



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 11, 2024 - 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 approving of the minutes of the Planning and Zoning Regular Meeting held on Thursday, March 28, 2024.
- B. Consider approving the Sedora Acres Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 1900 BLOCK OF W PARKWOOD AVE FROM SFR TO NC

- i Conduct a public hearing regarding a request for a zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).
- ii Consider a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

B. PRELIMINARY PLAT: AJ ESTATES

Consider approving the preliminary plat of AJ Estates, consisting of 15.100 acres of land being all of a called 13.558 acre tract as described by deed recorded under G.C.C.F. No. 2021004118 and the residue of a called 4.00 acre tract as described by dead recorded under G.C.C.F. No. 2021004094 William Henry Survey, Abstract No. 84, City of Friendswood, Galveston County, Texas.

C. PRELIMINARY PLAT: CASTLE NARNIA WAY

Consider approving the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

D. PRELIMINARY PLAT: FRIENDSWOOD TRAILS SECTION 5

Consider approving the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

E. PRELIMINARY PLAT: GEORGETOWN SECTION ONE

Consider approving the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

F. PRELIMINARY PLAT: SHERRY LANE STREET DEDICATION (GEORGETOWN SUBDIVISION)

Consider approving the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Galveston County, Friendswood, Texas.

G. PRELIMINARY PLAT: ZELLER ESTATES

Consider approving the preliminary plat of Zeller Estates, a subdivision of 1.75 acres of land, being Tracts C&D Linson Acreage, being Tracts out of Tract "4" of a division of Blocks "G" and "H" of Central Park recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151, in the Sarah McKissick or J.R. Williams League, Galveston County, Friendswood, Texas.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 25, 2024, and (ii) Thursday, May 9, 2024.
- B. Receive the March 2024 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 8th day of April 2023, at 2:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: Consider approving of the minutes of the Planning and Zoning Regular Meeting held on Thursday, March 28, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Planning and Zoning Commission to review and approve the minutes of the Planning and Zoning Regular Meeting held Thursday, March 28, 2024. The draft minutes are attached for review and approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. PZ Commission Minutes 3-28-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 28, 2024 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MARCH 28, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 28, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

CHAIRMAN TOM HINCKLEY 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.

No public comments.

3. CONSENT AGENDA

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

- A. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 14, 2024.

****Commissioner Marsha Conrad moved to approve the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 14, 2024. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

4. ACTION ITEMS

- A. **PRELIMINARY PLAT: FRIENDSWOOD CITY CENTER**

Consider approval of the Preliminary Plat Friendswood City Center, being 106.472 acres of land all of that certain tract as described by deed recorded under H.C.C.F. No. RP-2023-65754 and a Replat of Restricted Reserves "A" and "C" Clear Creek Community Church Final Plat, Sarah McKissick League, Abstract No. 549, Harris County, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the Preliminary Plat of Friendswood City Center subject to staff comments. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin said the preliminary plat of Friendswood City Center was the first step in the large, mixed-use project located on the "Whitcomb" tract. She said this plat included contours, which will be removed when the final plat is submitted to the commission. She mentioned the developer is working through some easement locations, as well, but those will be in place at the time of final plat.

Commissioner Sasson commented that the plat seems to comply with the approved Planned Unit Development (PUD). He asked if the commission would see one large site plan or several smaller site plans. Harbin said each reserve would submit their own site plan.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 11, 2024, and (ii) Thursday, April 25, 2024.
- B. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Harbin told the Commission that staff received an unusually large number of submittals, and the April 1st agenda would be very full.

6. ADJOURNMENT

This meeting was adjourned at 06:06 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: Consider approving the Sedora Acres Final Plat.

Action:

SUMMARY / ORIGINATING CAUSE

Residential plat subdividing one lot into two lots. One lot will be accessed via Sedora Drive and also has an existing house; the other will be accessed via Garden Drive and will include construction of a new home in the near future.

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 402 SEDORA DRIVE FINAL PLAT REV PER COF AMENDED 4.1.2024

STATE OF TEXAS
COUNTY OF GALVESTON

WE, DAVID GAUTREUX AND LESLIE GAUTREUX, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 2.9909 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SEDORA ACRES, 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 UTILITY EASEMENTS SHOWN HEREON.

WITNESS OUR HAND THIS ____ DAY OF _____, 2024.

BY: _____ BY: _____
DAVID GAUTREUX, OWNER LESLIE GAUTREUX, OWNER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GAUTREUX AND LESLIE GAUTREUX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT OF SEDORA ACRES, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS.

THIS ____ DAY OF _____, 2024.

BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

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

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

SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 04/01/2024

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

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

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2024, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2024, AT ____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

