	4.5 MED COMF	0.4 CHURCH	1.5 HOTEL	1.3 Hotel	1.5 Apt 18	1.8 Apt 28	2.0 Apt 38
LOT1	10,290	5808	4482											
LOT2	13,882	9009	4873											
LOT3	15,006	5713	9293											
LOT4	12,006	6791	5215											
LOT5	12,000	6000	9576											
LOT6	100,000	38000	12000		50000									
LOT7	120,000	15000	5500		35000							45	45	
LOT8	120									120				
LOT9	100,000	18000	12000		70000									
LOT10	112,800		12800					100000						
LOT11	72,000				72000									
LOT12	500 Apts											175	250	75
Totals per Use		626	757	0	772	0	0	450	0	255	0	330	516	150

Exhibit D | Project Trails

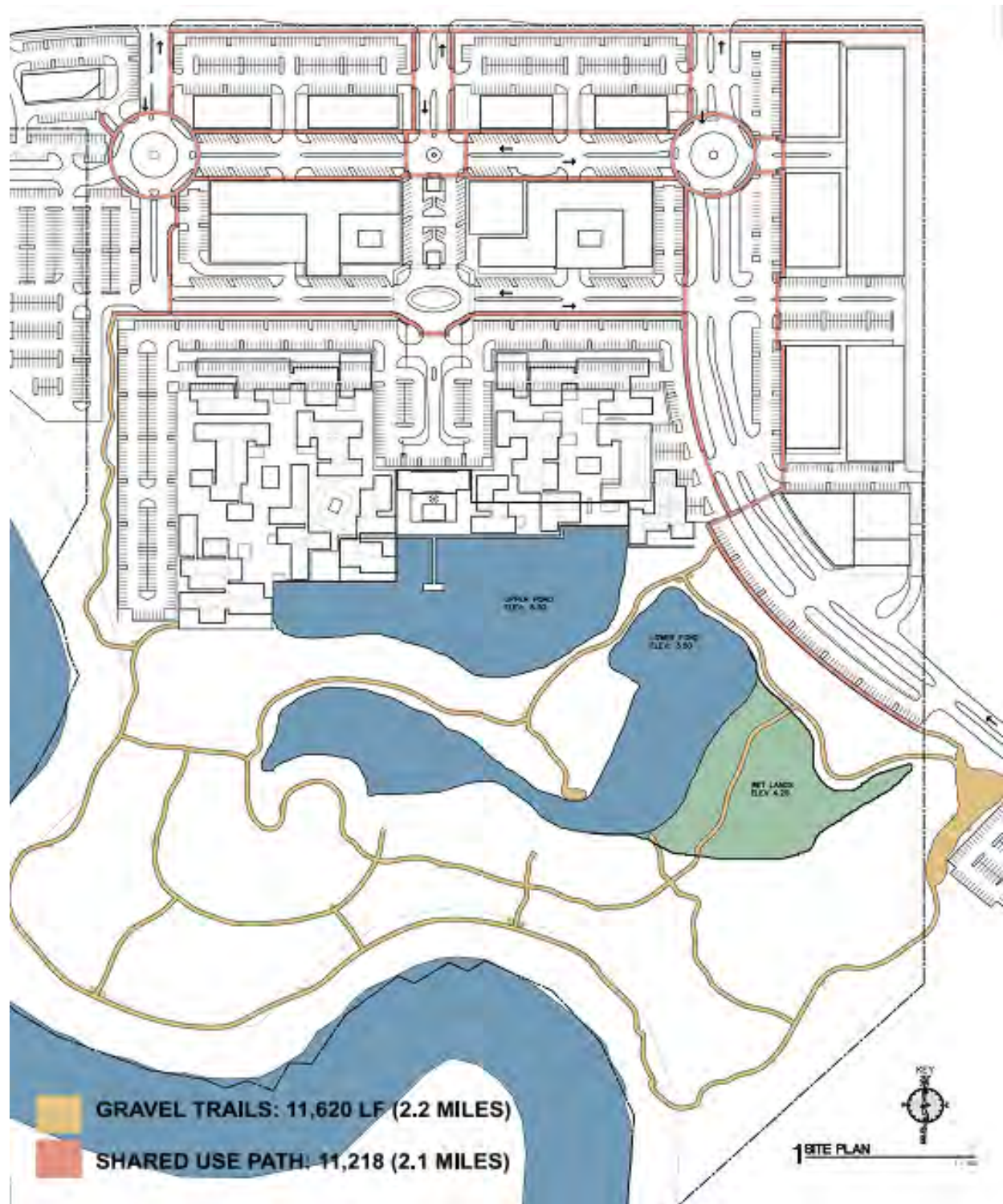




Exhibit E | Project Phases

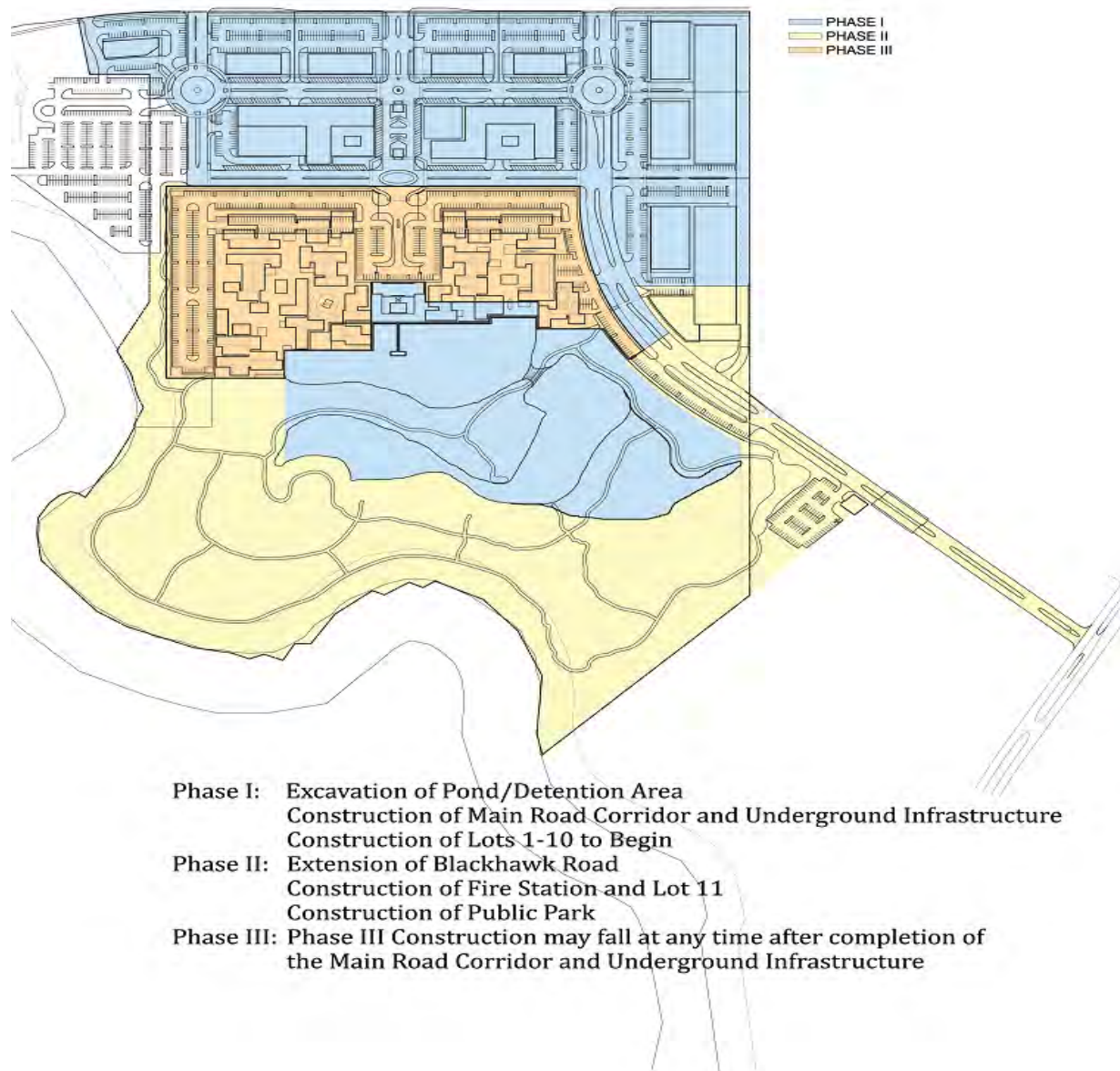


Exhibit F1 | Exterior Finishes

Exterior Finishes shall Incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

(a.) All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.
2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.
3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units are not acceptable as an exterior finish.
4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.
5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).
6. Cement fiberboard;
7. Architectural glass block (less than 25 percent reflectance).
8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.
9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less than twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.
2. Corrugated, metal, plastic, or fiberglass panels.
3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.
4. Wood siding or plastic siding.
5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.
6. Exposed aggregate.
7. Corten Steel Panels.

Exhibit F1 | Exterior Finishes

Contemporary Brick (examples of colors)



Cut Stone, split-faced or honed (examples of colors)



Wood Composite, (examples of colors)

Approved accent colors to be no more than 15% of building



Primary Paint Colors (examples)

Approved accent colors to be no more than 15% of building



Composite Metal Panels, (examples of colors)



Exhibit F2 | Architecture Features and Schematic Design Concepts

Architecture



Focal Points

Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F3 | Examples of Site Amenities



Trails



Planters



Urban Area

Water Stations



Exhibit F3 | Examples of Site Amenities

Benches



Urban Area



Trails

Urban Area



Lighting



Trails

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

ATCH 22122 990

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN IN FAVOR OF MORTGAGEE

THE STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

THAT THE UNDERSIGNED, CLEAR CREEK COMMUNITY CHURCH, a Texas nonprofit corporation, herein called "Grantor", for and in consideration of the sum of \$10.00 cash and other good and valuable consideration to Grantor in hand paid by Madison Development Corp., LLC, a Texas limited liability company, herein called "Grantee", whose address is 5404 Pine Street, Bellaire, Texas 77401, the receipt of which is hereby admitted, acknowledged, stipulated and agreed, and in further consideration of the further advances, loans, debts and agreements in the originally stated amount of \$6,500,000.00, together with any and all renewals, modifications, rearrangements, reinstatements, enlargements or extensions thereof or of any promissory note or notes given in renewal, substitution or replacement thereof, from b1Bank, a Louisiana banking corporation, herein called "Mortgagee", to Grantee, the foregoing advance being herein called "The Note", and as Mortgagee, at the special instance and request of Grantee, advanced a portion of the sum of the Note as part purchase price for The Land (as hereinafter defined) herein conveyed, Mortgagee is hereby subrogated to all of the rights of Grantor herein; the Vendor's Lien and superior title is hereby expressly transferred to and retained in favor of Mortgagee to secure the payment of the Note, the same as if Mortgagee was Grantor herein; the Note being further and additionally secured by Deed of Trust of even date herewith from Grantee to Matthew S. Greeman, Trustee, hereinafter "Deed of Trust", in favor of Mortgagee and containing provisions for foreclosure under power of sale, to which reference is here made for all purposes;

HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all those certain tracts or parcels of land and all improvements located thereon as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, as well as all rights, privileges and appurtenances pertaining thereto, including Grantor's right, title, and interest in and to any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, all leases, rents and security deposits, and all licenses and permits, all of the foregoing being hereinafter referred to as "The Land".

This conveyance is made and accepted subject to all of the following matters to the extent they are in effect at this time and relate to The Land, including: the lien for current ad valorem taxes and maintenance

assessments (if any) not in default; all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to which The Land is subject; and the following:

Matters set forth in instruments recorded under Film Code No. 691601 of the Map Records of Harris County, Texas and those recorded under Harris County Clerk's File No. 20070078690 of the Official Public Records of Harris County, Texas, omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements;

Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

- a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
- b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
- c. to filled-in lands, or artificial islands, or
- d. to statutory water rights, including riparian rights, or
- e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area;

Standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of The Land under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year;

The following matters shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489:

Building setback 30 feet in width shown along F.M. 528 affecting Tract 1

Clear Creek Community Church sign located within 25 foot building setback on Tract 2 - Reserve "A"

Detention Pond with Pilot Channel located within Tract 2 - Reserve "C";

Water line easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument that affects 0.736 acres described by metes and

bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. RP-2020-59906 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

Water line easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument that affects 0.026 acres described by metes and bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. RP-2020-59907 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

Sanitary sewer easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument that affects 0.706 acres described by metes and bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. RP-2020-59908 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

Sanitary sewer easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument that affects 0.649 acres described by metes and bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. RP-2020-59909 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

Lift station and sanitary sewer easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument that affects 40' x 40' wide parcel containing 0.037 acre as described by metes and bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. RP-2020-59910 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

30' pipeline right-of-way easement to The Texas Pipe Line Company recorded at Volume 1152, Page 23, of the Deed Records of Harris County, Texas, and as reflected on plat recorded in Film Code No. 691601 of the Map Records of Harris County, Texas, said easement amended by instrument recorded in Volume 7211, Page 281 (County Clerk's File No. C717200) of the Deed Records of Harris County, Texas, and under Harris County Clerk's File No. Y060343, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1 and Reserve "A" in Tract 2);

15' wide public water line easement located northwesterly of and adjoining the above described 30' wide pipeline easement to The Texas Pipe Line Company, said easement

shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Reserve "A" in Tract 2);

Sanitary sewer easement(s) for the purpose(s) and rights incidental thereto as granted to City of Friendswood, Texas, in instrument described by metes and bounds therein recorded on February 10, 2020 under Harris County Clerk's File No. 20090047546 and as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said plat incorrectly reflecting the incorrect recording reference County Clerk's File No. 2009022771, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1 and Reserve "C" in Tract 2);

Drainage easement(s) for the purpose(s) and rights incidental thereto as granted in instrument that affects 0.177 acres described by metes and bounds therein recorded on May 5, 2020 under Harris County Clerk's File No. RP-2020-186441 and as reflected on plat recorded at Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1);

Sanitary sewer easement(s) for the purpose(s) and rights incidental thereto as granted in instrument that affects 0.094 acres described by metes and bounds therein recorded on May 5, 2020 under Harris County Clerk's File No. RP-2020-186442 and as reflected on plat recorded in instrument recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Tract 1 and Reserve "A" in Tract 2);

Building setback line 50' in width on each side of an 8" steel pipeline as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said building set back line shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Reserve "A" in Tract 2);

Building setback line 30' wide along the front property line as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said building set back line shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489 (as to Reserve "A" in Tract 2);

Easements as reflected and/or stated on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, including 15' wide water line easement shown traversing Tract 1 and Tract 2 - Reserve "A", said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489;

Private Access Easement traversing across Restricted Reserve "A" in Tract 2, as reflected on plat recorded under Film Code No. 691601 of the Map Records of Harris County, Texas, said easement shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489;

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, as reflected on Plat note number 2, recorded under Film Code No. 691601 of the Map Records of Harris County, Texas;

Per City of Friendswood Subdivision Ordinance, future development of parent tract is contingent upon a subdivision plat thereof being filed and approved by the City of Friendswood, if such plat is required, as reflected on Plat note, recorded under Film Code No. 691601 of the Map Records of Harris County, Texas;

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Volume 1120, Page 235, of the Deed Records of Harris County, Texas, reference to which instrument is here made for particulars;

Memorandum of Oil and Gas Lease dated September 10, 1976 recorded at Harris County Clerk's File No. E906406 in the Official Public Records of Harris County, Texas;

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records;

Consequences of dedication or use of The Land, or any part thereof, as a cemetery or burial ground including, but not limited to, rights of internment therein; rights of ingress and egress to all portions thereof utilized as, sold for, or contracted for use as, or offered for sale as, burial plots, prior sale or use of all or any portion thereof as burial sites; rights of the public and of individuals in and to said premises by virtue of its dedication or alleged dedication, or use as a cemetery or burial ground whether by virtue of statute, common law or court decree; and obligations of maintenance and care imposed by law, as disclosed by access granted in document filed for record on February 7, 2007 under Harris County Clerk's File No. 20070078690, said cemetery shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489;

An open space of at least 20 feet from each existing grave reserved by grantor in document filed for record February 7, 2007 under Harris County Clerk's File No. 2007078690, with terms and conditions contained therein, and as reflected on plat recorded in Film Code No. 691601 of the Map Records of Harris County, Texas, said cemetery shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489;

Notice of Existence of Cemetery to that portion of The Land which is embraced within the bounds of the "Thompson Cemetery" and "Whitcomb Cemetery" filed for record under Harris County Clerk's File No. 20120437959, together with the rights of sepulture and rights of ingress and egress, and as reflected on plat recorded in Film Code No. 691601 of the Map Records of Harris County, Texas, said cemetery shown on Boundary One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS No. 5489; and

Subject to reservation for the proposed Blackhawk Right of Way as depicted on Planned Unit Development Ordinance No. 2015-18 of the City of Friendswood passed, approved and adopted on July 13, 2015 (as to Tract 1), said proposed road shown 100 feet in width with building setback 25 feet in width along westerly and easterly boundary lines on Boundary

One Survey Job No. 6767-2209, prepared October 10, 2022 by Christian Offenburger, RPLS
No. 5489.

TO HAVE AND TO HOLD The Land, together with all rights and appurtenances thereto in anywise belonging, subject to the foregoing terms, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend The Land, subject to the foregoing terms, unto Grantee, its successors and assigns against every person and entity whomsoever lawfully claiming or to claim the same or any part thereof, but only when the claim is by, through or under Grantor and not otherwise.