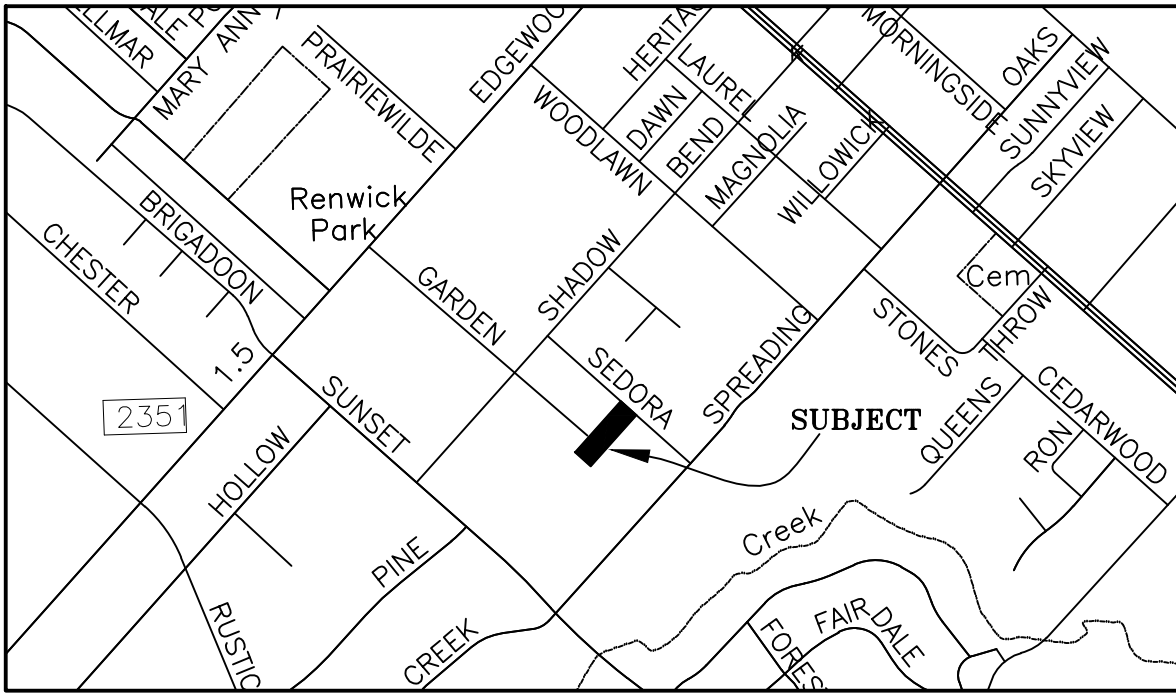
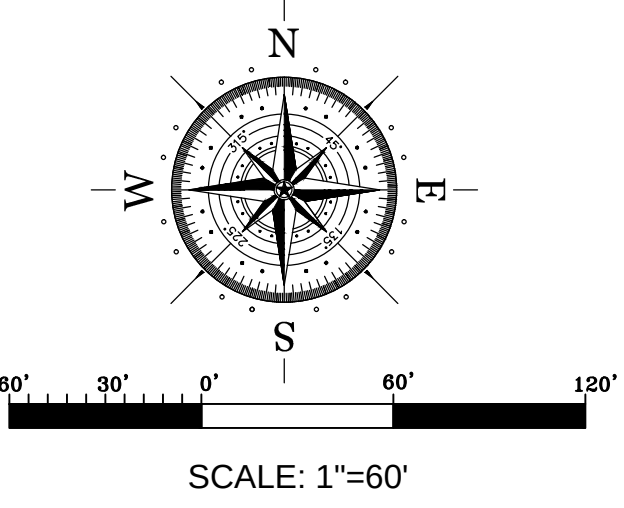
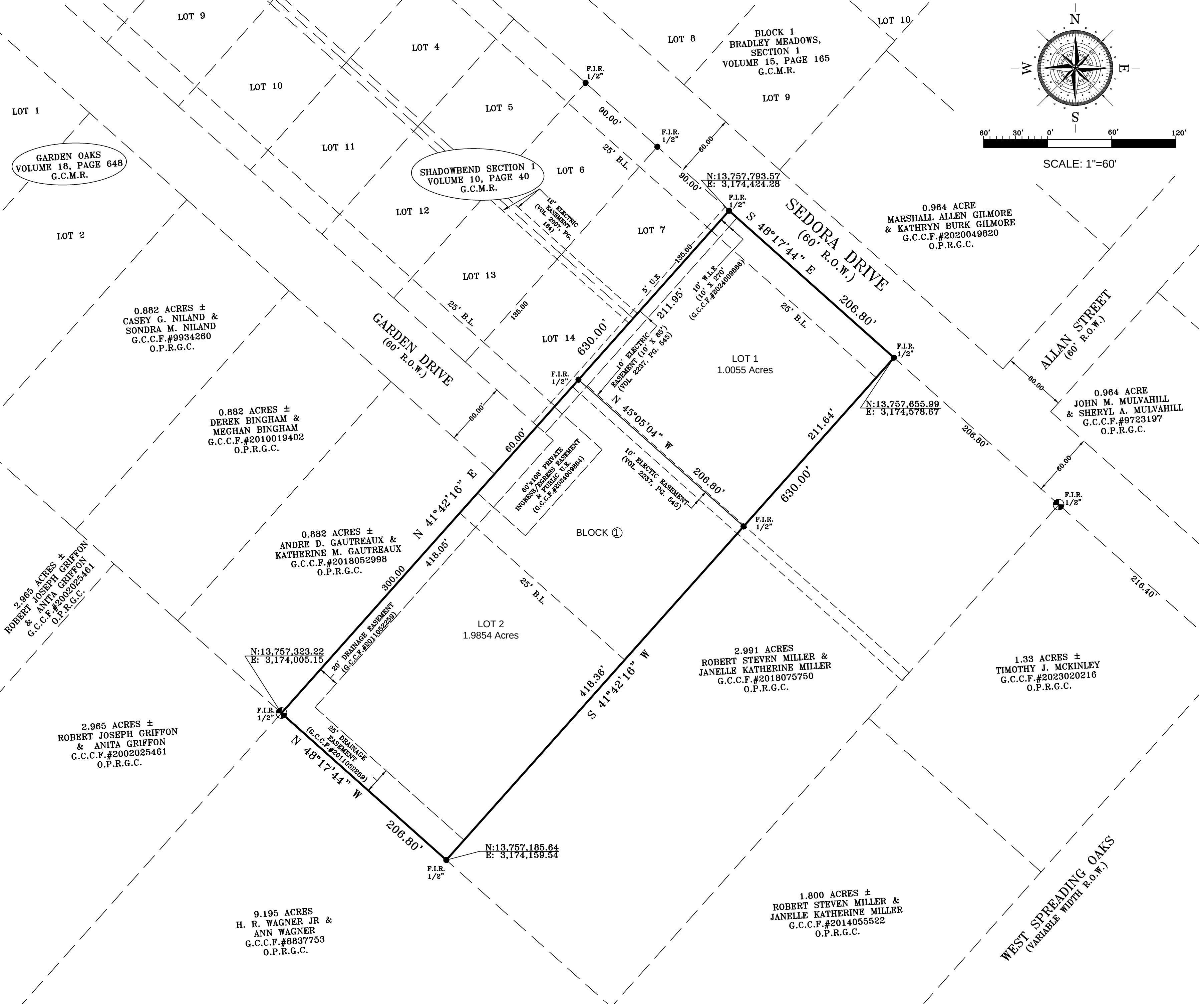
BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G240043

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

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



VICINITY MAP SCALE 1" = 1/4 MILE (1320 FT) KEY MAP 656

GENERAL PLAT NOTES:

- INDICATES MONUMENT.
- INDICATES CONTROL MONUMENT.
- B.L. INDICATES BUILDING LINE.
- S.I.R. INDICATES SET IRON ROD.
- F.I.R. INDICATES FOUND IRON ROD.
- F.I.P. INDICATES FOUND IRON PIPE.
- U.E. INDICATES UTILITY EASEMENT.
- R.O.W. INDICATES RIGHTS-OF-WAY.
- VOL./PG. INDICATES VOLUME/PAGE.
- P.O.B. INDICATES POINT OF BEGINNING.
- G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
- G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
- G.C.D.R. GALVESTON COUNTY DEED RECORDS.
- NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-23-6633, DATED DECEMBER, 27, 2023.
- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.
- SUBJECT TO BLANKET DRAINAGE EASEMENT AS SET OUT IN VOLUME 2207, PAGE 750 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS

FINAL PLAT SEDORA ACRES

BEING A TRACT OF LAND CONTAINING 2.9909 ACRES (130,284 SQUARE FEET), SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO ROBERT A. ORTEGO JR. AND YVONNE J. SMAISTRILA BY DEED AS RECORDED UNDER CLERK'S FILE NO. 2015001048 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 8, IN BLOCK 1, OF FRIENDSWOOD, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 20, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

2 LOTS 1 BLOCK

APRIL 01 2024

PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS

DAVID GAUTREUX
LESLIE GAUTREUX
402 SEDORA DRIVE
FRIENDSWOOD, TX 77546
PHONE: 409-750-5947

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.9909 ACRES (130,284 SQUARE FEET), SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO ROBERT A. ORTEGO JR. AND YVONNE J. SMAISTRILA BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2015001048 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 8, IN BLOCK 1, OF FRIENDSWOOD, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 20, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2.9909 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SEDORA DRIVE (60.00 FEET WIDE) FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE MOST EASTERLY CORNER OF SHADOWBEND, SECTION ONE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 40, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°17'44" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 206.80 FEET, TO A FOUND 1/2-INCH IRON ROD, WITH CAP MARKED "PRO SURV", FOR THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°42'16" WEST, A DISTANCE OF 630.00 FEET, TO A FOUND 1/2-INCH IRON ROD, FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 48°17'44" WEST, A DISTANCE OF 630.00 FEET, TO A FOUND 1/2-INCH IRON ROD, FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 41°42'16" EAST, A DISTANCE OF 630.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.9909 ACRES (130,284 SQUARE FEET), MORE OR LESS.

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

F. LOTS CURRENTLY IN EXISTENCE WITH LESS THAN 90 FEET OF WIDTH THAT HAVE STRUCTURES ALREADY BUILT UPON THEM MAY CONTINUE WITH THE SAME EXISTING SETBACK FOR ADDITIONS PROVIDED THEY ARE NOT LESS THAN A MINIMUM OF FIVE FEET.

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	15,600
LOT WIDTH MINIMUM FEET	120 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

FLOOD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONE "X".