BUT IT IS EXPRESSLY AGREED AND STIPULATED THAT THE Vendor's Lien, including superior title, is retained against the Land in favor of Mortgagee, its successors and assigns until the Note and all accrued interest thereon, and all renewals and/or extensions thereof, together with all interest thereon, are fully paid according to their face and tenor, effect and reading, and together with all additional sums which may become due and payable by the terms of the Note and/or by the terms of the aforesaid Deed of Trust, when this Deed shall become absolute, and Grantor herein transfers unto Mortgagee, its successors and assigns the Vendor's Lien and superior title to the Land, in the same manner and to the same extent as if the Note had been payable to the order of Grantor and by said Grantor assigned to Mortgagee without recourse.

Whenever used in this document, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the pronouns of any gender shall include the other genders, including the neuter, and either the singular or plural shall include the other.

All ad valorem taxes and assessments on The Land have been prorated between the parties hereto as of the effective date of this Deed set forth below, and Grantee assumes liability for the payment thereof and for all subsequent years.

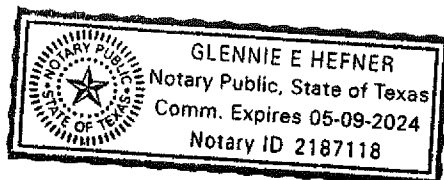
EXECUTED THE 23rd DAY OF February, 2023.

CLEAR CREEK COMMUNITY CHURCH,
a Texas nonprofit corporation

By: Mark Carden
Name: mark Carden
Title: Strategic Elder

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 23rd day of February, 2023 by mark Carden, Strategic Elder of and on behalf of Clear Creek Community Church, a Texas nonprofit corporation.



[Signature]
Notary Public in and for the State of Texas

RP-2023-65754

EXHIBIT "A"

Being a tract or parcel containing 106.472 acres (4,637,900 square feet) of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C", CLEAR CREEK COMMUNITY CHURCH FRIENDSWOOD, a subdivision plat of record at Film Code No. 691601, Harris County Map Records (H.C.M.R.); being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. 20150231965; said 106.472 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

BEGINNING at a 5/8-inch iron rod with cap stamped "GBI PARTNERS" found on the curved southerly right-of-way (R.O.W.) line of F.M. 528 (120 feet wide) and marking the northerly common corner of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH; said iron rod also for the northwest corner of the herein described tract;

THENCE, Northeasterly, an arc distance of 311.32 feet along said southerly R.O.W. line and a curve to the right, having a radius of 1,840.08 feet, a central angle of $09^{\circ}41'36''$, and a chord which bears North $76^{\circ}21'49''$ East, 310.94 feet to a point of tangency, from which a disturbed Texas Department of Transportation (TXDOT) aluminum disk found bears South $07^{\circ}56'$ East, 0.69 feet;

THENCE, North $81^{\circ}12'37''$ East, along said southerly R.O.W. line, at 90.40 feet passing a 5/8-inch iron rod found marking the northeast corner of said Restricted Reserve "A", continuing in all for a total distance of 1,772.42 feet to a 5/8-inch iron rod found at the base of a concrete pad and marking the northwest corner of a called 28.9270 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598260; said iron rod for the northeast corner of the herein described tract;

THENCE, South $08^{\circ}47'23''$ East, departing said southerly R.O.W. line, at 1,289.36 feet passing a 5/8-inch iron rod found marking the westerly common corner of said 28.9270 acre tract and a called 10.0000 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598262, continuing in all for a total distance of 2,190.65 feet to a 5/8-inch iron rod with cap stamped "RPLS 3974" found on the northwesterly R.O.W. line of a Harris County Flood Control District drainage easement (150 feet wide) as described by deeds recorded under H.C.C.F. No(s). E449568 and X384682; said iron rod for the southeast corner of the herein described tract;

THENCE, South $38^{\circ}20'29''$ West, along said northwesterly R.O.W. line, a distance of 877.99 feet to the call meander line of mean higher water for Clear Creek as per survey prepared by Stephen Blaskey, LSLs, dated October 9, 2015 and for the most southerly corner of the herein described tract;

THENCE, along said mean higher water line of Clear Creek, the following courses and distances:

North $21^{\circ}17'29''$ West, a distance of 80.86 feet to an angle point;
North $04^{\circ}22'12''$ West, a distance of 216.80 feet to an angle point;
North $32^{\circ}41'57''$ West, a distance of 184.39 feet to an angle point;
North $51^{\circ}06'03''$ West, a distance of 159.93 feet to an angle point;
North $74^{\circ}03'08''$ West, a distance of 164.71 feet to an angle point;
South $48^{\circ}02'49''$ West, a distance of 44.69 feet to an angle point;
North $73^{\circ}53'13''$ West, a distance of 47.50 feet to an angle point;
South $49^{\circ}24'27''$ West, a distance of 89.87 feet to an angle point;
North $75^{\circ}14'40''$ West, a distance of 40.66 feet to an angle point;

South 43°53'50" West, a distance of 146.10 feet to an angle point;
 South 25°05'22" West, a distance of 134.50 feet to an angle point;
 South 83°33'17" West, a distance of 49.30 feet to an angle point;
 South 21°22'27" West, a distance of 73.69 feet to an angle point;
 North 77°09'16" West, a distance of 62.96 feet to an angle point;
 South 59°48'42" West, a distance of 48.72 feet to an angle point;
 North 76°29'09" West, a distance of 56.65 feet to an angle point;
 North 88°56'38" West, a distance of 120.31 feet to an angle point;
 North 78°01'47" West, a distance of 221.29 feet to an angle point;
 North 67°13'30" West, a distance of 112.00 feet to an angle point;
 North 50°46'11" West, a distance of 258.04 feet to an angle point;
 North 16°00'41" West, a distance of 99.00 feet to an angle point;
 North 05°32'33" West, a distance of 60.42 feet to an angle point;
 North 23°27'30" East, a distance of 67.18 feet to an angle point;
 North 39°20'14" East, a distance of 42.52 feet to an angle point;
 North 59°56'00" East, a distance of 35.59 feet to an angle point;
 South 84°03'09" East, a distance of 25.53 feet to an angle point;
 South 63°21'49" East, a distance of 25.66 feet to an angle point;
 North 23°23'59" East, a distance of 84.42 feet to an angle point;
 North 27°29'30" East, a distance of 63.48 feet to an angle point;
 North 19°02'35" East, a distance of 103.93 feet to an angle point;
 North 14°38'12" East, a distance of 53.72 feet to an angle point;
 North 13°22'21" West, a distance of 9.00 feet to an angle point;
 North 15°04'35" East, a distance of 70.83 feet to an angle point;
 North 31°32'46" West, a distance of 52.49 feet to an angle point;
 North 21°40'27" West, a distance of 75.23 feet to an angle point;
 North 29°57'57" West, a distance of 10.93 feet to an angle point;
 North 35°55'50" West, a distance of 91.39 feet to a southerly corner of Restricted Reserve "D", CLEAR CREEK COMMUNITY CHURCH;

THENCE, North 20°09'13" East, departing said mean higher high water line of Clear Creek and along the common line of said Restricted Reserves "C" and "D", CLEAR CREEK COMMUNITY CHURCH, a distance of 208.95 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most southerly corner of said Restricted Reserve "B" and for an angle point;

THENCE, North 08°44'05" West, along the common line of said Restricted Reserves "B" and "C", CLEAR CREEK COMMUNITY CHURCH, at 608.49 feet passing the westerly common corner of said Restricted Reserves "A" and "C", continuing along a common line of said Restricted Reserves "A" and "B" for a total distance of 854.44 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a common corner of said Restricted Reserves "A" and "B" and for an angle point;

THENCE, South 81°13'21" West, continuing along a common line of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH, a distance of 185.80 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a common corner of said Restricted Reserves "A" and "B" and for an angle point;

THENCE, North 18°29'00" West, continuing along a common line of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH, a distance of 211.51 feet to the POINT OF BEGINNING and containing 106.472 acres (4,637,900 square feet) of land. This description is based upon a Land Title Survey of 106.472 Acres of land prepared by Boundary One, LLC. Project Number 6767-2209-657G.

RP-2023-65754
Pages 9
02/27/2023 11:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$46.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION
106.472 ACRES (4,637,900 SQUARE FEET)
SARAH MCKISSICK LEAGUE, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 106.472 acres (4,637,900 square feet) of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C", CLEAR CREEK COMMUNITY CHURCH FRIENDSWOOD, a subdivision plat of record at Film Code No. 691601, Harris County Map Records (H.C.M.R.); being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. 20150231965; said 106.472 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

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THENCE, Northeasterly, an arc distance of 311.32 feet along said southerly R.O.W. line and a curve to the right, having a radius of 1,840.08 feet, a central angle of $09^{\circ}41'36''$, and a chord which bears North $76^{\circ}21'49''$ East, 310.94 feet to a point of tangency, from which a disturbed Texas Department of Transportation (TXDOT) aluminum disk found bears South $07^{\circ}56'$ East, 0.69 feet;

THENCE, North $81^{\circ}12'37''$ East, along said southerly R.O.W. line, at 90.40 feet passing a 5/8-inch iron rod found marking the northeast corner of said Restricted Reserve "A", continuing in all for a total distance of 1,772.42 feet to a 5/8-inch iron rod found at the base of a concrete pad and marking the northwest corner of a called 28.9270 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598260; said iron rod for the northeast corner of the herein described tract;

THENCE, South $08^{\circ}47'23''$ East, departing said southerly R.O.W. line, at 1,289.36 feet passing a 5/8-inch iron rod found marking the westerly common corner of said 28.9270 acre tract and a called 10.0000 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598262, continuing in all for a total distance of 2,190.65 feet to a 5/8-inch iron rod with cap stamped "RPLS 3974" found on the northwesterly R.O.W. line of a Harris County Flood Control District drainage easement (150 feet wide) as described by deeds recorded under H.C.C.F. No(s). E449568 and X384682; said iron rod for the southeast corner of the herein described tract;

150 W. Shadowbend Avenue, Suite #304 | Friendswood, TX 77546
phone 281.648.3131 | fax 281.648.3737 | e-mail christian@boundaryone.com
T.B.P.L.S. Firm No. 10084800



METES AND BOUNDS DESCRIPTION

106.472 ACRES (4,637,900 SQ. FT.)

PAGE 2 OF 4

THENCE, South $38^{\circ}20'29''$ West, along said northwesterly R.O.W. line, a distance of 877.99 feet to the call meander line of mean higher water for Clear Creek as per survey prepared by Stephen Blaskey, LSLS, dated October 9, 2015 and for the most southerly corner of the herein described tract;

THENCE, along said mean higher water line of Clear Creek, the following courses and distances:

North $21^{\circ}17'29''$ West, a distance of 80.86 feet to an angle point;

North $04^{\circ}22'12''$ West, a distance of 216.80 feet to an angle point;

North $32^{\circ}41'57''$ West, a distance of 184.39 feet to an angle point;

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South $48^{\circ}02'49''$ West, a distance of 44.69 feet to an angle point;

North $73^{\circ}53'13''$ West, a distance of 47.50 feet to an angle point;

South $49^{\circ}24'27''$ West, a distance of 89.87 feet to an angle point;

North $75^{\circ}14'40''$ West, a distance of 40.66 feet to an angle point;

South $43^{\circ}53'50''$ West, a distance of 146.10 feet to an angle point;

South $25^{\circ}05'22''$ West, a distance of 134.50 feet to an angle point;

South $83^{\circ}33'17''$ West, a distance of 49.30 feet to an angle point;

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North $77^{\circ}09'16''$ West, a distance of 62.96 feet to an angle point;

South $59^{\circ}48'42''$ West, a distance of 48.72 feet to an angle point;



METES AND BOUNDS DESCRIPTION
106.472 ACRES (4,637,900 SQ. FT.)
PAGE 3 OF 4

North 76°29'09" West, a distance of 56.65 feet to an angle point;
North 88°56'38" West, a distance of 120.31 feet to an angle point;
North 78°01'47" West, a distance of 221.29 feet to an angle point;
North 67°13'30" West, a distance of 112.00 feet to an angle point;
North 50°46'11" West, a distance of 258.04 feet to an angle point;
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South 84°03'09" East, a distance of 25.53 feet to an angle point;
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North 23°23'59" East, a distance of 84.42 feet to an angle point;
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North 19°02'35" East, a distance of 103.93 feet to an angle point;
North 14°38'12" East, a distance of 53.72 feet to an angle point;
North 13°22'21" West, a distance of 9.00 feet to an angle point;
North 15°04'35" East, a distance of 70.83 feet to an angle point;
North 31°32'46" West, a distance of 52.49 feet to an angle point;



METES AND BOUNDS DESCRIPTION

106.472 ACRES (4,637,900 SQ. FT.)

PAGE 4 OF 4

North 21°40'27" West, a distance of 75.23 feet to an angle point;

North 29°57'57" West, a distance of 10.93 feet to an angle point;

North 35°55'50" West, a distance of 91.39 feet to a southerly corner of Restricted Reserve "D", CLEAR CREEK COMMUNITY CHURCH;

THENCE, North 20°09'13" East, departing said mean higher high water line of Clear Creek and along the common line of said Restricted Reserves "C" and "D", CLEAR CREEK COMMUNITY CHURCH, a distance of 208.95 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most southerly corner of said Restricted Reserve "B" and for an angle point;

THENCE, North 08°44'05" West, along the common line of said Restricted Reserves "B" and "C", CLEAR CREEK COMMUNITY CHURCH, at 608.49 feet passing the westerly common corner of said Restricted Reserves "A" and "C", continuing along a common line of said Restricted Reserves "A" and "B" for a total distance of 854.44 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a common corner of said Restricted Reserves "A" and "B" and for an angle point;

THENCE, South 81°13'21" West, continuing along a common line of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH, a distance of 185.80 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a common corner of said Restricted Reserves "A" and "B" and for an angle point;

THENCE, North 18°29'00" West, continuing along a common line of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH, a distance of 211.51 feet to the POINT OF BEGINNING and containing 106.472 acres (4,637,900 square feet) of land. This description is based upon a Land Title Survey of 106.472 Acres of land prepared by Boundary One, LLC. Project Number 6767-2209-657G.

Compiled by: Christian Offenburger, R.P.L.S.

Boundary One, L.L.C.

T.B.P.L.S Firm No. 10084800

150 W. Shadowbend, Suite 304

Friendswood, TX 77546

(281) 648-3131

www.boundaryone.com

October 20, 2022

Mb106472.docx

STATE OF TEXAS
COUNTY OF HARRIS

We, Clear Creek Community Church, acting by and through Mark Carden, Executive Pastor, being officer of Clear Creek Community Church, owners hereinafter referred to as Owners, whether one or more, of the 39.41 acre tract described in the above and foregoing plat of CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, 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 my hand in the City of Friendswood, Texas, this 12th day of May, 2020.

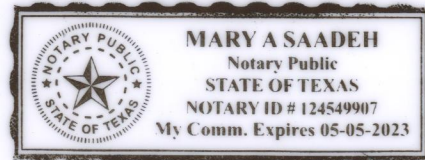
Clear Creek Community Church

By: Mark Carden, Exec. Pastor
Mark Carden, Executive Pastor

STATE OF TEXAS
COUNTY OF HARRIS

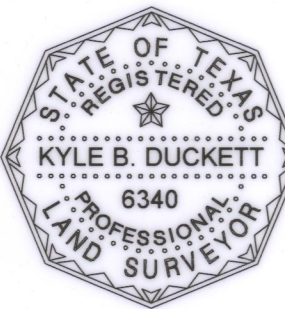
BEFORE ME, the undersigned authority, on this day personally appeared Mark Carden, Executive Pastor of Clear Creek Community Church, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 2020.



Mary A. Asadeh
Notary Public in and For the State of Texas
My Commission Expires: 05/05/2023

I, Kyle B. Duckett, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that to the best of my knowledge 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 direction 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 five-eighths 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.



GBI Partners, L.P.

Kyle B. Duckett
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 CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD 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 28 day of May, 2020.