BENCHMARK NGS E459 EL.26.00 NAVD 88

BRASS DISC SET IN CONCRETE ON THE WEST SIDE OF BRARMEADOW DRIVE, APPROXIMATELY 45 FEET, WEST OF THE CENTERLINE OF BRARMEADOW DRIVE AND APPROXIMATELY 150 FEET SOUTH OF THE CENTERLINE OF SUNSET DRIVE.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: Conduct a public hearing regarding a request for a zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

Action:

SUMMARY / ORIGINATING CAUSE

This public hearing allows the Commission to receive public comment regarding a request for the zone classification change of 5.6761 acres of land located in the 1900 block of W Parkwood Ave, from Single Family Residential (SFR) to Neighborhood Commercial (NC).

The property owner is requesting the change. The zone change request complies with the 2021 Future Land Use Map (FLUM). Development of the tract in the future would be subject to the Community Overlay District (COD) regulations, and if approved, to the regulations of the Neighborhood Commercial zoning district.

The notice of public hearing was published in *The Reporter News* on March 20, 2024, and posted on the City's notice boards and website on March 21, 2024. Notices were sent out to property owners and signs were placed on the property on March 28, 2024.

See attached Rezoning Report for additional details.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the zoning of the property would contribute to the increase of commercial zoning acreage of the City, and is in compliance with the Future Land Use Map.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Warranty Deed 1900 block W Parkwood Ave
2. Survey 1900 block W Parkwood Ave
3. Rezoning Report 1900 block W Parkwood Ave
4. Aerial Map 1900 block W Parkwood Ave
5. Location Map 1900 block W Parkwood Ave
6. Zoning Map 1900 block W Parkwood Ave
7. Future Land Use Map 1900 block W Parkwood Ave

013-19-2779

WARRANTY DEED

Date: DEC. 18, 1998

Grantor: ^{CHK} IVAN HUBERT ^{J.R.K.} KERR, ^{BJK} BLANCHE JEAN KERR,* ^{JB.} JAMES BARRY KERR
and JO RUTH KERR, not joined by their spouses, if any, as this
property constitutes no part of their business or residential homestead.
Grantor's Mailing Address:

Grantee: MANNING FAMILY PARTNERSHIP, L.P.

Grantee's Mailing Address:

Consideration: TEN AND NO\100's DOLLARS (\$10.00)-----
and other good and valuable consideration

Property: (including any improvements):

Being a 5.6761 acre tract of land, more or less, out of Lot 14,
of BURGESS SUBDIVISION, a subdivision in Galveston County, Texas,
according to the map or plat thereof recorded in Volume 119, Page
14 of the Map Records of Galveston County, Texas, and being moera
paritcualry described by metes and bounds attached. Save and
Except that portion conveyed to State of Texas by deed filed
under Galveston County Clerk's File No. 9015963.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid and
subsisting restrictions, reservations, conditions, limitations,
covenants, exceptions, mineral conveyances, and easements
properly of record in the Office of the County Clerk of Galveston
County, Texas, if any, affecting the above-described property.

Grantor, for the consideration and subject to the
reservations from and exceptions to conveyance and warranty,
grants, sells, and conveys to Grantee the property, together with
all and singular the rights and appurtenances thereto in any wise
belonging, to have and hold to Grantee, Grantee's heirs,
executors, administrators, successors, or assigns forever.
Grantor binds Grantor and Grantor's heirs, executors,
administrators, successors, and assigns to warrant and forever
defend all and singular the property to Grantee and Grantee's
heirs, executors, administrators, successors, and assigns against
every person whomsoever lawfully claiming or to claim the same or
any part thereof, except as to the reservations from and
exceptions to conveyance and warranty.

*now known as BLANCHE JEAN KERR PEEVEY

When the context requires, singular nouns and pronouns include the plural.

Ivan Hubert Kerr
IVAN HUBERT KERR

Blanche Jean Kerr Peevey
BLANCHE JEAN KERR PEEVEY

James Barry Kerr
JAMES BARRY KERR

Jo Ruth Kerr
JO RUTH KERR

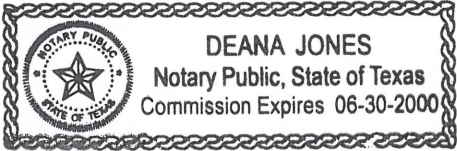
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of DEC., 1998, by IVAN HUBERT KERR.

Deana Jones
Notary Public, State of Texas
Notary's name (printed):



Notary's commission expires:

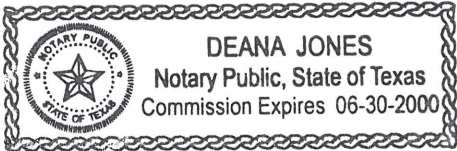
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of DEC., 1998, by BLANCHE JEAN KERR PEEVEY.

Deana Jones
Notary Public, State of Texas
Notary's name (printed):



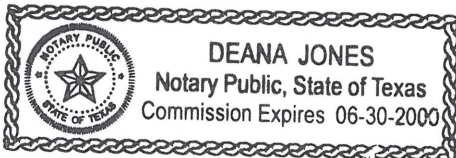
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of DEC., 1998, by JAMES BARRY KERR.



Deana Jones
Notary Public, State of Texas
Notary's name (printed):

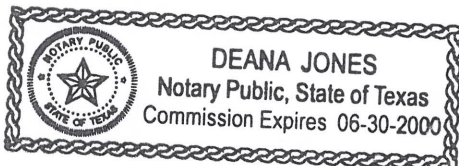
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of DEC., 1998, by JO RUTH KERR.



Deana Jones
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill

EXHIBIT "A"**FIELD NOTE DESCRIPTION**

OF A 5.6761 (CALLED 5.68) ACRE TRACT OF LAND OUT OF LOT 14 OF THE BURGESS SUBDIVISION AS RECORDED UNDER BOOK 119, PAGE 14 AND 15 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. SITUATED IN THE G.W. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED BY KATIE BOFYSIL MARUT AND HUSBAND, EDWARD J. BOFYSIL, JR., BY DEED RECORDED IN VOLUME 1667, PAGE 503, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8 INCH IRON ROD FOUND IN THE NORTHWESTERLY LINE OF F.M. 528 AND THE WEST LINE OF LOT 14 OF AFORESAID BURGESS SUBDIVISION, MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND SOUTHEAST CORNER OF RESERVE "B" OF WINDSONG SUBDIVISION (UNRECORDED).

THENCE, N 00° 02' 00" W WITH THE WEST LINE OF SAID LOT 14 AND EAST LINE OF SAID WINDSONG SUBDIVISION AT 263.03' PASS A 1 INCH IRON PIPE FOUND MARKING THE COMMON CORNER OF RESERVE "B" AND LOT 1 OF SAID WINDSONG SUBDIVISION, AND AT 505.21' PASS A 5/8 INCH IRON ROD FOUND AT THE COMMON CORNER OF LOT'S 1 AND 2 OF SAID WINDSONG SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 747.83' TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 2 AND BEING IN THE SOUTH LINE OF LOT 3-B OF SAID WINDSONG SUBDIVISION, ALSO BEING IN THE CENTERLINE OF A 40' WIDE PLATTED ROAD (UNIMPROVED).

THENCE, N 89° 53' 00" E ALONG THE NORTH LINE OF SAID LOT 14 AND SOUTH LINE OF SAID LOT 3-B WINDSONG SUBDIVISION AT 215.37' PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 3-B AND LOT 3-A OF SAID WINDSONG SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 658.08' TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND NORTHWEST CORNER OF A 0.0025 AC. TRACT CONVEYED TO THE STATE OF TEXAS UNDER COUNTY CLERKS FILE 9015963 GALVESTON COUNTY, TEXAS. SAID POINT BEARS S 89° 53' 00" W, 3.62' FROM THE ORIGINAL NORTHEAST CORNER OF CALLED 5.68 AC. TRACT.

THENCE, S 40° 10' 31" W ALONG THE NORTHWESTERLY RIGHT OF WAY OF F.M. 528 A DISTANCE OF 123.40' TO A 5/8 INCH IRON ROD SET FOR CORNER AND BEING THE WESTERLY CORNER OF SAID 0.0025 AC. TRACT.

THENCE, S 41° 26' 00" W A DISTANCE OF 873.50' TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT. CONTAINING 5.6761 ACRES OF LAND. SUBJECT TO 2.07 ACRES IN PIPELINE EASEMENTS AND 20.00' PLATTED ROAD ALONG THE NORTH LINE, LEAVING 3.6 ACRES NET.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

12-22-98 03:49 PM 9862904
STRIM-T \$15.00
Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

Rezoning Report

March 2024

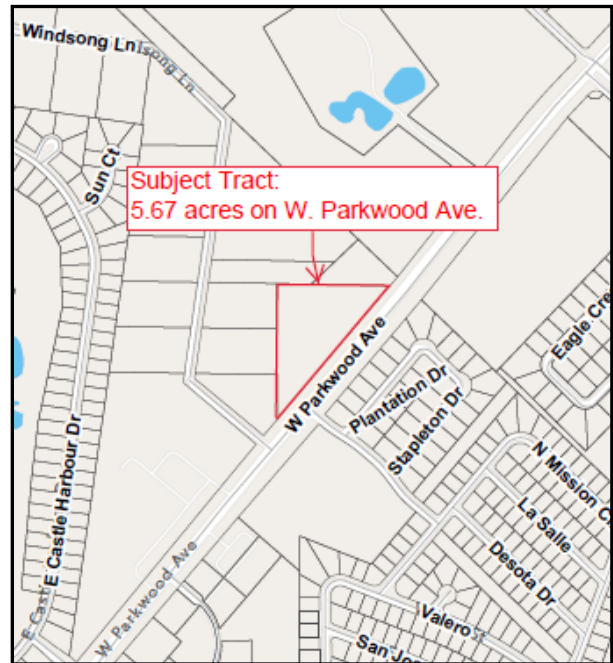
Project: Zone Change Request

Address: 1900 block of W. Parkwood Ave.
(no address assigned)

Legal: 5.6761-acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas

Request: Zone classification change from Single Family Residential (SFR) to Neighborhood Commercial (NC)

Applicable Zoning Ordinance Excerpts:



Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

G. NC, Neighborhood Commercial District, general purpose and description. The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the NC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Section 7.5. - Community overlay district.

1. General purpose and description. The community overlay district (COD) is intended to preserve and enhance the physical characteristics of the city along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, with the exception of the downtown district. The COD does not apply to the DD. The DD is subject to supplementary regulations and the DD geographic limitations as shown on the official zoning map. The COD includes the following thoroughfares: FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Boulevard (also known as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Boulevard, from Friendswood City Limit to FM 528. (Remainder of requirements in Section 7.5.)

Zoning History:

The zoning of the property has always been Single Family Residential (SFR). There is also a Specific Use Permit (SUP), Ordinance 320, for pipelines that was approved in 1977.



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property fronts FM 528, also known as W. Parkwood Avenue. The property to the north is zoned Single Family Residential (SFR). The property also backs up to property that is zoned Single Family Residential (SFR). The property to the south is zoned Neighborhood Commercial (NC).

Platting Analysis:

The property will need to be platted prior to development.

Planning Analysis:

This property fronts FM 528. When developed, the property will be subject to the Community Overlay District (COD) regulations. Additionally, the minimum setback from the pipelines on the property is 50 feet for any habitable structures.

Comprehensive Planning Analysis:

The Future Land Use Map (2021) identifies this property as developing as “Retail.” The zone change request complies with the FLUM.



City of Friendswood GIS Aerial Map

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

On site detention is required, and the property is not located in any high hazard flood zones.

Utilities:

City water is available along FM 528. A manhole is available on Desota Drive across FM 528 for the sanitary sewer connection.

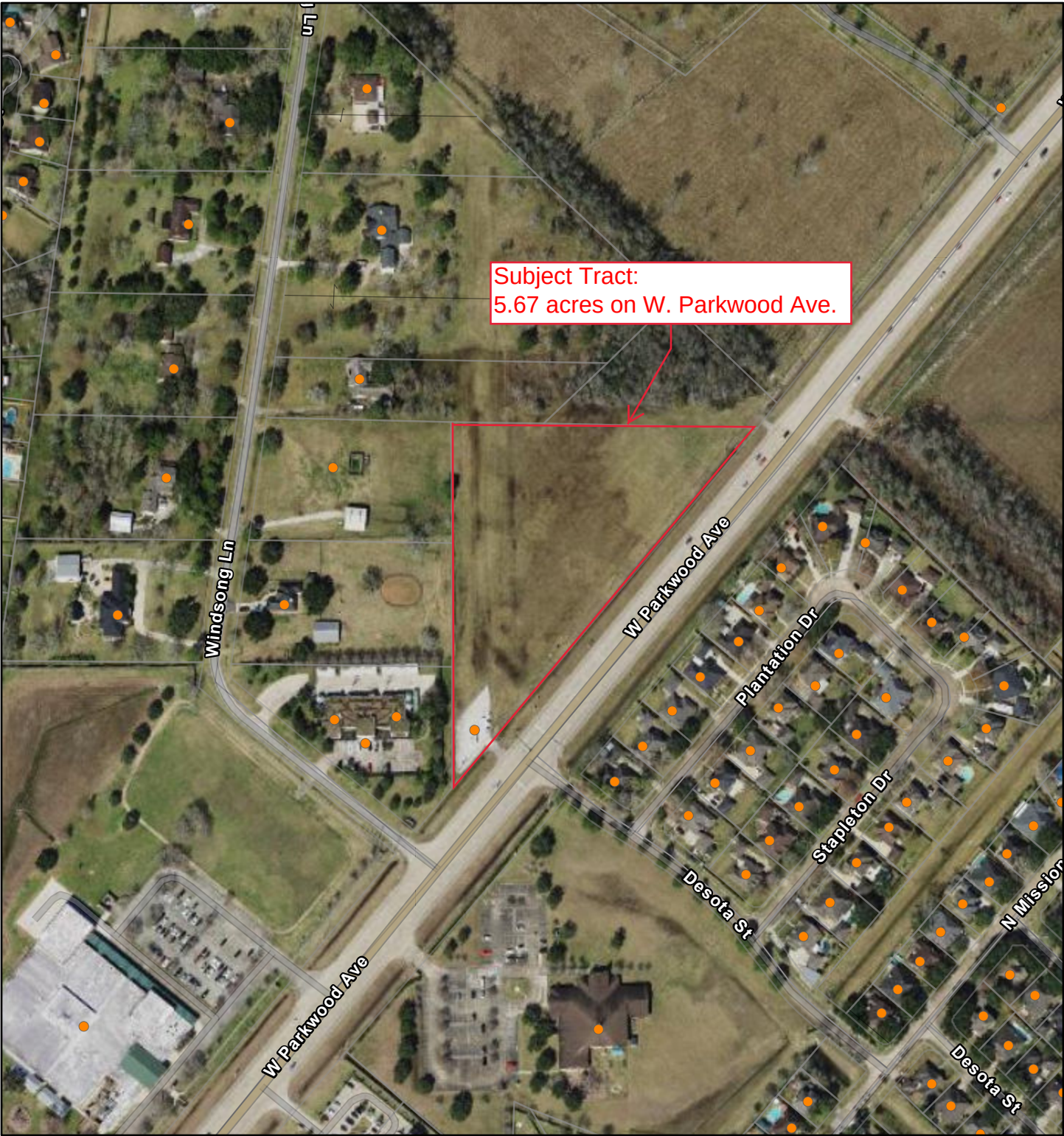
Access:

The property currently has access onto W. Parkwood Ave/FM 528. Any driveway improvements would require approval by the Texas Department of Transportation (TXDOT). A five-foot sidewalk will be required along FM 518.