By: Becky Bennett
Becky Bennett
Development Coordinator

By: Joe Matranga
Joe Matranga
Chairman

I, Jildardo Arias, P.E., 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
Jildardo Arias, P.E.
City Engineer/Director of Engineering

I, CHRIS HOLLINS, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 1, 2020, at 2:03 o'clock P.M., and duly recorded on June 3, 2020, at 10:31 o'clock A.M., and at Film Code Number 691601 of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

CHRIS HOLLINS
CHRIS HOLLINS
County Clerk
Of Harris County, Texas

By: Angelina Hernandez
Deputy
ANGELINA HERNANDEZ



This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FIELD NOTES FOR 39.41 ACRES

Being a tract containing 39.41 acres of land located in the Sarah McKissick Survey, Abstract No. 549, in Harris County, Texas. Said 39.41 acres being a portion of a call 135.778 acre tract of land recorded in the name of Clear Creek Community Church under Harris County Clerk's File (H.C.C.F.) No. 20150231965. Said 39.41 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "KRE&S RPLS 3974" found at the northeast corner of said 135.778 acre tract, the northwest corner of a call 28.9270 acre tract of land recorded in the name of Clear Creek Independent School District under H.C.C.F. No. P598260, and being on the south Right-of-Way (R.O.W.) line of E. Parkwood Avenue (F.M. 528) based on a width of 120 feet;

THENCE, with said south R.O.W. line and the north line of said 135.778 acre tract, South 81 degrees 12 minutes 37 seconds West, a distance of 1,882.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the POINT OF BEGINNING;

THENCE, through and across said 135.778 acre tract, the following six (6) courses:

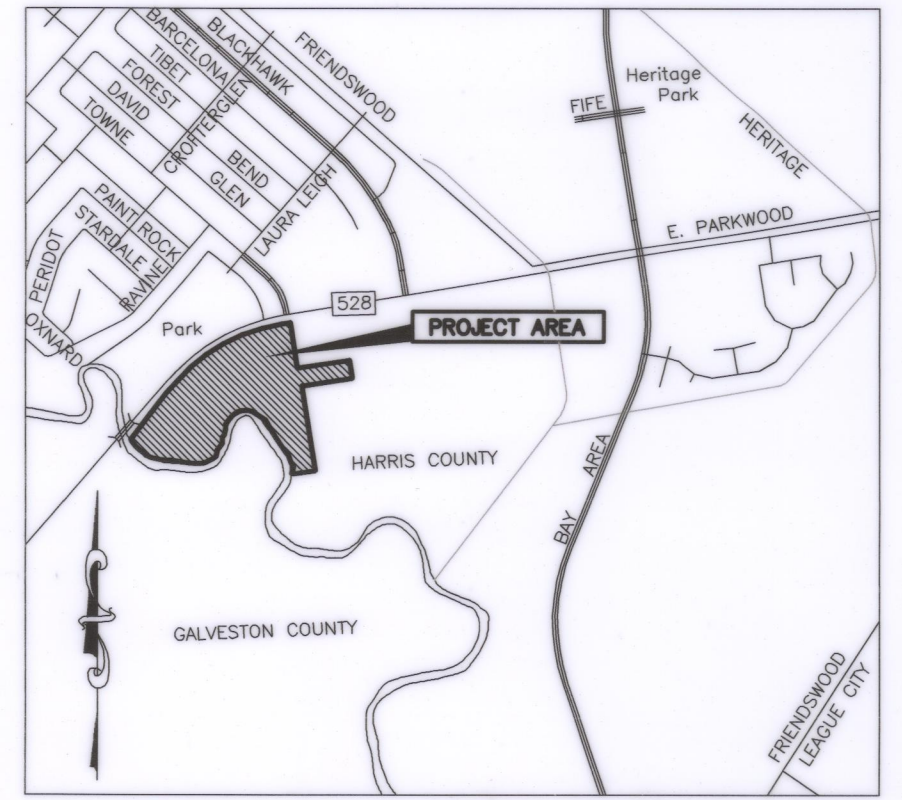
- 1.) South 08 degrees 47 minutes 23 seconds East, a distance of 480.92 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 2.) North 81 degrees 15 minutes 55 seconds East, a distance of 541.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 3.) South 08 degrees 47 minutes 23 seconds East, a distance of 190.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 4.) South 81 degrees 15 minutes 55 seconds West, a distance of 524.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 5.) South 08 degrees 47 minutes 23 seconds East, a distance of 888.14 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 6.) South 81 degrees 12 minutes 37 seconds West, a distance of 241.97 feet to a point at the call meander line of mean higher high water for Clear Creek as shown on that certain Shoreline Location Survey prepared by Stephen C. Blaskey, LSLS, dated October 09, 2015 and file with the Texas General Land Office;

THENCE, with said meander line, the following thirty nine (39) courses:

- 1.) North 13 degrees 22 minutes 21 seconds West, a distance of 9.00 feet;
- 2.) North 15 degrees 04 minutes 35 seconds East, a distance of 70.83 feet;
- 3.) North 31 degrees 32 minutes 46 seconds West, a distance of 52.49 feet;
- 4.) North 21 degrees 40 minutes 27 seconds West, a distance of 75.23 feet;
- 5.) North 29 degrees 57 minutes 57 seconds West, a distance of 10.93 feet;
- 6.) North 35 degrees 55 minutes 50 seconds West, a distance of 91.39 feet;
- 7.) North 34 degrees 06 minutes 54 seconds West, a distance of 167.52 feet;
- 8.) North 31 degrees 24 minutes 11 seconds West, a distance of 130.62 feet;
- 9.) North 32 degrees 06 minutes 13 seconds West, a distance of 39.58 feet;
- 10.) North 54 degrees 32 minutes 48 seconds West, a distance of 107.37 feet;
- 11.) North 55 degrees 07 minutes 18 seconds West, a distance of 49.50 feet;
- 12.) North 77 degrees 07 minutes 45 seconds West, a distance of 53.79 feet;
- 13.) South 83 degrees 35 minutes 15 seconds West, a distance of 67.43 feet;
- 14.) South 71 degrees 19 minutes 06 seconds West, a distance of 44.06 feet;
- 15.) South 61 degrees 14 minutes 34 seconds West, a distance of 32.74 feet;
- 16.) South 48 degrees 48 minutes 59 seconds West, a distance of 24.23 feet;
- 17.) South 39 degrees 23 minutes 16 seconds West, a distance of 61.97 feet;
- 18.) South 36 degrees 54 minutes 09 seconds West, a distance of 59.55 feet;
- 19.) South 01 degrees 44 minutes 03 seconds East, a distance of 46.60 feet;
- 20.) South 13 degrees 56 minutes 21 seconds West, a distance of 62.30 feet;
- 21.) South 39 degrees 51 minutes 34 seconds West, a distance of 27.94 feet;
- 22.) South 00 degrees 50 minutes 58 seconds East, a distance of 62.73 feet;
- 23.) South 30 degrees 54 minutes 43 seconds West, a distance of 24.61 feet;
- 24.) South 41 degrees 36 minutes 15 seconds West, a distance of 68.29 feet;
- 25.) South 10 degrees 39 minutes 32 seconds West, a distance of 66.62 feet;
- 26.) South 54 degrees 52 minutes 04 seconds West, a distance of 50.26 feet;
- 27.) South 63 degrees 25 minutes 34 seconds West, a distance of 86.90 feet;
- 28.) South 83 degrees 46 minutes 39 seconds West, a distance of 75.20 feet;
- 29.) North 87 degrees 25 minutes 57 seconds West, a distance of 99.79 feet;
- 30.) North 77 degrees 35 minutes 46 seconds West, a distance of 79.20 feet;
- 31.) North 84 degrees 16 minutes 32 seconds West, a distance of 91.05 feet;
- 32.) North 86 degrees 52 minutes 46 seconds West, a distance of 118.87 feet;
- 33.) North 74 degrees 06 minutes 45 seconds West, a distance of 92.65 feet;
- 34.) North 70 degrees 04 minutes 11 seconds West, a distance of 65.69 feet;
- 35.) North 40 degrees 25 minutes 19 seconds West, a distance of 35.00 feet;
- 36.) North 54 degrees 13 minutes 54 seconds West, a distance of 42.76 feet;
- 37.) North 48 degrees 01 minutes 05 seconds West, a distance of 57.76 feet;
- 38.) North 39 degrees 15 minutes 00 seconds West, a distance of 76.59 feet;
- 39.) North 23 degrees 52 minutes 46 seconds West, a distance of 21.17 feet to the northwest line of said 135.778 acre tract and the southeasterly R.O.W. line of said E. Parkwood Avenue (width varies);

THENCE, with the northwest and north line of said 135.778 acre tract and the southeasterly and south R.O.W. line of said E. Parkwood Avenue, the following five (5) courses:

- 1.) North 41 degrees 14 minutes 53 seconds East, a distance of 12.41 feet to a point from which a found 3/8 inch capped iron rod bears South 67 degrees 04 minutes 44 seconds East, a distance of 0.56 feet;
- 2.) North 37 degrees 54 minutes 45 seconds East, a distance of 601.55 feet to a TXDOT disc found;
- 3.) North 41 degrees 12 minutes 07 seconds East, a distance of 145.69 feet to a TXDOT disc found at a point of curvature to the right;
- 4.) 1,284.89 feet, along the arc of said curve having a radius of 1,840.08 feet, a central angle of 40 degrees 00 minutes 30 seconds and a chord which bears North 61 degrees 12 minutes 22 seconds East, a distance of 1,258.94 feet to a TXDOT disc found at a point of tangency;
- 5.) North 81 degrees 12 minutes 37 seconds East, a distance of 90.40 feet to the POINT OF BEGINNING and containing 39.41 acres of land.



VICINITY MAP
SCALE: 1" = 2,000'

FINAL PLAT OF CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

4 RESTRICTED RESERVES

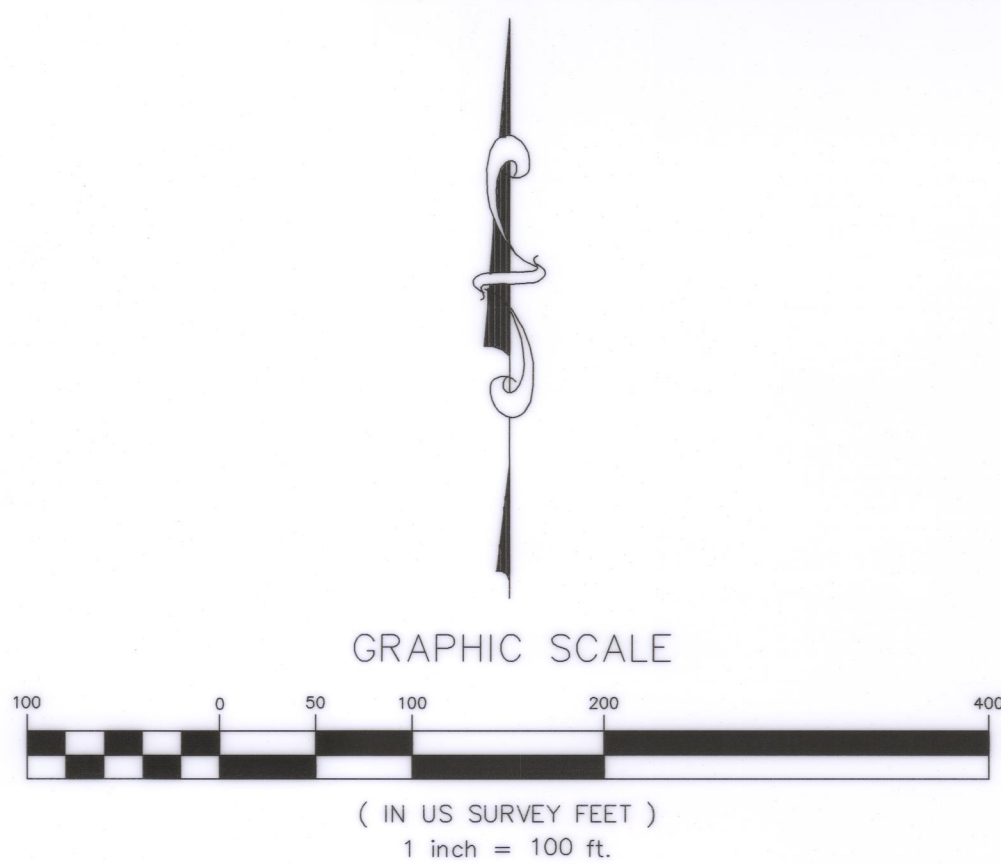
MAY 08, 2020

OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. N.
LEAGUE CITY, TEXAS 77533

MARK CARDEN, EXECUTIVE PASTOR
281-336-5433

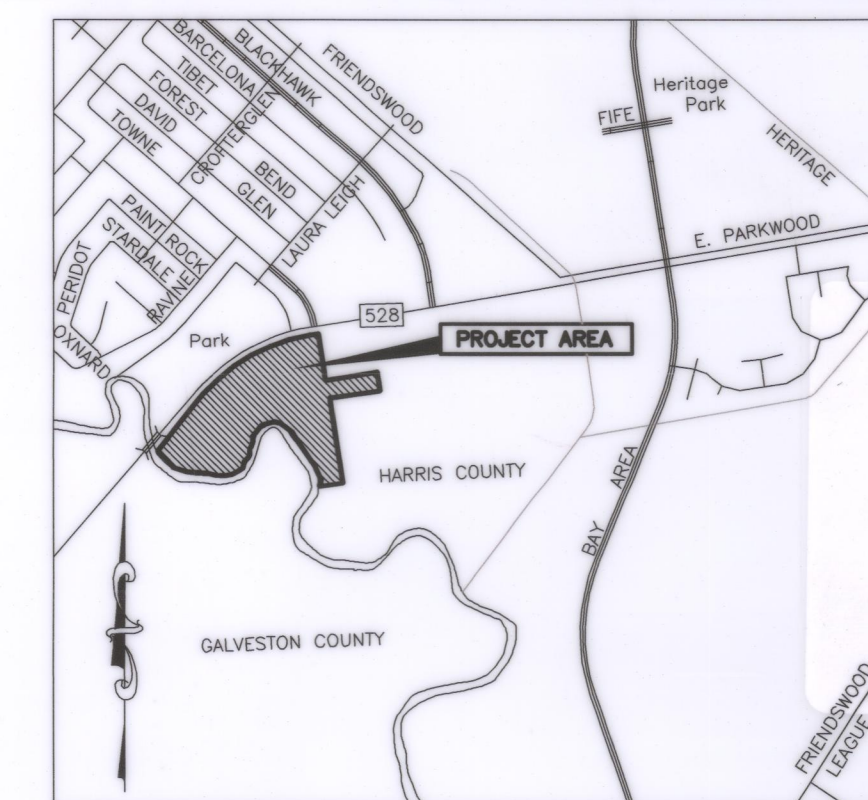
SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA RD.
PASADENA, TEXAS 77505
KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
SHELLMARK ENGINEERING, LLC
921 FM 517 ROAD EAST
DICKINSON, TEXAS 77539
EDGARD FIGUEROA
409-935-9986



PARTIAL PLAT EXHIBIT
NOT TO SCALE

NOTE:
PER CITY OF FRIENDSWOOD SUBDIVISION
ORDINANCE, FUTURE DEVELOPMENT OF
PARENT TRACT IS CONTINGENT UPON A
SUBDIVISION PLAT THEREOF BEING FILED
AND APPROVED BY THE CITY, IF SUCH
PLAT IS REQUIRED.



FINAL PLAT OF
**CLEAR CREEK
COMMUNITY CHURCH
OF FRIENDSWOOD**

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH McKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

4 RESTRICTED RESERVES

MAY 08, 2020



OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. N.
LEAGUE CITY, TEXAS 77573

SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA RD.
PASADENA, TEXAS 77505

ENGINEER:
SHELMARK ENGINEERING, LLC
921 FM 517 ROAD EAST
DICKINSON, TEXAS 77539

RECORDER'S MEMORANDUM
At the time of recording, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blackouts,
additions and changes were present at the time the
instrument was filed and recorded.

MARK CARDEN, EXECUTIVE PASTOR
281-338-5433

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

EDGARD FIGUEROA
409-935-9986

Aerial Map



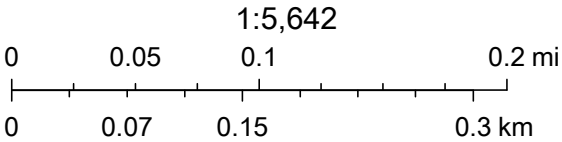
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 City Limits