Park/Open Space:

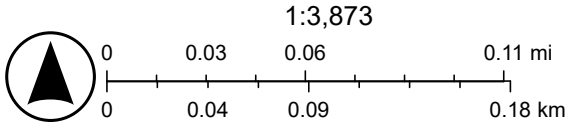
Park Dedication Fees are not applicable for commercial development.

Letter ANSI A Portrait

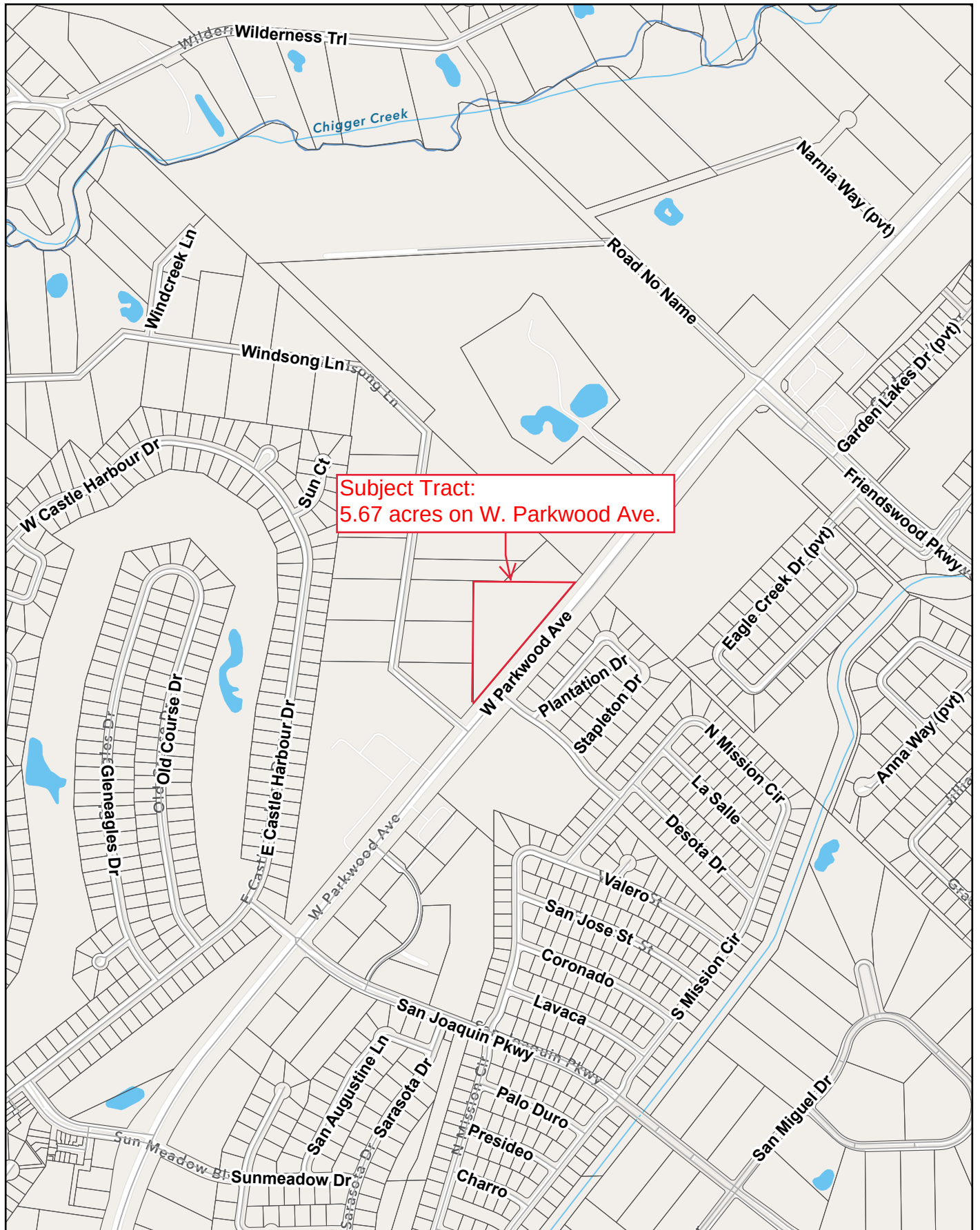


2/28/2024, 5:19:34 PM

- Address Points
- City Limit
- Galveston County - Lot Lines
- Parcels
- Streets



Houston- Galveston Area Council, Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



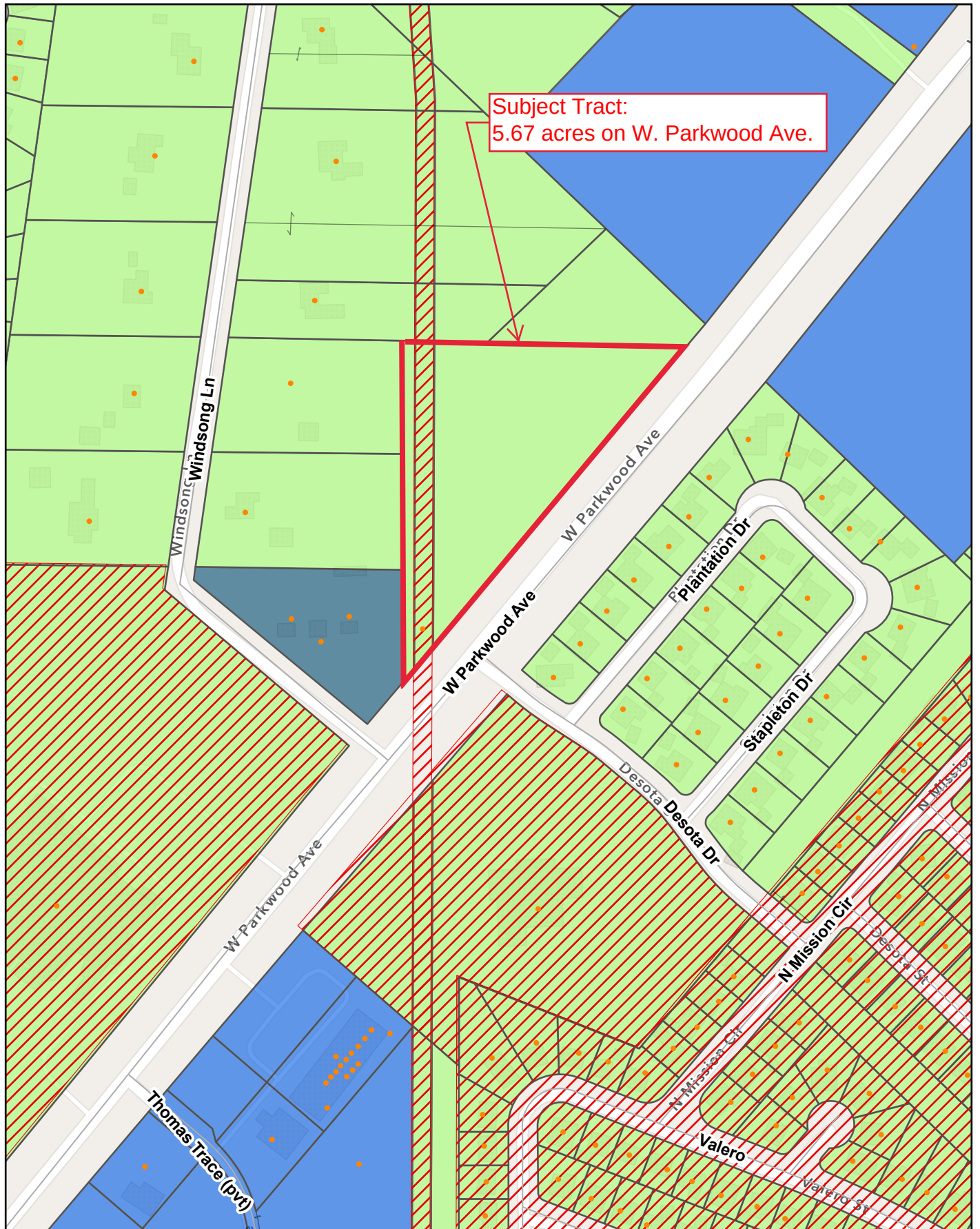
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- ▬ City Limit
- ▬ Streets
- ▬ Parcels
- ▬ Water Lines



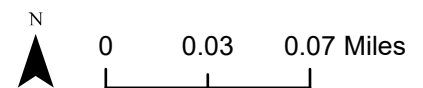
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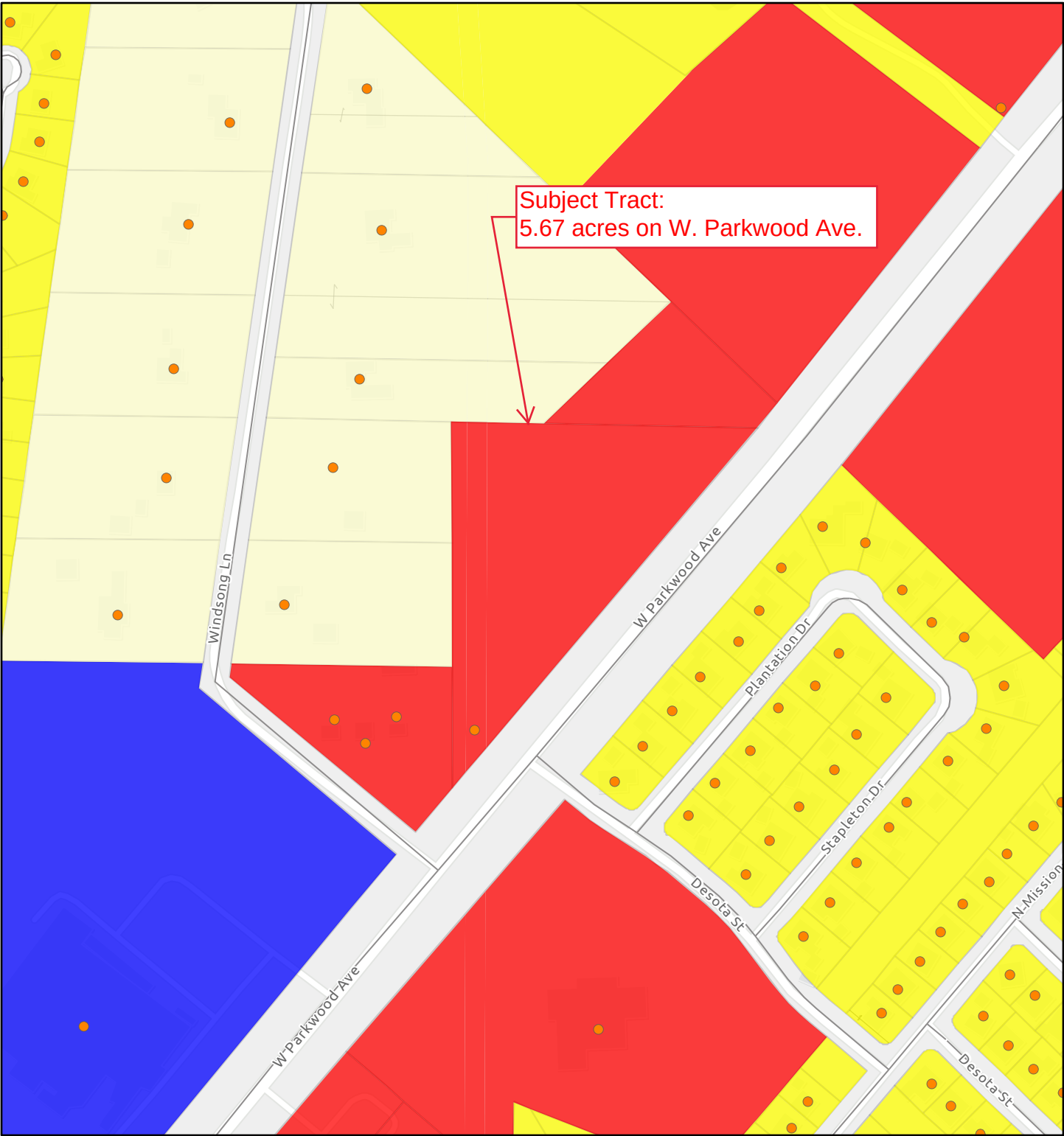
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- City Limit
- Address Points
- Streets
- Galveston County - Lot Lines
- Parcels
- Water Lines
- Specific Use Permits
- Zoning by Parcel
 - CSC
 - NC
 - SFR

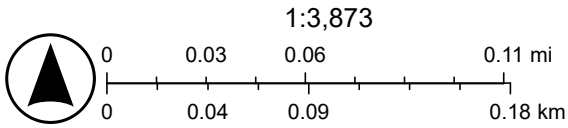


Letter ANSI A Portrait



2/28/2024, 5:20:47 PM

- Address Points
- City Limit
- Future Land Use Adopted 2021
 - SFR- Estate
 - Low Density
- Retail
- Public and Semi-Public
- Galveston County - Lot Lines
- Parcels
- Streets



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: Consider a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of the property from Single Family Residential (SFR) to Neighborhood Commercial (NC). The zone change request complies with the 2021 Future Land Use Map (FLUM). Development of the tract in the future would be subject to the Community Overlay District (COD) regulations, and if approved, to the regulations of the Neighborhood Commercial zoning district.

See Rezoning Report attached to the public hearing item for additional details.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the zoning of the property would contribute to the increase of commercial zoning acreage of the City, and is in compliance with the Future Land Use Map.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: AJ ESTATES**

Consider approving the preliminary plat of AJ Estates, consisting of 15.100 acres of land being all of a called 13.558 acre tract as described by deed recorded under G.C.C.F. No. 2021004118 and the residue of a called 4.00 acre tract as described by deed recorded under G.C.C.F. No. 2021004094 William Henry Survey, Abstract No. 84, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is a plat for one residential lot. The tract is 15.10 acres and access is from Windsong Lane. The original Windsong Plat was not approved by a governmental entity and the tract does not meet the platting exemption requirements.