 Streets

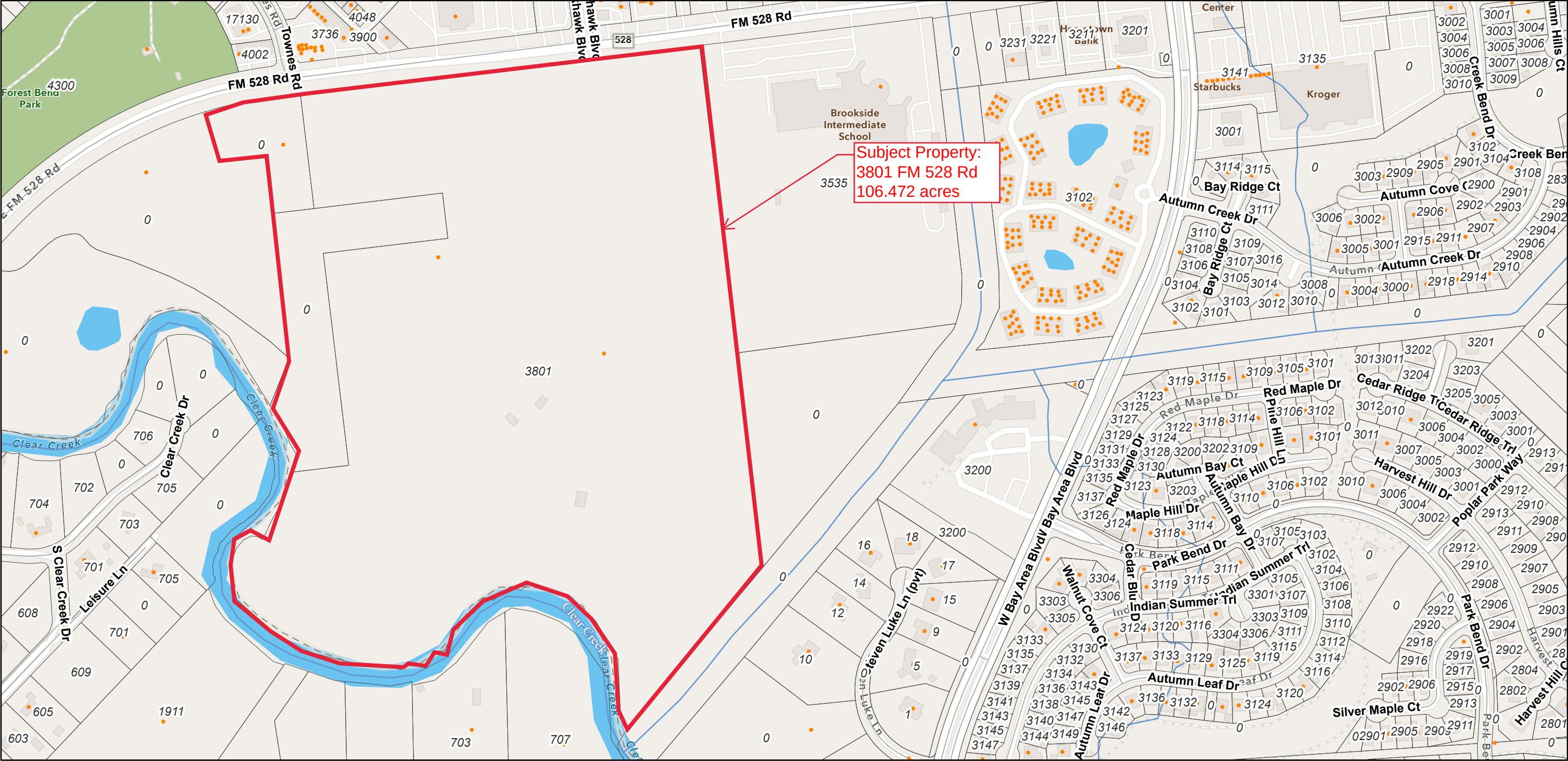
 Parcels

 All Linear Water Features



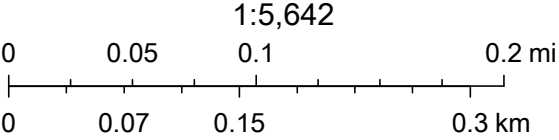
Houston- Galvesotn Area Council

Location Map



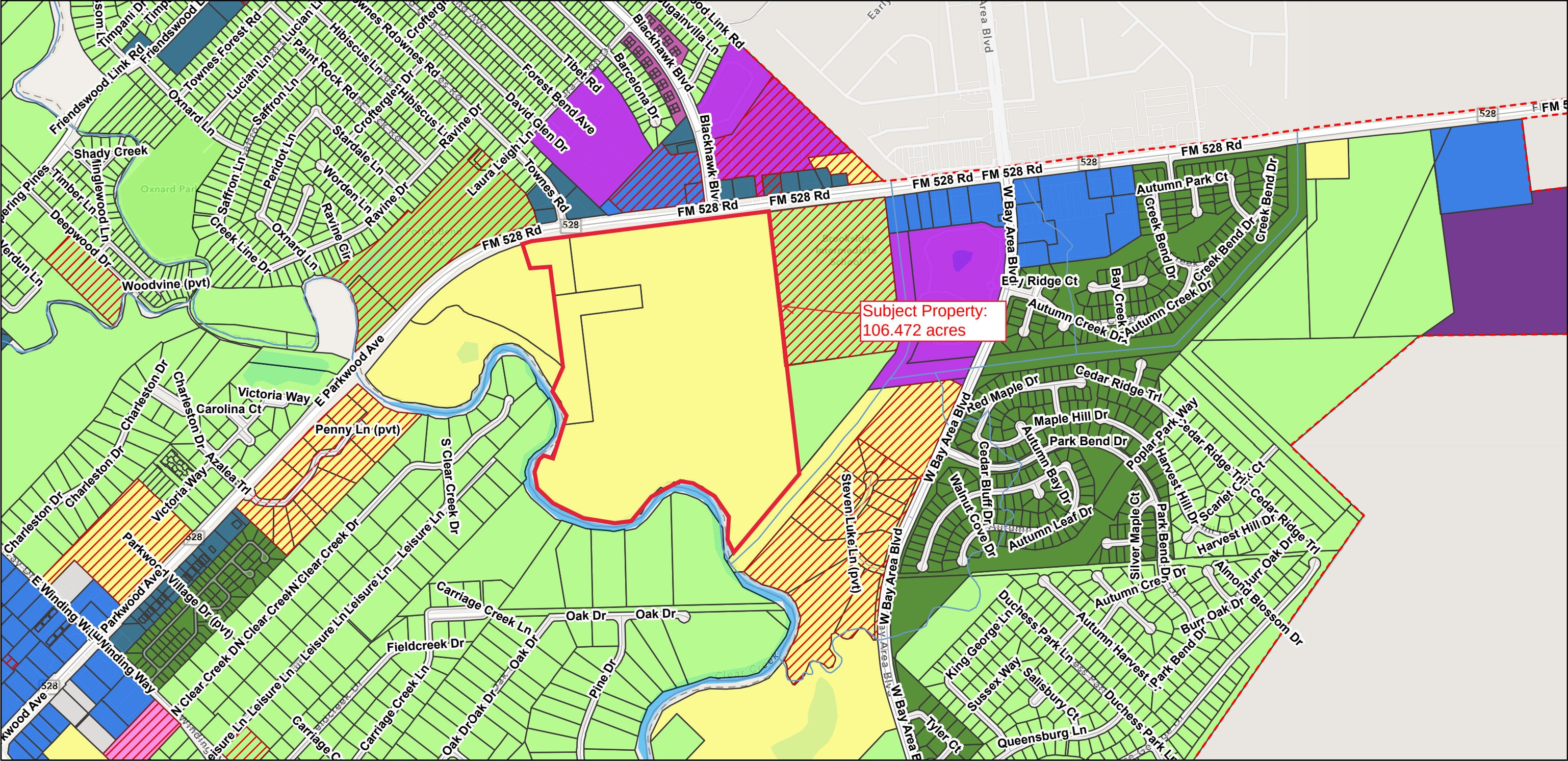
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- City Limits
- Address Points
- Streets
- Parcels
- All Linear Water Features



Houston- Galvesotn Area Council, Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/

Zoning Map



9/14/2023, 12:46:35 PM

- City Limits

Streets

All Linear Water Features

Surrounding Cities
- Specific Use Permits

Zoning by Parcel
- GHD

MFR-H

MFR-L

MFR-M

NC

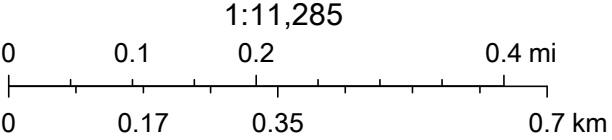
OPD

PUD

SFR

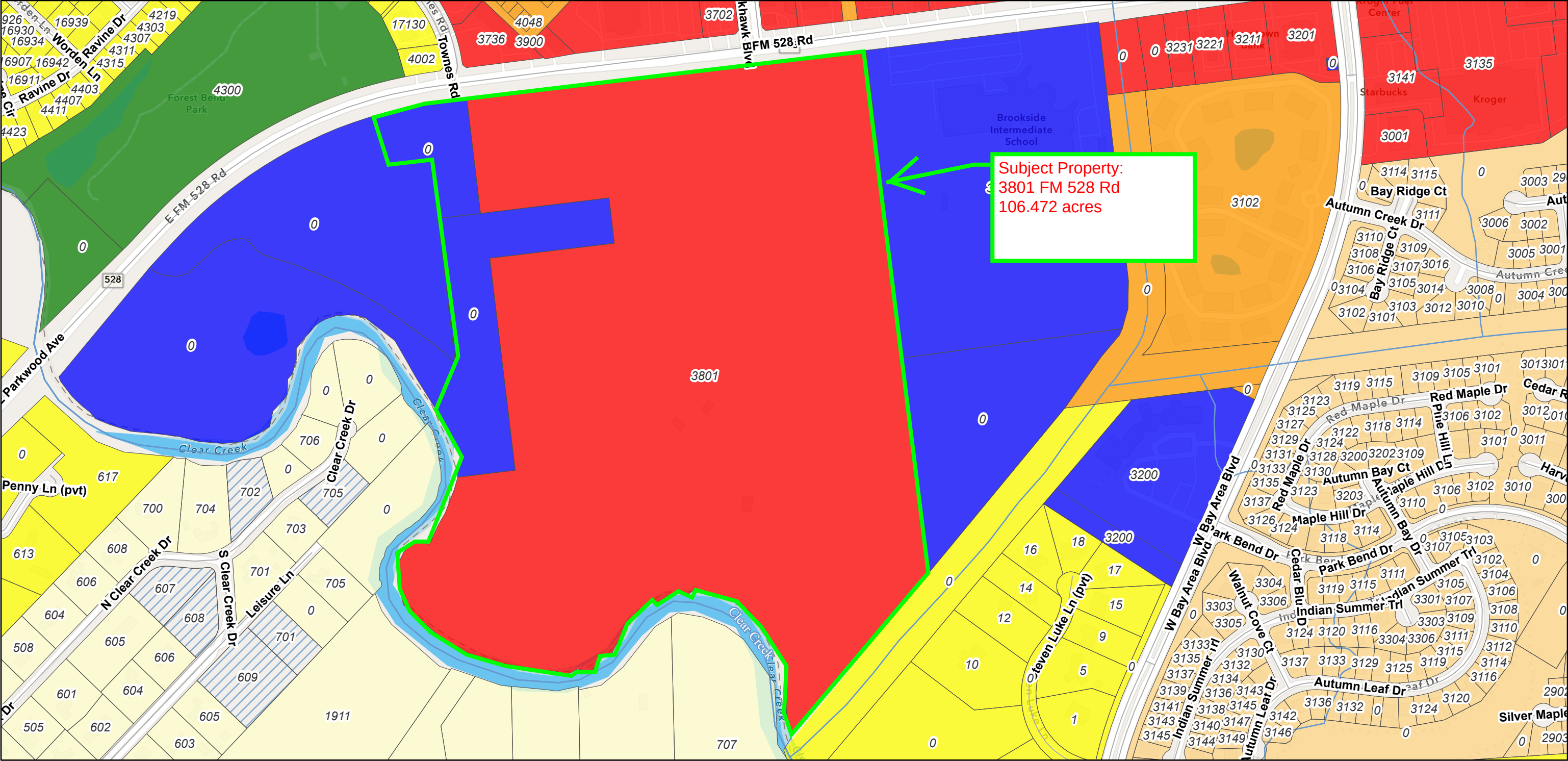
BP

CSC



Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Future Land Use Map (2021)



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City Limits

Streets

Parcels

All Linear Water Features

Future Land Use Adopted 2021

SFR- Estate

Low Density

Garden Homes

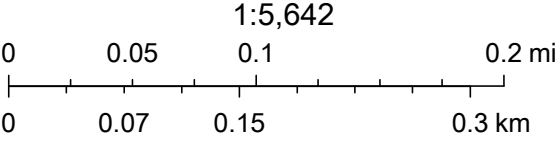
High Density Residential

Retail

Parks

Public and Semi-Public

Buyout Lots



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Rezoning Report

September 2023

Location: 3801 FM 528

Legal: 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County Texas; being all of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records (H.C.M.R); being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk’s File (H.C.C.F.) No. 20150231965, City of Friendswood, Harris County, Texas

Project: Friendswood City Center – Mixed-Use Development

Request: Zone classification change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development, including an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from “Public and Semi Public” and “Retail” to “Mixed Use.”

Planned Unit Development (from Appendix C Zoning Ordinance)

This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification and shall be granted only when the planning and zoning commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.

The general purposes of all PUD districts are several-fold:

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety, and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape; or
7. To promote economic development in accordance with the city's plans for such.

Proposed Use (Permitted Uses, Location, Size, etc.)

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.



The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and

Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

Existing Use/Site Attributes

The tract is currently undeveloped apart from a detention pond built by Clear Creek Community Church, which will be relocated to the rear of the tract and an existing cemetery which will be preserved. Pipelines and a City of Friendswood 28” force main traverse the property. Portions of the property are located within the 500-Year floodplain, the 100-Year floodplain, and the floodway.



Aerial Map from Friendswood GIS

Zoning History

2015 Zoning Change: Planned Unit Development (PUD) 2015-18 (included Clear Creek Community Church)

2014 Zoning Application: request to change from PUD to SFR and CSC; Withdrawn by Applicant

2013 Zoning Application: request to change from PUD to SFR and CSC; Denied

2005 Zone Change: Planned Unit Development (PUD) 2005-34

Increased the geographic boundary from 134 acres to 137.307, changed Land Use Summary and revised the master site development plan in accordance with the Land Use Summary. Open Space was increased from 26.70 acres to 40.17 acres.

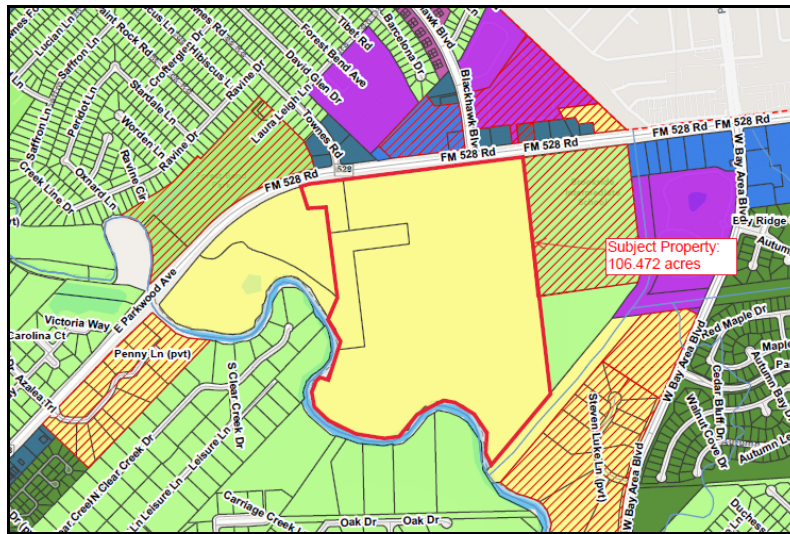
2004 Zone Change: Planned Unit Development (PUD) 2004-13

PUD allowed office, retail, hotel/spa, gas station, amphitheater, marina, and residential (600 units). The uses allowed in these categories were dictated by the City's Permitted Use Table at the time; since then the PUD column has been removed from Permitted Use Table so no use is permitted by right in a PUD; allowed uses must be listed specifically. The PUD encompassed 134 acres. The following uses were strictly prohibited per PUD 2004-13: air, rail, water, truck and pipeline transportation; motor vehicle towing; mini-warehouse storage; sports teams, clubs, racetracks and other spectator sports; welding shops; death care services; and utility service or storage yard or related buildings.

Previous Zoning: Single Family Residential (SFR); Prior to approval of PUD 2004-13, the property was zoned Single Family Residential.

Adjacent Zoning/Land Use

The property fronts FM 528, a TxDOT right-of-way. The southerly portion of the property is bordered by Clear Creek and a drainage ditch owned by Harris County. Brookside Intermediate School, which is part of Clear Creek ISD, is located on one side and Clear Creek Community Church is on the other. Clear Creek Community Church will need to submit a zone change application in the near future since the PUD that allowed their building will be going away.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 106.472 acres, which is the remainder of the original 135.778 acres out of the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas. Clear Creek Community Church platted a portion of the original 135 acres, and this development includes 2 of the reserves from that plat. A new plat will be required in order to proceed with development.

Current Planning Analysis

The revised Planned Unit Development (PUD) is intended to create a unique, mixed-use community within the City of Friendswood providing retail services, restaurants, hospitality, office space, multi-family residential units as well as recreational areas and open space by preserving much of the area along the creek.

A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;
4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or

6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development exceeds the minimum of one criteria by meeting criteria 1, 4, 5 and 6.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as “Retail” and “Public and Semi Public” since the church owned a portion of the land. An amendment to the Future Land Use Map to change to “Mixed Use” is included in the request.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:

A Drainage Impact Analysis is required for development of the tract. Portions of the property lie within the 500 –Year Floodplain, the 100-Year Floodplain, and the Floodway. At the time of platting and submittal of the construction plans, an engineered drainage plan must be submitted. On-site detention will be required. Any developed flows directed to FM 528 will be limited to the pre-development flow quantities. As said facility is a Texas Department of Transportation (TXDOT) facility, approval by them is required. Any new outfall structures into Clear Creek will require Army Corps of Engineer and Harris County Flood Control District approval; Hydraulic and Hydrologic (H&H) Study is required to justify proposed drainage mitigation within the floodway.

Utilities:

Capacity for water and wastewater is available for the development of this tract. The conveyance of those utilities must be determined at the time of development. A lift station and water line extension were installed by Clear Creek Community Church.

Transportation:

The Major Thoroughfare Plan requires the extension of Blackhawk Boulevard through the tract. The proposed development includes the addition of a four-way intersection, at FM 528, and the extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard. A second four-way intersection at Townes Road will also provide guided and safe traffic flow in and out of the development. An entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation, which may also require the need for a deceleration lane. Interior streets will also be constructed and dedicated as public streets with head-in parking and roundabouts. Since these improvements are being planned as part of the development, a Traffic Impact Analysis is not warranted.



Major Thoroughfare Plan (2018)

Public Safety:

The new streets and intersections, density of the commercial development and increased residential units within the development will have an impact of the demand for public safety services. Those impacts have been identified and will be taken into consideration throughout the process of developing the site.

Separate, but related to this project, a fire station will be built as part of this project, replacing Fire Station No. 3, currently located in the Forest Bend subdivision.

The Fire Marshal's Office had no comments regarding the development at this time. They will review the plats, site plans, building plans and fire system plans at the time of submittal.

Economic Development:

The PUD will be presented to the Community and Economic Development Corporation (CEDC) in early October for a recommendation.

School District:

The property is located within Clear Creek ISD's boundary. There is a possibility of additional students who would attend CCISD as a result of the proposed multi-family units to be built within the development.

Alcohol Sales:

The proximity of potential restaurants and commercial establishments to the public school could limit the sale of alcohol. It is unlawful to sell or offer for sale any alcoholic beverage from a place of business which is located within 300 feet of a church, public school or public hospital; measuring standards vary. The developers are aware of these regulations and have planned accordingly.

Park/Open Space:

Provided the developer dedicates 5 acres or more of parkland and meets the requirements of the Subdivision Ordinance Section XIII. Parks and Recreation Areas, the Parkland Dedication Fee of \$600 per dwelling unit may be waived. The idea is for Lot 13 to be dedicated to the city for parkland and regional detention uses.

(Title: An ordinance changing the prior zoning classification of a tract of land consisting of approximately 135.778 acres, located at 3801 FM 528, situated in the Sarah McKissick Survey, Abstract 549, as more specifically described in Exhibit "A" from PUD-Mixed Use as referenced in prior Ordinance No.'s 2004-13/2005-34, to a new PUD-Mixed Use project, the "Friendswood Town Center" as more fully described herein.)

ORDINANCE NO. 2015-18

AN ORDINANCE AMENDING APPENDIX "C" "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF FRIENDSWOOD, TEXAS, SECTION 3, "PROVISION FOR OFFICIAL ZONING MAP", REZONING THE PROPERTY GENERALLY LOCATED AT 3801 FM 528, A TRACT OF LAND OF APPROXIMATELY 135.778 ACRES, SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 549, MORE FULLY DESCRIBED IN EXHIBIT "A", INCORPORATED BY REFERENCE, FROM THE PRIOR DESIGNATION OF PLANNED UNIT DEVELOPMENT-MIXED USE, AS REFERENCED IN PRIOR ORDINANCE NO.'S 2004-13/2005-34, TO A NEW PLANNED UNIT DEVELOPMENT-MIXED USE, THE "FRIENDSWOOD TOWN CENTER", PURSUANT TO THE ATTACHED CONCEPTUAL SITE PLAN INCLUDED IN EXHIBIT "B", ALL AS MORE SPECIFICALLY PROVIDED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, Clear Creek Community Church, acting with the authorization of Wells Fargo Bank, National Association, (the "Owner") owner of real property generally located at 3801 FM 528 within the City, same now consisting of a 135.778 acre tract out in the Sarah McKissick Survey, Abstract 549, City of Friendswood, Harris County, Texas, more specifically described in Exhibit "A", including a Warranty Deed, survey, location map, zoning and aerial map, (the "Property"), has filed an application to rezone the property included in prior Ordinance No.'s 2004-13/2005-34, a Planned Unit Development – Mixed Use ("PUD-Mixed Use") to a

new PUD-Mixed Use project, the “Friendswood Town Center”, for the Property identified herein pursuant to the conceptual site plan and related documents attached hereto in Exhibit “B”; and

WHEREAS, the Planning and Zoning Commission and the City Council conducted a joint public hearing to consider such application; and

WHEREAS, the hearing was duly called as provided by the laws of the State of Texas and Appendix “C” of the Code of Ordinances of the City, (“Zoning Code”), and that in such hearing all persons attending were allowed to be heard on the question of whether or not to rezone the Property from PUD-Mixed Use to a new PUD-Mixed use project, the “Friendswood Town Center”, as requested in the application and as further depicted in the conceptual site plan and related documents included in Exhibit “B”, (specifically including the “Friendswood Town Center Planned Unit Development – PUD” with separate exhibits), to determine whether such rezoning would affect the health, safety, convenience, or general welfare of the citizens of Friendswood, and whether or not such change in zoning would violate the rights of any interested person; and

WHEREAS, pursuant to the Zoning Code, Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” paragraph 7.c.2, Owner has determined to submit a conceptual site plan at this time, (Option 2), a copy of which is included in the attached Exhibit “B” and incorporated by reference, an option that shall require the Owner to apply for site plan approval at a later date if the zone change to PUD is approved; and

WHEREAS, the Planning and Zoning Commission has filed its written report with City Council, which recommends denial of the application for rezoning of the subject Property based on the recommendation made on May 7, 2015; and

WHEREAS, as a result of the said public hearing, the City Council hereby finds and determines that the proposed change in zoning classification and the rezoning of the Property would not be detrimental to the community, and is in conformance with the zoning ordinance;

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being expressly understood that the City Council of Friendswood ("City Council") is relying upon the express representations of Owner appearing in the documents submitted for final approval, (specifically including those documents in Exhibits "A" and "B", (Exhibit "B" including the "Friendswood Town Center Planned Unit Development – PUD" with additional internal separate exhibits as reflected herein), and the representations made at the joint public hearing before the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance.

Section 2. The Friendswood City Code, Appendix C, "Zoning," Section 3, "Provision for Official Zoning Map," is hereby amended, rezoning the Property identified in the attached Exhibit "A", from PUD-Mixed Use, as referenced in Ordinance No. 2005-34, to a new PUD-Mixed Use, for the "Friendswood Town Center", for such purposes and conditions as depicted in Exhibits "B" (which includes the "Friendswood Town Center Planned Unit Development – PUD", with addition of separate internal exhibits, all of which are attached and incorporated by reference herein), for the Property now identified as a 135.778 acre tract out in the Sarah McKissick Survey, Abstract 549, City of Friendswood, Harris County, Texas, more specifically described in Exhibit "A" (which includes a Warranty Deed, survey, location map, zoning and aerial map), referenced therein, all of which are incorporated by reference), but otherwise consistent and subject to the current Zoning Code, and related conditions contained herein. This rezoning is specifically conditioned upon Owner's full compliance with Section 7.

“Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” paragraph 7.c.2 (Option 2).

Section 3. The Official Zoning Map of the City of Friendswood shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

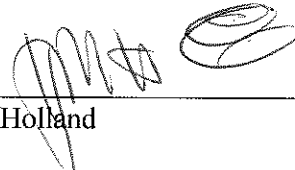
Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as conditioned and described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

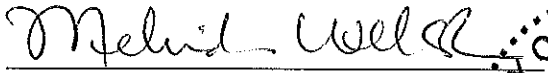
PASSED AND APPROVED on first reading this 1st day of June, 2015.

PASSED, APPROVED, and ADOPTED on second and final reading this 13th day of July, 2015.



Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary

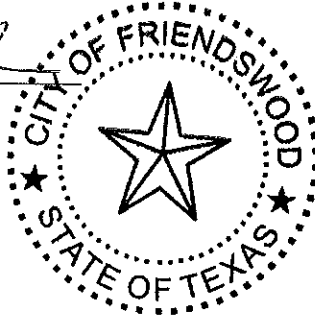


EXHIBIT “A”

Description of property located at 3801 FM 528:

1. Warranty Deed
2. Survey
3. Location map of the Property located at 3801 FM 528, Friendswood, Texas
4. Zoning map
5. Aerial map

EXHIBIT “B”
Conceptual Planned Unit Development:

1. Application
2. “Friendswood Town Center Planned Unit Development – PUD” (with addition of separate internal exhibits):

Exhibit A – Land Use Plan

Exhibit B – Friendswood Town Center Regulation Matrix

Exhibit C – Conceptual Elevations

Exhibit D - Conceptual Perspectives

Exhibit E – Infrastructure Plan

EXHIBIT "A"

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1. Warranty Deed
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4. Zoning map
5. Aerial map

10
Deed
R

When recorded, return to:

J. Richard White, Esq.
Winstead PC
5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

07-06-09
4839-539

20090297397
07/07/2009 RP1 \$52.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SUBSTITUTE TRUSTEE'S DEED
AND BILL OF SALE**

STATE OF TEXAS

§

COUNTY OF HARRIS

§

KNOW ALL MEN BY THESE PRESENTS:

§

WHEREAS, on February 1, 2007, The Falls at Friendswood, LLC ("Mortgagor"), executed that certain Deed of Trust With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing (as heretofore modified, the "Deed of Trust"), recorded as Document No. 20070078691, Real Property Records, Harris County, Texas, as corrected by that certain Correction Agreement dated effective as of February 1, 2007 and recorded as Document Number 20090257190, Real Property Records of Harris County, Texas, conveying certain real and personal property to Patrick J. Murphy, Trustee the ("Original Trustee"), for the benefit of Wells Fargo Bank, National Association, a national banking association ("Mortgagee"), so as to secure the payment and performance of, among other things, that certain Promissory Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "Note"), dated February 1, 2007, executed by Mortgagor, payable to the order of Mortgagee, in the original principal amount of \$6,062,500.00; and

WHEREAS, pursuant to the terms and conditions of the Deed of Trust, Mortgagee removed, without cause the Original Trustee and any previously appointed substitute trustees under the Deed of Trust, and did duly and regularly appoint, pursuant to that certain Appointment of Substitute Trustee With Removal of Trustee and Instructions to Substitute Trustee, dated April 13, 2009, James Lloyd, Mark Glanowski, David Staas, Kathryn Blackney and J. Richard White, individuals, as multiple Substitute Trustees (severally, a "Substitute Trustee" and collectively, the "Substitute Trustees"), each having the power and authority to act alone, without the necessity of the joinder of the other Substitute Trustees pursuant to the terms and conditions of the Deed of Trust; and

WHEREAS, the Deed of Trust creates liens on, among other things, certain real property (the "Land") situated in Harris County, Texas, as more particularly described on Exhibit A hereto

and creates a security interest in favor of Mortgagee in certain other collateral, as more particularly described on Exhibit B hereto, located upon all or any part of the Land (the "Other Collateral") (the Land and Other Collateral are collectively, the "Mortgaged Property"); and

WHEREAS, default has occurred in the payment and performance of the Note and the principal indebtedness evidenced by the Note has been properly accelerated, and such indebtedness is now due and payable but has not been paid; and

WHEREAS, Mortgagee, being the owner and holder of the Note, has requested and instructed the Substitute Trustee to enforce the terms and conditions of the Deed of Trust by advertising and selling the Mortgaged Property pursuant to and in accordance with the terms and conditions of the Deed of Trust; and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, the Substitute Trustee sold the Mortgaged Property for cash at public auction at the area designated for such sales between the hours of 10:00 a.m. and 4:00 p.m. on Tuesday, July 7, 2009, after having duly given notice of the earliest time, place and terms of such sale, by posting written notice (the "Notice") at the Harris County courthouse door or other location as specified by applicable law, enactment or declaration, serving written notice on each debtor obligated to pay the indebtedness evidenced by the Note according to the records of Mortgagee, and by filing notice in the office of the County Clerk of Harris County, Texas, for a period of at least 21 consecutive calendar days prior to July 7, 2009, all in accordance with the terms and conditions of the Deed of Trust and in compliance with the laws of the State of Texas; and

WHEREAS, at a public sale which commenced not earlier than the time specified in the Notice and not later than three hours after that time, the Substitute Trustee struck off the Mortgaged Property to Wells Fargo Bank, National Association, a national banking association ("Purchaser"), Purchaser being the highest cash bidder and otherwise in accordance with the requirements of the Deed of Trust for the Mortgaged Property;

NOW, THEREFORE, by virtue of the power granted pursuant to the terms and conditions of the Deed of Trust, and for and in consideration of the payment of the sum bid by the Purchaser, the receipt, adequacy and sufficiency of which are hereby acknowledged, the undersigned Substitute Trustee, in accordance with the provisions of the Deed of Trust and applicable law, has GRANTED, SOLD, BARGAINED, TRANSFERRED, ASSIGNED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, TRANSFER, ASSIGN, and CONVEY, unto Purchaser the Mortgaged Property;

TO HAVE AND TO HOLD the Mortgaged Property, together with, all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances thereto in anywise belonging or appertaining to Purchaser and Purchaser's heirs, personal representatives, successors and assigns forever, and, for and on behalf of Mortgagor, and Mortgagor's heirs, personal representatives, successors, and assigns, Substitute Trustee does hereby bind Mortgagor, and Mortgagor's heirs, personal representatives, successors, and assigns, to WARRANT and FOREVER DEFEND, all and singular, the title to the Mortgaged Property (insofar as is authorized by the Deed of Trust) unto Purchaser and Purchaser's heirs, personal representatives, successors and assigns, against the claims of all persons whomsoever claiming,

or to claim, the same, or any part thereof; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

NEITHER THE SUBSTITUTE TRUSTEE, INDIVIDUALLY, NOR MORTGAGEE, AS THE OWNER AND HOLDER OF THE NOTE AND THE DEED OF TRUST, HAVE MADE, AND DO NOT HEREBY MAKE, ANY REPRESENTATION, WARRANTY, OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, TITLE, DESIGN, OPERATION, FITNESS FOR USE, OR SUITABILITY OF THE PERSONAL PROPERTY OR ANY COMPONENT THEREOF IN ANY RESPECT WHATSOEVER OR IN CONNECTION WITH OR FOR THE PURPOSES AND USES OF PURCHASER, OR ANY OTHER REPRESENTATION, WARRANTY, OR COVENANT OF ANY KIND AND CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT THERETO.

EXECUTED as of July 7, 2009.

[The remainder of this page intentionally left blank.]

001-22-930
001-22-930
001-22-930

SUBSTITUTE TRUSTEE:

Kathryn Blackney
Name: Kathryn Blackney /02

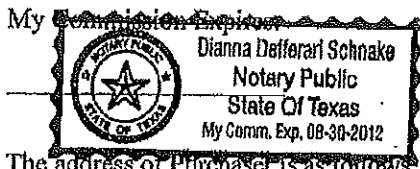
STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

This instrument was ACKNOWLEDGED before me on July 7, 2009, by
Kathryn Blackney, in the capacity therein stated.

[SEAL]



[Signature]

Notary Public in and for the State of Texas

DSchnake

Printed Name of Notary Public

The address of Purchaser is as follows:

Wells Fargo Bank, National Association
Real Estate Managed Asset Group
401 B Street #1100
San Diego, CA 92102

Exhibit A

Land

A description of the Land follows this cover page.

SECRET

EXHIBIT "A"

Property Description

DESCRIPTION OF A 135.778 ACRE TRACT OF LAND OUT OF THE SARAH McKISSICK SURVEY, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS.

BEGINNING at the point of intersection of the Northerly Mean High Tide Meanders of Clear Creek with the Southeasterly right of way line of F.M. 528, variable width right of way, said point being located S81°12'48"W 1772.42 feet, S61°12'33"W 1258.94 feet, S41°12'18"W 145.69 feet, S37°54'56"W 601.55 feet and S41°15'04"W 22.04 feet, along said F.M. 528 Southeasterly right of way from the Northwest corner of a 28.9270 acre tract of land recorded under Film Code 512-27-3525 in the Harris County Records;

THENCE from said Beginning Point along the Southeasterly right of way line of F.M. 528, right of way width varies, as follows:

N41°15'04"E, 22.04 feet to a found 3/8" iron rod for corner;

N37°54'56"E, 601.55 feet to a found TXDOT right of way monument for corner;

N41°12'18"E, 145.69 feet to a found TXDOT right of way monument at the P.C. of a curve;

In a Northeasterly direction, around a curve to the right whose radius 1840.08 feet, whose chord bears N61°12'33"E 1258.94 feet, a distance of 1284.29 feet to a found TXDOT right of way monument at the P.T. of said curve;

N81°12'48"E, 1772.42 feet to a found 5/8" iron rod for corner at the Northwest corner of a 28.9270 acre tract of land recorded under Film Code 512-27-3525 in the Harris County Records;

THENCE S08°47'13"E, along the Westerly line of said 28.9270 acre tract, a distance of 1289.36 feet to a found 5/8" iron rod at the Southwest corner of said 28.9270 acre tract, same being the Northwest corner of a 10.00 acre tract of land recorded under Film Code 512-27-3526 in the Harris County Records;

THENCE continuing S08°47'13"E, along the Westerly line of said 10.00 acre tract, a distance of 901.28 feet to a point for corner from which a 5/8" iron rod bears S86° 58'W 0.64 feet at the South corner of said 10.00 acre tract, said point lying in the Northwesterly line of a Harris County Flood Control District Drainage right of way, 150 foot in width, described under File No. E449568 in the Harris County Records;

THENCE S38°20'40"W, along the Northwesterly line of a Harris County Flood Control District Drainage right of way, 150 foot width, at a distance of 815.61 feet pass a found 2" iron pipe, at a distance of 867.00, pass a found 3/8" iron rod, in all, a distance of 878.00 feet to a point for corner in the Northerly Mean High Tide Meanders of Clear Creek;

THENCE in a Westerly direction along the Northerly Mean High Tide Meander of Clear Creek as follows:

N21°17'53"W	80.86;
N04°22'00"W	216.80;
N32°41'45"W	184.39;
N51°05'51"W	159.93;
N74°02'56"W	164.71;
S48°03'01"W	44.69;
N73°53'01"W	47.50;
S49°24'39"W	89.87;
N75°14'28"W	40.66;
S43°54'02"W	146.10;
S25°05'34"W	134.50;
S83°33'29"W	49.30;
S21°22'39"W	73.69;
N77°09'04"W	62.96;
S59°48'54"W	48.72;
N76°28'57"W	56.65;
N88°56'26"W	120.31;
N78°01'35"W	221.29;
N67°13'18"W	112.00;
N50°45'59"W	258.04;
N16°00'29"W	99.00;
N05°32'21"W	60.42;
N23°27'42"E	67.18;
N39°20'26"E	42.52;
N59°56'12"E	35.59;
S84°02'57"E	25.53;
S63°21'37"E	25.66;
N23°24'11"E	84.42;
N27°29'42"E	63.48;
N19°02'47"E	103.93;
N01°37'07"E	85.86;
N00°08'41"E	100.59;
N29°30'14"W	47.60;
N57°39'57"W	45.79;
N17°42'29"W	57.03;
N35°35'22"W	185.97;
N53°40'24"W	62.94;
N10°55'24"W	59.34;
N34°35'23"W	55.34;
N47°17'18"W	86.30;
N53°56'07"W	75.03;
N88°23'26"W	44.90;
N83°36'23"W	40.51;
S71°04'35"W	80.52;

2025-02-19 08:11

S82°32'42"W	38.81;
S27°31'14"W	74.71;
S26°55'51"W	77.74;
S14°52'11"W	57.44;
S02°40'58"E	67.89;
S15°46'44"W	65.06;
S27°21'44"W	76.82;
S39°55'00"W	80.49;
S58°05'12"W	113.84;
S75°27'50"W	91.91;
N83°57'56"W	90.47;
N73°59'30"W	116.54;
S89°58'35"W	38.09;
S82°10'43"W	62.39;
N80°06'14"W	103.42;
N83°33'53"W	52.50;
N77°46'46"W	41.29;
N56°08'14"W	103.63;
N43°58'12"W	60.56;
N37°46'35"W	123.88

to the Place of Beginning and containing 135.778 acres (5,914,489.6 square feet) more or less.