Staff comments: See attached Corrections Report.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

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

P&Z Action Options:

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

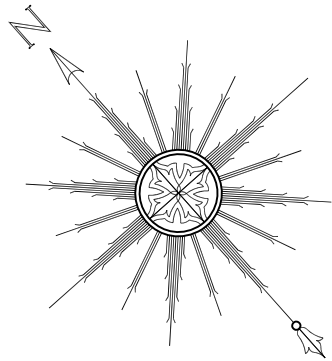
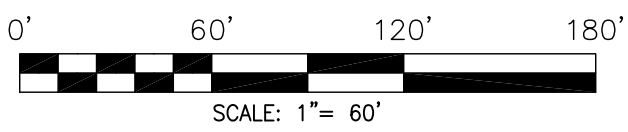
- (1) It conforms to the general plan of the City of Friendswood and the current and future streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer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

Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action

ATTACHMENTS

1. AJ Estates Prelim Plat pg 1 of 2
2. AJ Estates Prelim Plat pg 2 of 2
3. PLT2024-1070 - Corrections Report 04-05-2024



BENCHMARK

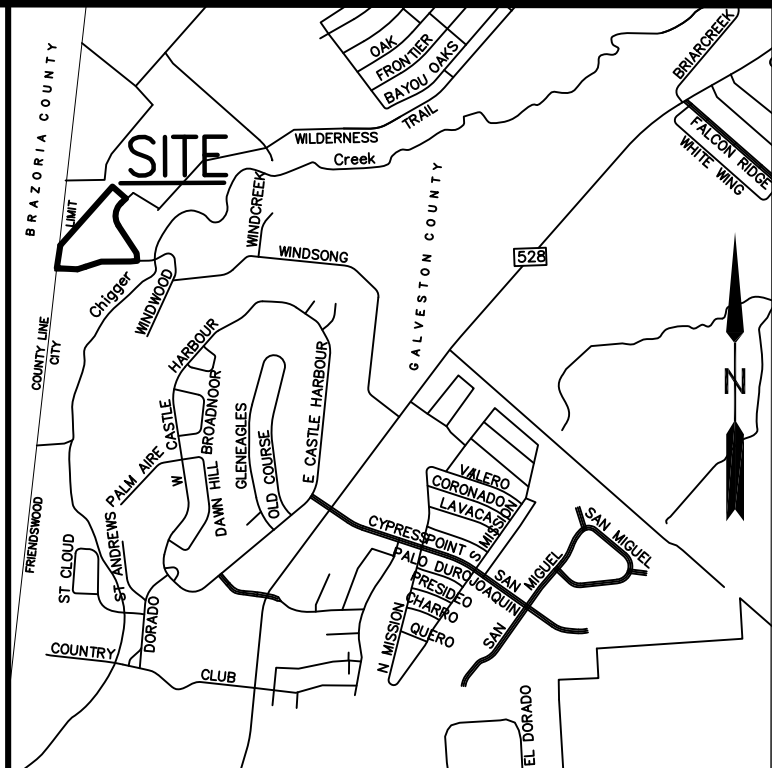
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596)
FOUND STAINLESS STEEL ROD W/ SLEEVE STAMPED "MGCS D 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY.
ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

FND BRASS DISC ON NORTHEAST SIDE OF CONCRETE BRIDGE OVER CHIGGER CREEK, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 2

PK NAIL SET IN EXPANSION JOINT OF CONCRETE WILDERNESS TRAIL, CUL-DE-SAC, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 32.13' (NAVD 1988, 2012 ADJ.)



VICINITY MAP: 1" = 1/2 MILE
GALVESTON COUNTY KEY MAP PAGE 656-P

ABBREVIATIONS:

B.F.E.	BASE FLOOD ELEVATION
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
ESMT	EASEMENT
FND	FOUND
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
OHW	ORDINARY HIGH WATER
P.L.E.	PIPELINE EASEMENT
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IR W/CAP
T.B.M.	TEMPORARY BENCHMARK
T.R.R.C.	TEXAS RAILROAD COMMISSION
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER ESMT

T.B.M. NO. 1

ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)
FND BRASS DISC OVER CREEK CENTERLINE

Railroad Commission show an Enterprise pipeline

Draw 50-foot pipeline setbacks.

Draw 50-foot pipeline setbacks.

Well #15 shown on title report, not on plat.

Community Public Service Co Electric Easement on title report, not on plat.

Pipeline easement P1789 V41 on title report, not on plat.

REVISION BLOCK:

REV.NO.	DESCRIPTION	DATE
1	ADDRESS PRELIMINARY PLAT COMMENTS	4/01/24
2	SUBMIT PRELIMINARY PLAT TO CITY	3/18/24
3	SUBMIT FINAL PLAT TO G.C.C.D.	2/27/24

PRELIMINARY PLAT

AJ ESTATES

15.100 ACRES OF LAND BEING ALL OF A CALLED 13.558 ACRE TRACT AS DESCRIBED BY DEED RECORDED UNDER G.C.C.F. NO. 2023005529 AND THE RESIDUE OF A CALLED 4.000 ACRE TRACT AS DESCRIBED BY DEED RECORDED UNDER G.C.C.F. NO. 2021004094
WILLIAM HENRY SURVEY, ABSTRACT NO. 84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

OWNER:

AJ'S ESTATE, LLC
NATHAN AND REBEKAH EOVALDI
1756 TANNER BROOK LN.
FRIENDSWOOD, TX 77546
(281) 467-4101

SURVEYOR:

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10064800
150 W. Shadownland Ave. Suite 300 Friendswood, TX 77546
Office (281) 468-1111 | www.boundaryone.com
CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: APRIL 1, 2024

SCALE: 1" = 60'

SHEET 1 OF 2

Regulation Matrix Notes: (City of Friendswood)

- A.) Lots of less than 120 feet width require curbs. Lots 120 feet wide or greater may use open ditches.
B.) Thirty-five (35) feet on major thoroughfares.
C.) Twenty-five (25) feet on thoroughfares.

RESIDENTIAL REGULATION MATRIX											
Units/ per Acres	Lot Area Minimum Width Square Feet	Yards - Minimum Feet					Height Maximum Feet (a and e)	Parking Requirement Unit	Zero Lot Uses or N	Maximum Lot Coverage	
		Front	Rear (a)	Side							
				Interior (d)	Exterior (Corner Lot)						
					Backling Up to an Adjacent Side Yard	Backling Up to an Adjacent Rear Yard					
SPR Single Family Residential	2,7	15,600	120 A	25 B	10	25 B	20 C	40	K	No	35%

B. T. MASTERSON SURVEY, A - 648

WILLIAM HENRY SURVEY, A - 84

15.100 ACRES
(657,754 SQ. FT.)

WINDSONG LN. (60' R.O.W.)
(Vol. 226, Pg. 205 G.C.C.R.)

A.C.H. & B. SURVEY NO. 2, A - 462

STATE OF TEXAS

COUNTY OF GALVESTON

We, AJ's Estate, LLC, owner hereinafter referred to as Owners, whether one or more, of the 15.100 acre tract described in the above and foregoing plat of AJ ESTATES, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public utility easements shown hereon.

WITNESS my hand in the City of Friendswood, Texas, this ____day of _____, 2024.

Nathan Eovaldi
Managing LLC Member and Individually

Rebekah Eovaldi
LLC Member

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Nathan Eovaldi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for _____County, Texas.
Commission Expires: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Rebekah Eovaldi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for _____County, Texas.
Commission Expires: _____

I, Christian Offenburger, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch and a length of not less than three (3) feet; that the plat boundary corners have been tied to the nearest platted subdivision corner; that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies; and that the survey substantially complies with the Texas Society of Professional Surveyors' Standards for a Category 1B, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489



This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of AJ ESTATES in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this ____ day of _____, 2024.

By: _____
Becky Bennett
Assistant Planner

By: _____
Tom Hinckley
Chairman, Planning and Zoning Commission

I, Jildardo Arias, P.E., C.F.M., 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.

Jildardo Arias, P.E., C.F.M.
City Engineer & Director of Engineering

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2024, at _____ o'clock __.m., and duly recorded on _____, 2024, at _____ o'clock __.m., Instrument # _____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By: _____
Deputy

General Notes: (Galveston County Consolidated Drainage District)

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note #3 have been satisfied and the DISTRICT has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the DISTRICT.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

G.C.C.D.D. Ref. ID# _____

General Notes: (City of Friendswood)

- This tract lies partially in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% (500-year) annual chance Floodplain", Zone "X" (shaded), designated as "Areas of 0.2% (500-year) annual chance flood" and in Zone "AE", designated as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% (100-year) annual chance flood-Base Flood Elevations determined" as per the National Flood Insurance Program FIRM Community Panel Number 485468-0201-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall have a width of not less than four feet and comply with Federal, State and Local requirements.
- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- Bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Fee, NAD83(NA2011).
- This survey substantially complies with Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner AJ's Estate, LLC shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of streetlights shall be the responsibility of Texas New Mexico Power.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the property owner AJ's Estate, LLC.
- All existing pipelines or pipeline easements through the subdivision have been shown.