Exhibit B

Other Collateral

1. All right, title, interest, and privileges of Mortgagor in and to all streets, ways, roads and alleys used in connection with or pertaining to the Land or the improvements thereon, all development rights or credits, air rights, water, water rights and water stock related to the Land, all timber, and all minerals, oil and gas, and other hydrocarbon substances in, on or under the Land, and all licenses, appurtenances, reversions, remainders, easements, rights and rights of way appurtenant or related thereto;
2. All buildings, other improvements and fixtures now or hereafter located on the Land, including, but not limited to, all apparatus, equipment, and appliances use din the operation or occupancy of the Land, it being intended that all such items shall be conclusively considered to be a part of the Land, whether or not attached or affixed to the Land (the "Improvements");
3. All interest or estate which Mortgagor may hereafter acquire in the property described above, and all additions and accretions thereto, and the proceeds of any of the foregoing (all of the foregoing being collectively referred to as the "Subject Property");
4. The following described personal property (collectively, the "Collaterals");

All goods, building and other materials, supplies, inventory, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property and embedded software included therein and supporting information wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on (i) the Land or (ii) any existing or future improvements on the Land (which Land and improvements are collectively referred to herein as the "Subject Property"); together with all rents and security deposits derived from the Subject Property; all inventory, accounts, cash receipts, deposit accounts, accounts receivable, contract rights, licenses, agreements, general intangibles, payment intangibles, software, chattel paper (whether electronic or tangible), instruments, documents, promissory notes, drafts, letters of credit, letter of credit rights, supporting obligations, insurance policies, insurance and condemnation awards and proceeds, proceeds of the sale of promissory notes, any other rights to the payment of money, trade names, trademarks and service marks arising from or related to the ownership, management, leasing, operation, sale or disposition of the Subject Property or any business conducted thereon by Mortgagor; all development rights and credits, and any and all permits, consents, approvals, licenses, authorizations and other rights granted by, given by or obtained from, any governmental entity with respect to the Subject Property; all water and water right, wells and well rights, canals and canal rights, ditches and ditch rights, springs and spring rights, and reservoirs and reservoir rights appurtenant to or associated with the Subject Property, whether decreed or undeclared, tributary, non-tributary or not non-tributary, surface or underground or appropriated or unappropriated, and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any of such rights; all deposits or other security now or hereafter made with or given to utility companies by Mortgagor with respect to the

Subject Property; all advance payments of insurance premiums made by Mortgagor with respect to the Subject Property; all plans, drawings and specifications relating to the Subject Property; all loan funds held by Mortgagee, whether or not disbursed; all funds deposited with Mortgagee pursuant to any loan agreement; all reserves, deferred payments, deposits, accounts, refunds, cost savings and payments of any kind related to the Subject Property or any portion thereof; together with all replacements and proceeds of, and additions and accessions to, any of the foregoing; together with all books, records and files relating to any of the foregoing.

FILED
2009 JUL -7 AM 10:48
Dorothy L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

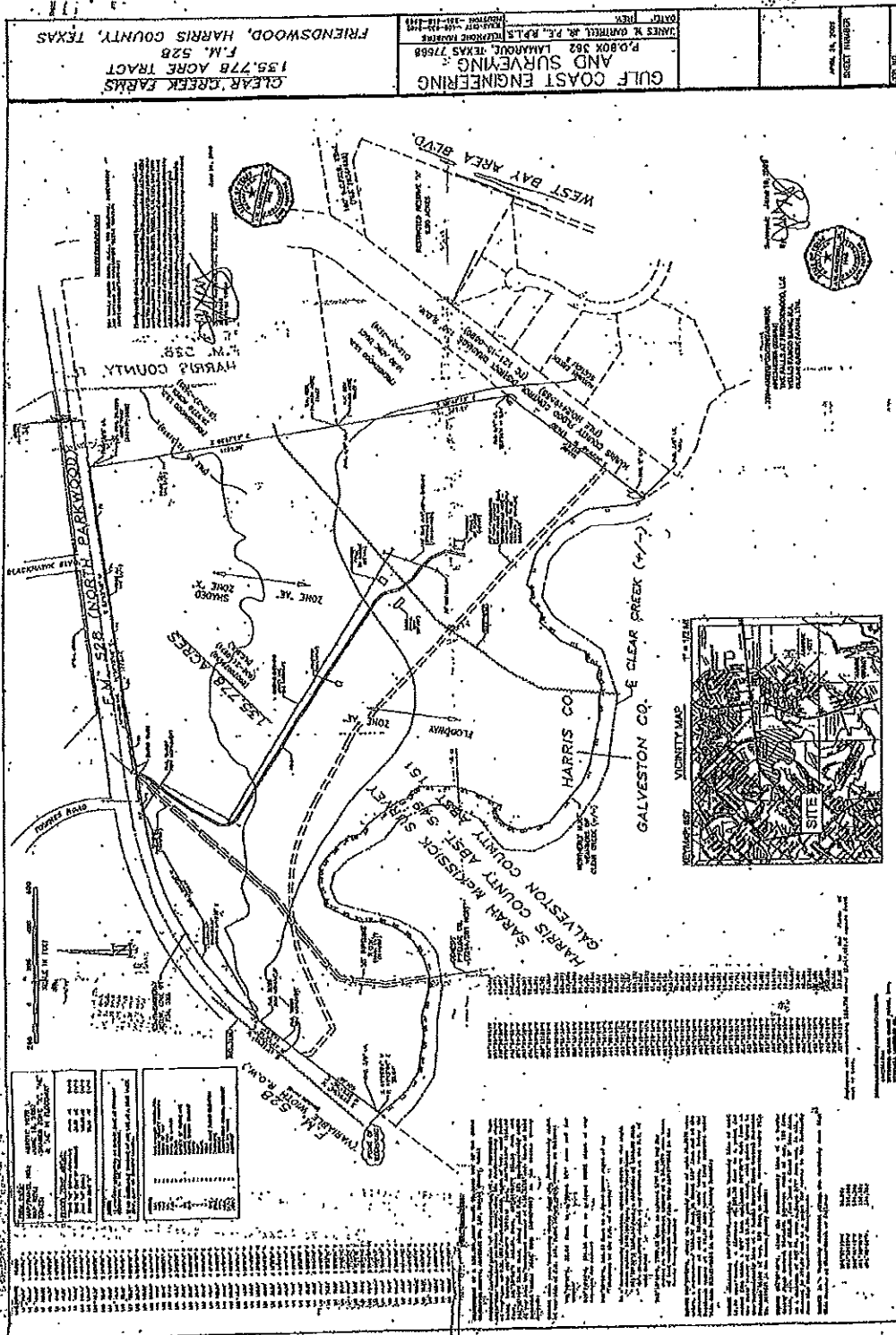
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, notations and changes were present at the time the instrument was filed and recorded.

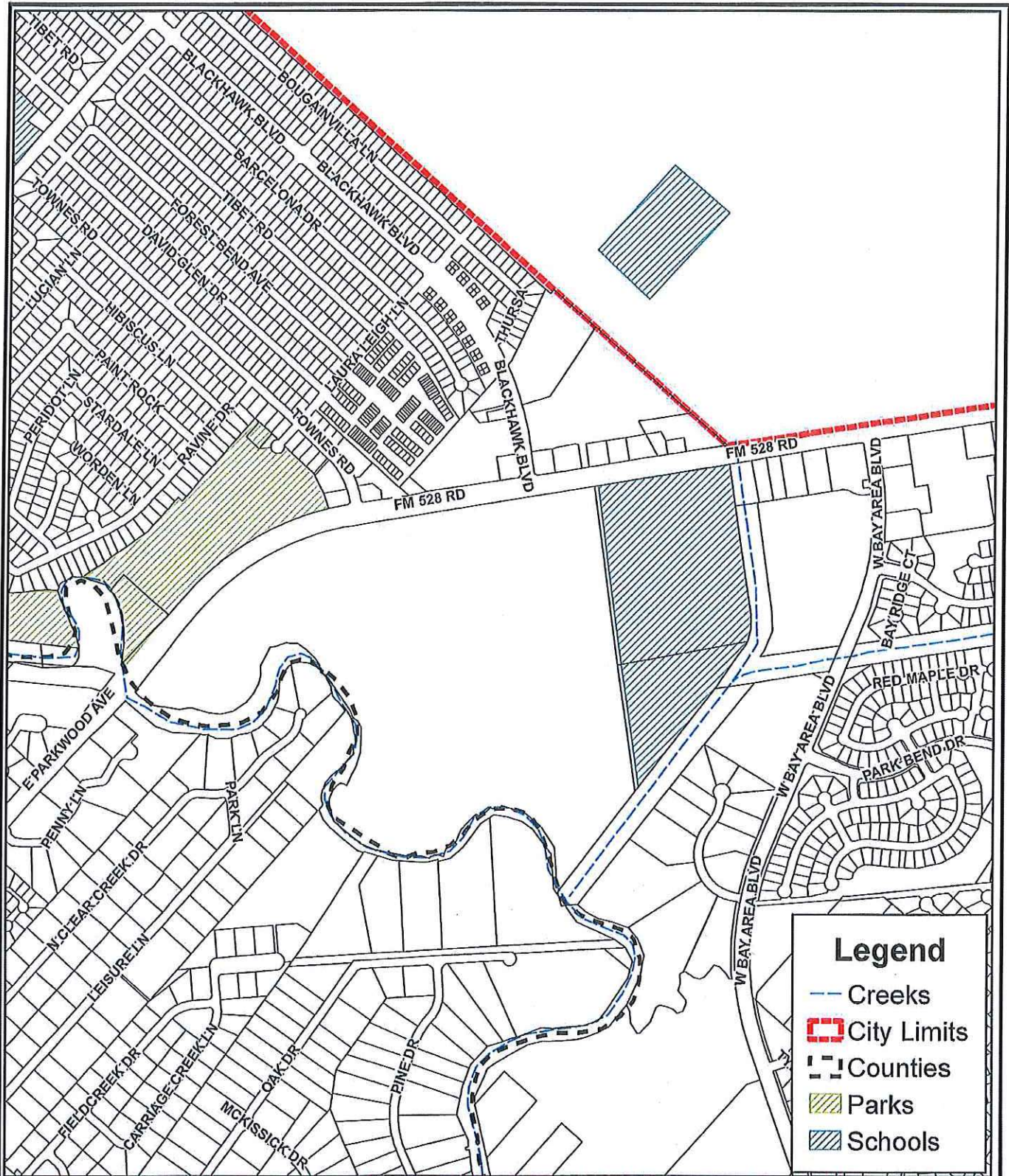
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR, OR WHICH IS UNLAWFUL OR UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
received here by me: it was duly RECORDED in the Official Public Records of Real Property of Harris
County, Texas on

JUL - 7 2009



Dorothy L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

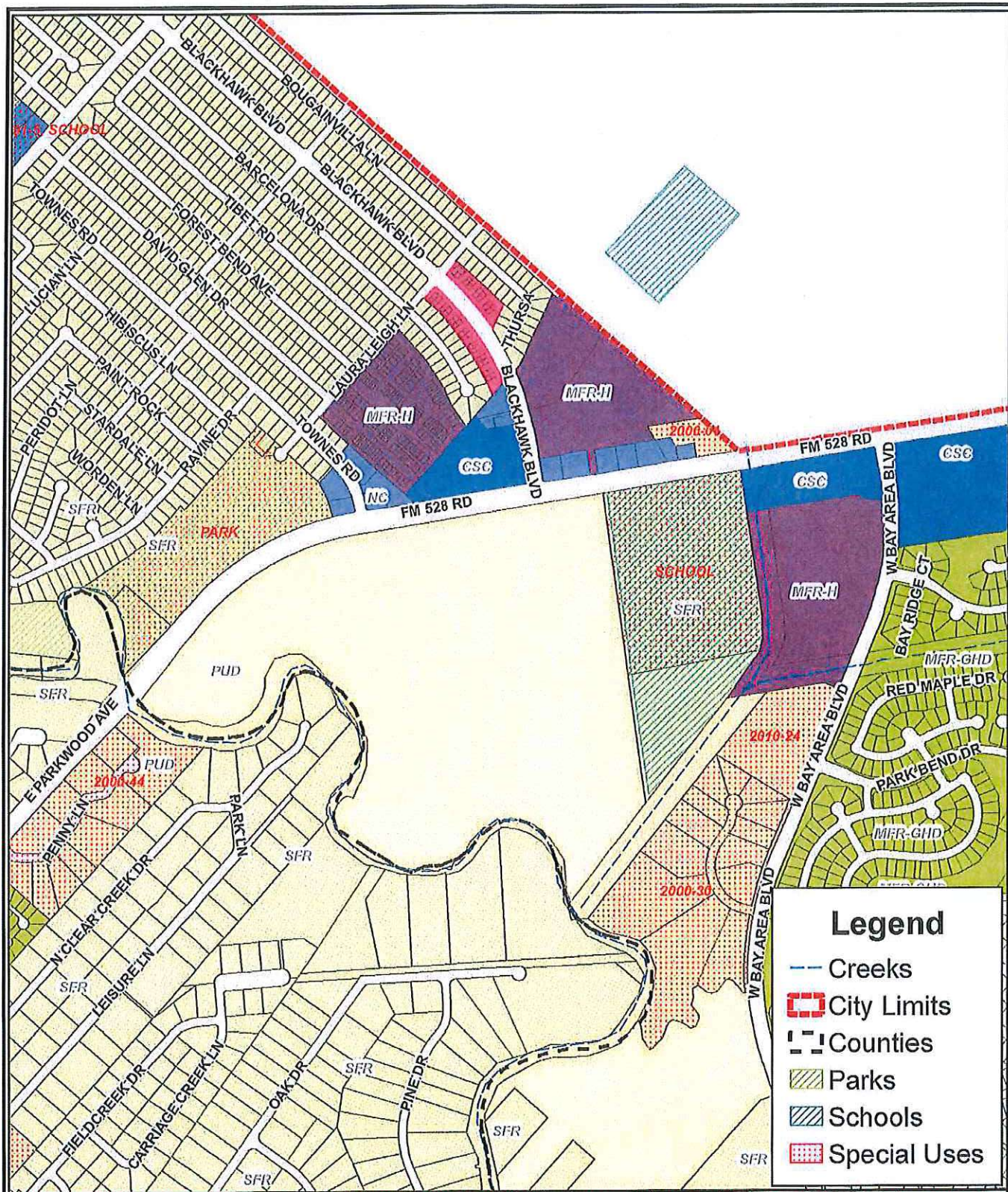


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 896'



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1" = 892'



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Friendswood GIS Mapping



1" = 992'

EXHIBIT “B”
Conceptual Planned Unit Development:

1. Application
2. “Friendswood Town Center Planned Unit Development – PUD” (with addition of separate internal exhibits):

Exhibit A – Land Use Plan

Exhibit B – Friendswood Town Center Regulation Matrix

Exhibit C – Conceptual Elevations

Exhibit D - Conceptual Perspectives

Exhibit E – Infrastructure Plan

15-0061

CITY OF FRIENDSWOOD,
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
Fee: \$300.00

City of Friendswood
DEC 4 2014
Received by: AH

CURRENT ZONE OF PROPERTY: PUD - Ordinance No. 2005-37

PLANNED UNIT DEVELOPMENT (PUD): Option 1 or (Option 2) (circle one)

PROPERTY IDENTIFICATION:

Street/Road Address: Whitcomb Property on FM 528

City of Friendswood
JAN 5 2015
Received by: AH

LEGAL DESCRIPTION:

☐ Platted Land/Name of Plat: _____
Lot: _____ Block: _____ Reserve: _____

☒ Unplatted Land (attach certified metes and bounds description)
135.778 acres as described on attached survey.

Rec'd
- Application
- Check \$300
- Deed/Title
- General
Land Use
Plan
- Project Desc-
ption

SUBMITTAL REQUIREMENTS:

☒ Current Deed of Record 11/11/15
☒ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor) 11/11/15

☐ Option 1: This option allows the site plan to be approved as a part of the zone change request and is a one-time submittal. The following information is required and is typically provided with a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan. Engineered drainage and utility plans are also required.

- ✓ Data describing all processes and activities involved with the proposed use
- ✓ Boundaries of the area covered by the site plan
- ✓ The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits
- ✓ The location of existing drainage ways, and significant natural features
- ✓ Proposed landscaping and screening buffers
- ✓ The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities
- ✓ The location, height and type of each wall, fence, and all other types of screening
- ✓ The location, height and size of all proposed signs
- ✓ Utility and drainage plans
- ✓ Regulation matrix designating what zoning district the development will follow
- ✓ Data describing any variation from the typical development requirements

☒ Option 2: This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor.

2/12/2014

The conceptual plan shall provide the following information and is typically provided in the form of a cover sheet or letter describing the project, an overall site plan and building elevations:

- ✓ General land use and density plan *ver 1.5.15*
- ✓ Identify proposed general uses, densities, major open spaces, circulation and access features
- ✓ Statement indicating proposed phasing of development and the projected timing of each
- ✓ Data describing all processes and activities involved with the proposed use
- ✓ Regulation matrix designating what zoning district the development will follow
- ✓ Data describing any variation from the typical development requirements

PROPERTY OWNER'S INFORMATION

Name: Wells Fargo - Nimesh Shah
Email Address: nimeshshah@wellsfargo.com
Phone #: 415-371-3027 Fax#: 415-371-3210
Mailing Address: 333 Market St. 3rd Flr
City: San Francisco State: CA Zip: 94105

AGENT'S INFORMATION

Name: Clear Creek Community Church
Email Address: gpenner@clearcreek.org
Phone #: 281-338-5433 Fax#: 281-557-2391
Mailing Address: 999 Egret Bay Blvd. N.
City: League City State: TX Zip: 77573

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

PETITION: As owner/agent, I hereby petition the city for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Friendswood.

Signature: [Signature] 12-10-14
(Owner) (Date)
Signature: [Signature] 12-2-14
(Agent) (Date)

Date Application Received: <u>12.4.14/1.5.15</u>	Application Received By: <u>[Signature]</u>
Receipt Date: <u>1.9.15</u>	Receipt #: <u>25193</u>
Date of Public Hearing: <u>2.2.15</u>	
Newspaper Notice: <u>1.12.15</u>	
Property Owner Notice: <u>1.23.15</u>	
Sign on Property: <u>1.23.15</u>	

12.4.14 - incomplete application
1.5.15 - revised application

Friendswood Town Center Planned Unit Development (PUD)

A. Purpose of FTC Planned Unit Development

The purpose and intent of the Planned Unit Development zoning district is to develop a horizontally integrated mixed-use project. The proposed PUD will permit the development of a superior mixed-use project compared to what can currently be developed under the existing PUD Ordinance 2005-34 and the prior Ordinance 2004-13. The PUD allows for the inclusion of customized site development and building regulations tailored to the specific property and its surroundings. The PUD Land Use Plan (Exhibit A) generally depicts the integration of commercial, retail, restaurant, office, recreational, place of worship, community and other uses within the development. The PUD Land Use Plan will establish the horizontal integration of uses as well as automobile and pedestrian access points to FM 528, Blackhawk Blvd Extension, private streets and recreation / open space areas.

B. Overview

The following is the International Council of Shopping Centers (ICSC) definition of a mixed-use development:

"A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live/work/play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl."

Planned integration:

- Office/commercial/retail uses in close proximity to one another and focusing on the pedestrian networks throughout the mixed-use development.
- Unique opportunity to develop a mixed-use project within the City of Friendswood on a strategically located, unique tract of land, with over 3,225 linear feet of frontage on Clear Creek which will feature over 60 acres of recreation / open space.

Combination of uses:

- Commercial, retail, restaurant, office, recreational, community, places of worship, and other uses.
- Public gathering opportunities along the pedestrian networks throughout development.

Pedestrian oriented:

- Pedestrian networks throughout the development and sidewalks on FM 528 and Blackhawk Blvd.
- Proposed pedestrian connections to uses within the PUD and to significant recreation and open space acreage fronting Clear Creek.

Mixed Use environment:

- Mixed use environment is essential to attract quality office and employment tenants. This environment is desired to attract and retain young professionals.
- Opportunity for office/commercial/retail tenant employees to live in nearby residences and walk or bicycle to work
- Opportunity for surrounding single family homeowners and non-residential tenants to walk or bicycle to retail and worship uses
- Opportunity for commercial, retail, office, multi-family, and Friendswood residents to utilize 60+ acres of Recreation and Open Space

Amenities and architectural expression:

- Architecture is of appropriate scale and will share architectural motifs and elements throughout the development
- Office/commercial/retail/worship structures located proximate to pedestrian network
- Proposed PUD allows customized site development and building regulations for this tract and its surroundings
- PUD will create the opportunity for recreation and open space development on over 60 acres of floodway adjacent to Clear Creek.

Community Benefits

Provide community benefits including:

- Mixed use environment to attract quality office and employment tenants
- Creating pedestrian network throughout the project
- Providing restaurant and retail uses
- Providing landscaping and building maintenance requirements through property owners association
- Providing high quality design and aesthetics
- Providing public social gathering spaces and amenities along pedestrian network
- Recreation and open space in 60+ acres of Clear Creek Floodway

C. District Boundaries

The uses permitted and regulations set forth in the PUD apply to the development and use of the property as identified in the metes and bound description in Exhibit A and depicted on the conceptual Land Use Plan attached as Exhibit A. The boundaries of the parcels shown on the Land Use Plan (Exhibit A) are conceptual and the acreage amounts can be modified up to 25% as a minor revision to the PUD, including those provisions outlined for Parcel F below, upon application to and administrative approval of the City Manager.

Parcel A – Increase or decrease by 0.76 AC

Parcel B – Increase or decrease by 1.55 AC

Parcel C – Increase or decrease by 1.29 AC

Parcel D – Increase or decrease by 1.50 AC

Parcel E – Increase or decrease by 1.54 AC

Parcel F – Increase or decrease by 6.36 AC

Parcel G – Increase or decrease by 11.44 AC

Parcel H – Increase or decrease by 8.65 AC

D. Applicable Regulations / Site Plan Approval

The PUD is subject to the development standards, and entitled to the permitted uses, as set forth in this document and its attachments, as well as the site plan required herein.

Except as otherwise provided herein, the PUD is subject to the standards, as of the date of PUD adoption by City Council, applicable in the following zoning districts for the designated uses:

- Community Shopping Center (CSC) district
- Community Overlay (COD) district

This document provides for an approved conceptual Land Use Plan (Exhibit A), which is a conceptual site plan for the mixed use project. As each designated Parcel of the project (See Sec. C.) is developed, a site plan meeting the requirements of the Zoning Ordinance Sec 7.J.7.(c)(1), as of the adoption date of PUD ordinance, and approved in accordance with the procedure of current Zoning Ordinance Sec. 9.C. must be approved. Upon approval, the site plan shall become a part of this document and set forth the detailed development standards and final Parcel configuration applicable to that sub-component of the mixed use project. Upon approval, the final site plan shall be marked "approved" with the approval date and the signature of the appropriate official, refer to the Ordinance approving the PUD, and then a copy provided to the applicant and a copy maintained in the records of the City.

E. Permitted and Prohibited Uses

The uses allowed within the PUD are those as described in the Community Shopping Center (CSC) Zoning District in the Permitted Use Table, as contained in the Zoning Ordinance of the City of Friendswood Permitted Use Table, or require Specific Use Permit, and are permitted in the PUD as designated below. Prohibited Uses are listed within the Prohibited Use Section below.

Permitted Uses –

NAICS Code (referenced in City of Friendswood Permitted Use Table in Zoning Ordinance)	Use Description
541	Administrative Business Offices
711310	Amphitheater
453920	Art Gallery (retail)
712110	Art Gallery (non-retail)
541430	Art Studio (commercial)
521	Automatic Teller Machines (ATM)
521	Banks
71395	Bowling
7224	Drinking Places (more than 75% sales of alcoholic beverages)(bars)
445,446	Food Sales, General (grocery store)
713120	Indoor Sports and Recreation
51	Information
621	Medical Offices
621	Medical or Dental Clinic
	Movie Theater 6 Screens or Less
713990	Outdoor Recreation
486	Pipeline Transportation - Existing
8131	Places of Worship
541	Professional Offices
8131	Religious Organizations
7225	Restaurants serving alcohol, subject to TABC Regulations
7113	Theaters (indoor), Concert Halls and Meeting Rooms

Prohibited Uses –

NAICS Code (referenced in City of Friendswood Permitted Use Table in Zoning Ordinance)	Use Description
481	Air Transportation
522298	All Other Non-depository Credit Intermediation (i.e. pawn shops)
8113	Commercial and Industrial Machine Equipment Repair
8122	Death Care Services
53113	Mini Warehouse Storage
48841	Motor Vehicle Towing
486	Pipeline Transportation
482	Rail Transportation
7213	Rooming and Boarding Houses

7112	Sports Teams, Clubs, Racetracks, and Other Spectator Sports
488	Support Activities for Transportation
484	Truck Transportation
	Utility Service or Storage Yards or Related Buildings
483	Water Transportation
811310	Welding Shops

Require Specific Use Permit –

<u>NAICS Code</u> (referenced in City of Friendswood Permitted Use Table in Zoning Ordinance)	<u>Use Description</u>
623312	Assisted Living Facilities for the Elderly (without on-site nursing)
81112	Automotive Body, Paint, Interior and Glass Repair
515	Broadcasting (except internet)
6114	Business Schools and Computer and Management Training
6113	Colleges, Universities, and Professional Schools
623311	Continuing Care Retirement Communities (with on-site nursing)
518	Data Processing, Hosting and Related Services
8112	Electronic and Precision Equipment Repair and Maintenance
6111	Elementary and Secondary Schools
7211	Hotel
6112	Junior Colleges
561730	Landscaping Services
	Movie Theater 7 Screens or More
454	Non-store Retailers
6231	Nursing Care Facilities - Skilled Nursing Facilities
519	Other Information Services
56179	Other Services to Buildings and Dwellings
8114	Personal and Household Goods Repair and Maintenance
323	Printing and Related Support Activities
487	Scenic and Sightseeing Transportation
624	Social Assistance
6115	Technical and Trade Schools
517	Telecommunications
54138	Testing Laboratories
485	Transit and Ground Passenger Transportation

Uses identified in Section E of the PUD to require a Specific Use Permit in a given parcel will undergo application and approval process as outlined in Zoning Ordinance Sec 9.G., as of the adoption date of PUD ordinance.

Individual retail spaces are permitted to a maximum of 75,000 gross leasable area, and those exceeding that size require a Specific Use Permit.

All permitted uses must be conducted within completely enclosed buildings, except for off-street parking or loading areas, automated teller machines, outdoor seating, food trucks, decks, sidewalks, patios, dog park, pocket parks and other related uses.

The Land Use Plan depicts general land use categories on the parcels as follows:

Parcels A - F, Commercial / Office / Retail;
 Parcel G, Recreation / Open Space / Detention;
 Parcel H – Place of Worship.

Uses listed in this Section E are permitted on all Parcels, except Parcel G.

Subject to FEMA and otherwise applicable City approvals, detention, compensatory storage ponds, trails, recreational sports fields, common areas, parks, amphitheater, environmental area, community garden and any other green space or public/semi-public use or area are permitted in Parcel G. No habitable building is permitted in Parcel G.

F. Density and Area Regulations

The development shall conform to the requirements listed in the Friendswood Town Center Regulation Matrix attached hereto as Exhibit B

G. Design and Streetscape

- a. Architectural Design Guidelines for Retail Uses
 - i. Building articulation required every fifty (50) feet. Shall consist of one or more of the following:
 - 1) Canopies, awnings, or porticos
 - 2) Wall recesses/ projections
 - 3) Arcades
 - 4) Arches
 - 5) Display windows
 - 6) Architectural details
 - 7) Articulated ground floor levels or base
 - 8) Articulated cornice line
 - 9) Integrated planters or wing walls that incorporate landscape and sitting areas
 - 10) Offsets, reveals or projecting rib used to express architectural or structural bays
 - 11) Varied roof heights
- b. Architectural Design Guidelines for Commercial, Office and Place of Worship Uses
 - i. The design of Commercial, Office and Place of Worship Uses shall incorporate common architectural elements with the retail buildings on Parcels A – F, such as signage font, logo and color palette, to define the development on the property as a master planned, horizontally integrated, mixed-use development.

H. Pedestrian Connectivity and Sidewalks

- a. Elements for Major and Minor Pedestrian Connectivity shown on the Land Use Plan, Exhibit A

- i. Major Pedestrian Connectivity: Street Tree/Furniture/Planting Zone shall have a minimum width of 15 feet (from face of curb) and shall be continuous and located adjacent to the curb along the Major Pedestrian Connectivity Route. This zone will include an eight (8)-foot unobstructed sidewalk. The remaining seven (7) feet shall include benches, landscaping, trash cans, lighting or other pedestrian oriented elements.
- ii. Minor Pedestrian Connectivity: Street Tree/Furniture/Planting Zone shall have a minimum width of ten (10) feet (from face of curb) and shall be continuous and located adjacent to the curb along Minor Pedestrian Connectivity Route. This zone will include an unobstructed five (5) foot sidewalk, and the remaining five (5) feet shall include landscaping, lighting or other pedestrian oriented elements.

- b. Social Gathering Space Requirements

These are spaces that incorporate gathering and sitting opportunities along the Major Pedestrian Connectivity. Such areas shall include a seating area with benches or tables and chairs, and may include any of the following features:

- 1) Kiosk(s);
- 2) Water feature;
- 3) Gazebo;
- 4) Public Art;
- 5) Other such focal feature and amenity that enhances the public space.

- c. The Major and Minor Pedestrian Connections and the Social Gathering Spaces shall be maintained by a Property Owners Association.

I. Building Facades and Elevations

- a. The Conceptual Elevations attached as Exhibit C generally depict the building construction materials, special amenities and other design elements applicable to Parcels A – F and H. The Conceptual Perspectives attached as Exhibit D generally depict the pedestrian network integrated into the property. Architectural themes shall be complementary between Office/Commercial/Retail uses.

J. Landscaping and Buffering

- a. Buffer yards are not required to buffer uses internally within the property.
- b. Community Overlay District, Sec. 7.5, 5. d. is amended as follows:
 - 1) Parking lots within the COD containing greater than 20 parking spaces shall have open landscaped areas equal to 20 percent of the parking area and drives in the parking area. The open space perpendicular to the parking spaces and around buildings will count toward this requirement.

- 2) Fifty percent of the required landscaped area must be used as islands. Medians and end islands will count toward this requirement. One tree is required within 50 feet of every parking space. Perimeter landscaping shall have at least one such tree for each 30 (40 lineal feet if not located in the COD) lineal feet or fraction thereof.
- c. Mitigation of removed trees 12" and over shall be for only those species identified as Class I and II.

K. Off-Street Parking and Loading

- a. Off-street Parking Regulations will comply with the City of Friendswood Design Criteria Manual except as noted below:
 - i. Minimum off-street parking requirements can be met by placing required off-street parking spaces at any location within the PUD with the execution of a shared parking agreement submitted, reviewed and approved by the City. Off-street parking spaces, whether required or excess, are not required to be located on the same parcel as the principal use they serve;
 - ii. Parking for restaurants serving alcohol and restaurants not serving alcohol will be as follows:
 1. Fine Casual Dining with Bar and alcohol service – 1 space per 75 square feet of GFA.
 2. Family Restaurant without Bar or alcohol service OR Fast Food - 1 space per 100 square feet of GFA.
 - iii. Handicap Accessible parking shall be provided per the attached chart.

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Regardless of ratios noted above, provided handicap accessible parking will comply with Federal and State criteria. Above chart is sourced from International Building Code.

- iv. Office uses are required to provide one (1) loading space for any one (1) building that exceed 40,000 square feet of gross floor area;
- v. Loading spaces may be 10'X30' in size.
- vi. Subject to any local, state or federal regulatory approvals, parking can be developed for any use within the PUD, within the FEMA floodplain or floodway.

L. Access

- a. The public and private points of access to FM 528 as depicted on the Land Use Plan are

not meant to limit number or location of access points.

- b. Private driveway connections to FM 528 and Blackhawk Blvd. extension have not been shown on the Land Use Plan. The number and location will be subject to Texas Department of Transportation (TXDOT), Traffic Impact Analysis (TIA) and City of Friendswood requirements and approvals.
- c. The Traffic Impact Analysis (TIA) performed by a Professional Engineer licensed by the State of Texas is required prior to submittal of the first plat for the development in order to make determinations regarding road extension requirements, driveway spacing and other access points throughout the development. Offsite road improvements, on a pro rata basis, will only be the responsibility of the FTC PUD Developers should the TIA determine onsite traffic generation warrants contribution to such.

M. **Signage** – Signage within the PUD will comply with Appendix A Sign Ordinance unless stipulated otherwise below:

Temporary Real Estate Subdivision Signs

- a. Multi-family Units: size not to exceed 20 square feet in sign area.
- b. Vacant Land: one 32square-foot sign permitted for every 500 linear feet of vacant land contiguous to FM 528 and Blackhawk Blvd.
- c. Temporary Signs for most integrated non-residential units: one 32 square-foot sign permitted for every 500 linear feet of land dedicated to said uses contiguous to FM 528 and Blackhawk Blvd.

Permanent Signs in Non-Residential Districts

- a. Individual Monument Sign: One monument sign is allowed for each business establishment, with an allowable sign area of 75 square feet. The highest part of any such sign or structure shall not be greater than seven feet above the highest finished grade at the front property line. Monument signs must be permitted separately.
- b. Multi-Tenant Monument Signs, including signs fronting FM 528:
 - 1) Maximum permitted height shall be 10 feet for highest lettering and 12 feet for all structural components.
 - 2) Permitted sign area shall not exceed 50 square feet for a single user. For each additional user, 10 square feet can be added to total allowable size, up to a maximum of 100 square feet.
- c. Shared Monument Signs:
 - 1) Lots do not have to be contiguous to share signage.
 - 2) Non-residential multi-tenant monument signs may include off-premise signage for non-residential uses.
 - 3) Off-premise signage shall not reduce the number or size of permitted signage for off-premises uses.

N. Development Schedule, Phasing and Infrastructure

a. **Development Schedule**

The PUD development schedule will need to respond to market demands, non-sequential development of parcels and uses thereon, phased infrastructure completion and other factors. For this reason, development of the PUD will need to remain flexible.

Phasing

Parcel designations as shown on the conceptual Land Use Plan (Exhibit A) do not indicate phasing sequence and phasing numbers are not applicable. Phasing of the PUD will be as generally described below:

- i. Parcels A – F, Commercial and Office, will not be subject to any phasing of other parcels and land uses.
- ii. Parcel G, Recreation and Open Space and Detention, can be developed independent of and /or in conjunction with any phase of the FTC PUD.
- iii. Parcel H, Church Campus and Church Grounds and Parking, will not be subject to any phasing of other parcels and land uses.

b. Infrastructure

Infrastructure will be developed and constructed as generally depicted on the Infrastructure Plan with the following provisos:

- i. Infrastructure, namely public water, sanitary sewer, lift stations, storm drainage and the extension of Blackhawk Blvd. through the PUD can be developed in phases subject to City of Friendswood approval and the Traffic Impact Analysis (TIA).
- ii. The proposed public water loop and force main to be extended through the Blackhawk Blvd. alignment from the PUD eastern property line to West Bay Area Blvd. is conditioned upon the procurement of required utility easements across the Clear Creek ISD property.
- iii. Applicant may not be required to construct Blackhawk Blvd. extension from the PUD eastern property line to West Bay Area Blvd. The extension requirement is subject to Traffic Impact Analysis results.
- iv. Subject to FEMA and City of Friendswood approval, applicant may not be precluded from developing detention and compensatory storage ponds in the 60+ acres of FEMA floodway within the limits of the PUD.
- v. Certificates of Occupancy for Parcel H, Church Campus and Church Grounds and Parking, can be issued completely independent of any infrastructure development required for the balance of the PUD subject to building regulations, subdivision regulations, and other applicable requirements to obtain a CO.

O. Parks and Open Space

- a. The location and extent of the dedicated open space will be determined by a future Open Space Master Plan to be prepared collaboratively with the FTC Development Team and City of Friendswood Parks and Recreation Department. Parkland dedication shall be done in such a way to maximize the enhanced park value and create a seamless connection with the mixed-use development. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, entry features, common areas, active or passive recreational activities, and environmentally-sensitive areas.
- b. The purpose of an Open Space Master Plan is to supplement the conceptual Land Use Plan (Exhibit A) by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of public

parks and other public and private open space or common areas. It shall illustrate an integral system of trails that will be designed to connect residential areas, church and retail areas within the planned area to the parks and open space. Open space may be designated through the use of common space or other mechanisms such as conservation easements to the satisfaction of the City of Friendswood and Council.

- c. Parkland dedication and/or permanent access easements are to occur along the Clear Creek frontage. The locations and extent are to be determined based on a future Open Space Master Plan to be prepared collaboratively with the FTC Development Team and City of Friendswood. Other dedication to occur for larger, consolidated areas, again to be based on a future Open Space Master Plan. Permanent access easements will be granted to link dedicated areas. A private extension of Townes Road and the extension of Blackhawk Blvd will provide primary vehicular and pedestrian access points through the development for public access to open space.
- d. The City shall require the preservation, maintenance and ownership of open space utilizing, at the City's option, one of the following methods:
 - i. Dedication of the land as a public park or parkway system;
 - ii. Granting a permanent open space easement on and over the said private open spaces to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of a Homeowners' Association established with articles and by-laws

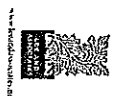
EXHIBITS:

- A - Conceptual Land use Plan
- B - Regulation Matrix
- C - Conceptual Elevations
- D - Conceptual Perspectives
- E - Infrastructure Plan

- FRIENDSWOOD TOWN CENTER - 135.78 ACRES**
- PARCEL A - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL B - COMMERCIAL OFFICE**
TOTAL AREA: 623 ACRES
IMPROVED: 514 ACRES
UNIMPROVED: 109 ACRES
TOTAL IMPROVED SPACE: 100 ACRES
 - PARCEL C - COMMERCIAL OFFICE**
TOTAL AREA: 515 ACRES
IMPROVED: 514 ACRES
UNIMPROVED: 1 ACRES
TOTAL IMPROVED SPACE: 100 ACRES
 - PARCEL D - COMMERCIAL OFFICE**
TOTAL AREA: 87 ACRES
IMPROVED: 87 ACRES
UNIMPROVED: 0 ACRES
TOTAL IMPROVED SPACE: 87 ACRES
 - PARCEL E - COMMERCIAL OFFICE**
TOTAL AREA: 515 ACRES
IMPROVED: 514 ACRES
UNIMPROVED: 1 ACRES
TOTAL IMPROVED SPACE: 100 ACRES
 - PARCEL F - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL G - COMMERCIAL OFFICE**
TOTAL AREA: 427 ACRES
IMPROVED: 318 ACRES
UNIMPROVED: 109 ACRES
TOTAL IMPROVED SPACE: 100 ACRES
 - PARCEL H - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL I - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL J - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL K - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL L - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL M - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL N - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL O - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL P - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL Q - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL R - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL S - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL T - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL U - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL V - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL W - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL X - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL Y - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES
 - PARCEL Z - COMMERCIAL OFFICE**
TOTAL AREA: 227 ACRES
IMPROVED: 179 ACRES
UNIMPROVED: 48 ACRES
TOTAL IMPROVED SPACE: 114 ACRES

- PROPOSED PRIVATE STREET CONNECTIVITY**
- PROPOSED MAJOR REGIONAL CONNECTIVITY**
- PROPOSED MAJOR REGIONAL CONNECTIVITY**

Conceptual
Land Use Plan



SCALE 1" = 200'-0"



Friendswood
Town Center
Friendswood, Texas

FTC Land Use Plan Exhibit A

Friendswood Town Center Regulation Matrix
EXHIBIT B

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet						Height Maximum Feet	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear	Side							
						Interior		Exterior					
						When Abutting Property In a Residential District or Garden Home District	When Abutting Property In a Non-Residential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30 within COD; 20 otherwise	10	15	10	15	10	50 A	Yes		50% B

- A) Building height shall be defined as the vertical distance between the lowest habitable finish floor to the roof line of a flat roof, the eave line of low slope roof and the mid point between eave and ridgeline on a hip roof. Parapets, elevator chases and roof top mounted equipment may exceed maximum building height by 6'.
- B) Maximum lot coverage is the percentage derived from dividing the total building coverage (ground floor) on a lot by the gross lot acreage. Gross lot acreage includes flood fringe and floodway for only Parcels F and H.

7-Q.3 Area and height exceptions.

- a. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
- b. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.



FRONT ELEVATION

Exhibit C

Conceptual Elevation



Exhibit C

Conceptual Elevation



Exhibit C

Conceptual Elevation



Exhibit C

Conceptual Elevation



Exhibit C
Conceptual Elevation



Exhibit C

Conceptual Elevation

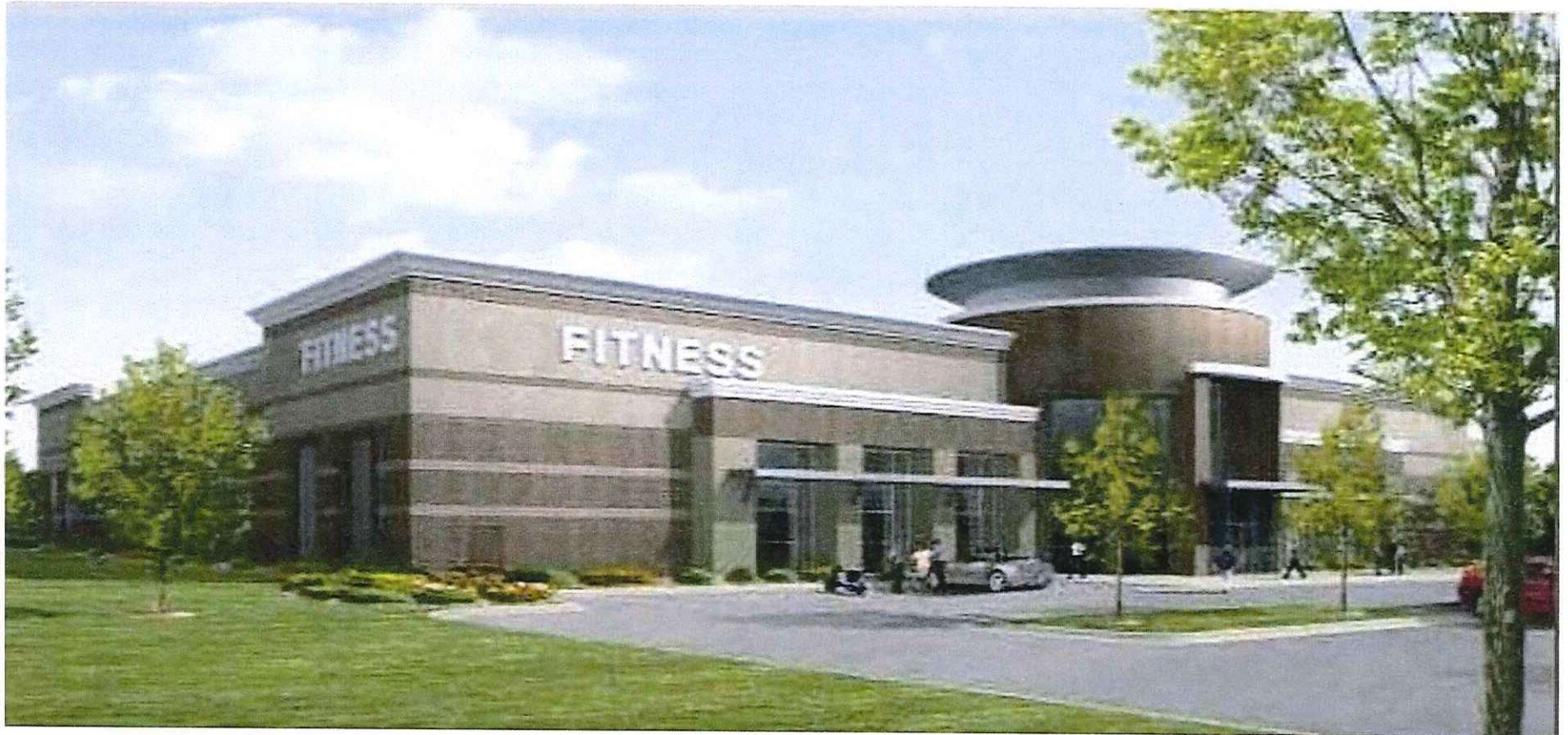


Exhibit C

Conceptual Elevation



Exhibit C
Conceptual Elevation



Exhibit D
Conceptual Perspective



Exhibit D

Conceptual Perspective



Exhibit D

Conceptual Perspective



Exhibit D

Conceptual Perspective



Exhibit D

Conceptual Perspective



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Consider making a recommendation to City Council concerning (i) the requested zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use."

Action:

SUMMARY / ORIGINATING CAUSE

****This is the action item for the zone change request. See all attachments on the previous item for the public hearing.****

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.

The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others

to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

According to the Zoning Ordinance, a PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;
4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or
6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development exceeds the minimum of one criterion by meeting criteria 1, 4, 5 and 6.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This is the third major proposal for a Planned Unit Development on this tract. Previous versions have included a similar mix of uses, including retail and offices, as well as 500-600 residential units. In 2015, the residential units were removed from the PUD by City Council at the time the ordinance was approved. The density of the development and its proximity to any nearby residential properties requires residential use within the development to support the businesses.

RECOMMENDATIONS

At the regular meeting held Wednesday, October 4, 2023, the Community Economic Development Corporation (CEDC) voted unanimously 5-0 (members Guzzetta and Brown were absent) in favor of the zone change.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Consider changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings.

Action:

SUMMARY / ORIGINATING CAUSE

The two regular meetings for November are scheduled for November 9 and November 23. Aubrey, Becky, and Marcus Rives will be attending the annual American Planning Association (APA) Texas Chapter Conference in Corpus Christi. Additionally, November 23 is Thanksgiving Day. The proposal is to change the two meeting dates to the following weeks - November 16 and November 30, should we have items that require consideration.

At this time, we do have a zone change application that will require a public hearing on November 16.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends rescheduling the meetings.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Announcement of the next Planning and Zoning Commission regular meeting for Thursday, October 26, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 12, 2023

Subject: Receive the September 2023 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.

Action:

SUMMARY / ORIGINATING CAUSE

September 2023 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. September 2023 DRC Report

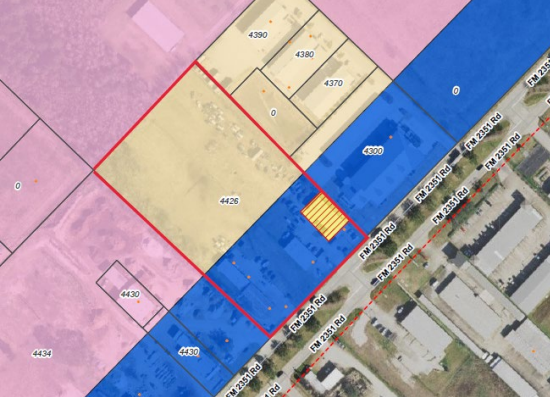
COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
SEPTEMBER 2023



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
2.4 Acres at Old Rd and FM 518 Proposed retail and personal care services for women	SFR	Yes	☒ Zone change - PUD ☒ Meets Future Land Use Map – commercial frontage ☒ Plat required ☐ Eligible for Certificate of Platting Exemption - issued ☒ Site plan approval ☒ Community Overlay District (300 feet) ☐ Downtown District ☒ Water Available – same side of FM 518 ☒ Sewer Available – bore under FM518 required ☒ On-site detention required ☐ May be eligible for regional detention – can make a request to GCCDD ☒ High hazard flood zone(s) – Unshaded X and Shaded X ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: 5ft sidewalk required along FM 528 and 4ft sidewalk required along Old Road	

901 S Friendswood Drive Boutique and ice cream shop; convert existing structure from residential occupancy to commercial occupancy	NC	Yes - DD	☒ Zone change ☒ Meets Future Land Use Map ☐ Plat required – existing plat ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☒ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☐ Eligible for regional detention – make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: 6-foot sidewalk required along E Castlewood Drive; keeping existing trees may count towards required landscaping; Permit fees waived in DD; Galveston County Health District – permits for food service and to disconnect existing septic system	
104 Whispering Pines Ave Elderly Daycare/Activity Center – approx. 5600 sqft; will take over once TBH moves into new building	DD	Yes – SUP for NAICS Use 624	☒ Zone change ☒ Meets Future Land Use Map ☐ Plat required – existing plat ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available – existing ☒ Sewer Available – existing ☐ On-site detention required ☒ Eligible for regional detention – make request to GCCDD ☐ High hazard flood zone(s) – Shaded X ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Fire sprinkler and fire alarm required	

Old Rd/FM 518 – North or Easterly side of FM 518 Single Family Residence	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required – Short Form Final ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval – special requirements for BP zoning ☒ Community Overlay District ☐ Downtown District ☒ Water Available – bore under FM 518 ☒ Sewer Available – same side of FM 518 ☒ On-site detention required ☐ Eligible for regional detention – may make request to GCCDD ☒ High hazard flood zone(s) – Shaded X ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes:	
402 Sedora Dr & 310 Garden Dr Proposal is to subdivide 402 Sedora Dr to create a lot with frontage on Sedora and an additional lot with access from Garden Drive.	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required – Preliminary and Final ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval – special requirements for BP zoning ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ Eligible for regional detention – make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Street Frontage (108 feet) and approved fire truck turnaround at the end of Garden Rd are required. City to install waterline and fire hydrant provided owner dedicates 10-ft waterline easement.	

4426 FM 2351 Add more buildings; incubator business possibility	CSC & LI SUP – auto repair	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District – 150 feet ☐ Downtown District ☒ Water Available – may need looped system; 2 options available ☒ Sewer Available – across FM 2351 ☒ On-site detention required – Harris County ☐ Eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: fire sprinkler and fire alarm systems may be required – depend on occupancy type and/or square footage	
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