METES AND BOUNDS DESCRIPTION
15.100 ACRES (657,754 SQUARE FEET)
WILLIAM HENRY SURVEY, A-84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 15.100 acres (657,754 square feet) of land situated in the William Henry Survey, Abstract Number 84, Galveston County, Texas; being the residue of a called 4.00 acre tract of land (Tract 3) conveyed to Nathan Eovaldi as described by deed recorded under Galveston County Clerk's File (G.C.C.F.) No. 2021004094; being all of a called 13.558 acre tract of land conveyed to AJ's ESTATE, LLC as described by deed recorded under G.C.C.F. No. 2023005529; said 15.100 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 "C.L. DAVIS-RPLS 4464" found marking the most westerly corner of Lot 8-A, Block 4, AMENDING PLAT OF CREEKWOOD ESTATES, a subdivision plat of record at Plat Record 2013A, Map No. 02, Galveston County Map Records (G.C.M.R.) and for the most northerly corner of the herein described tract;

THENCE, South 48°22'13" East, along the southwesterly line of said Lot 8-A, at 245.95 feet passing a 5/8-inch iron rod with cap stamped "C.L. DAVIS-RPLS 4464" found on the southeasterly right-of-way (R.O.W.) line of Wilderness Trail (100 feet wide), continuing in all for a total distance of 247.02 feet to the northwesterly R.O.W. line of an unimproved Public Street (60 feet wide) as described by deed recorded in Vol. 2277, Pg. 509, Galveston County Deed Records (G.C.D.R.) and for an angle point;

THENCE, South 47°04'53" West, along said northwesterly R.O.W. line, a distance of 92.60 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a point of curvature for a curve to the left;

THENCE, Southerly, an arc distance of 339.19 feet along said northwesterly R.O.W. line and a curve to the left, having a radius of 241.58 feet, a central angle of 80°26'48", and a chord which bears South 06°51'29" West, 312.01 feet to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 33°21'55" East, along said southwesterly R.O.W. line, a distance of 456.57 feet to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 05°14'49" West, along said westerly R.O.W. line, a distance of 103.78 to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the northerly R.O.W. line of Windsong Lane (60 feet wide) and for the most easterly corner of the herein described tract;

THENCE, South 85°06'31" West, along said northerly R.O.W. line, a distance of 95.17 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 89°32'25" West, continuing along said northerly R.O.W. line, a distance of 399.94 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 72°18'47" West, continuing along said northerly R.O.W. line, a distance of 344.83 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, North 86°56'13" West, continuing along said northerly R.O.W. line, a distance of 283.22 to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the common line of said William Henry Survey, A-84 and the A.C.H. & B. Survey No. 2, A-462 and for the most southerly corner of the herein described tract;

THENCE, North 08°45'32" East, along said survey line, a distance of 319.17 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most westerly corner of the B.T. Masterson Survey, A-648 and for an angle point;

THENCE, North 41°37'47" East, along the common line of said William Henry Survey, A-84 and B.T. Masterson Survey, A-648, a distance of 1,079.81 feet to the POINT OF BEGINNING and containing 15.100 acres (657,754 square feet) of land.

PRELIMINARY PLAT

AJ ESTATES

15.100 ACRES OF LAND BEING ALL OF A
CALLED 13.558 ACRE TRACT AS DESCRIBED BY
DEED RECORDED UNDER G.C.C.F. NO. 2023005529
AND THE RESIDUE OF A CALLED 4.000 ACRE
TRACT AS DESCRIBED BY DEED RECORDED
UNDER G.C.C.F. NO. 2021004094
WILLIAM HENRY SURVEY, ABSTRACT NO. 84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK

1 LOT

OWNER:
AJ'S ESTATE, LLC
NATHAN AND REBEKAH EOVALDI
1756 TANNER BROOK LN.
FRIENDSWOOD, TX 77546
(281) 467-4101

SURVEYOR:
boundary one
professional surveyors
T&P&L's Firm No. 1000400
150 W. Shadovland Ave. Suite 300 Friendswood, TX 77546
DR#01 (281) 468-3151 / www.boundaryone.com
CHRISTIAN OFFENBURGER, R.P.L.S.



DATE: APRIL 1, 2024

SCALE: 1" = 60'

SHEET 2 OF 2

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-1070
Address : WINDSONG 77546

Submission Documents:

Document Name	Document ID
COF GCCDD FINAL PLAT_AJ ESTATES_SHT 1 OF 2_033124.pdf	53284
COF GCCDD FINAL PLAT_AJ ESTATES_SHT 2 OF 2_033124.pdf	53285

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1

General Comments**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
25	PLAT1	Callout	Becky Bennett : Planning	Open	Draw 50-foot pipeline setbacks.	
26	PLAT1	Callout	Becky Bennett : Planning	Open	Draw 50-foot pipeline setbacks.	
27	PLAT1	Callout	Becky Bennett : Planning	Open	Railroad Commission show an Enterprise pipeline	
28	PLAT1	Free Text	Becky Bennett : Planning	Open	Well #15 shown on title report, not on plat.	
29	PLAT1	Free Text	Becky Bennett : Planning	Open	Community Public Service Co Electric Easement on title report, not on plat.	
30	PLAT1	Free Text	Becky Bennett : Planning	Open	Pipeline easement P1789 V41 on title report, not on plat.	

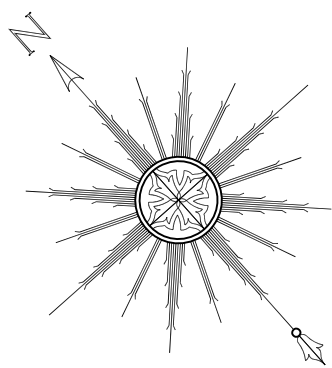
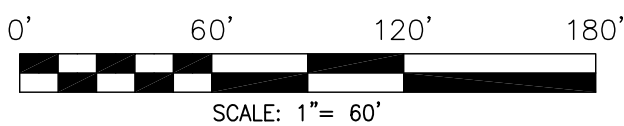
Notes:

* Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised

plans, a memo with written responses is recommended.

* Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department

* The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.



BENCHMARK

HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596)
FOUND STAINLESS STEEL ROD W SLEEVE STAMPED "HGCS D 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY.
ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

FND BRASS DISC ON NORTHEAST SIDE OF CONCRETE BRIDGE OVER CHIGGER CREEK, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 2

PK NAIL SET IN EXPANSION JOINT OF CONCRETE WILDERNESS TRAIL, CUL-DE-SAC, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 32.13' (NAVD 1988, 2012 ADJ.)

ZONE "X" (UNSHADED)

ZONE "X" (SHADED)

ZONE "AE"

VICINITY MAP: 1" = 1/2 MILE
GALVESTON COUNTY KEY MAP PAGE 656-P

ABBREVIATIONS:

B.F.E.	BASE FLOOD ELEVATION
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
ESMT	EASEMENT
FND	FOUND
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
OHW	ORDINARY HIGH WATER
P.L.E.	PIPELINE EASEMENT
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IR W/CAP
T.B.M.	TEMPORARY BENCHMARK
T.R.R.C.	TEXAS RAILROAD COMMISSION
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER ESMT

T.B.M. NO. 1

ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)
FND BRASS DISC OVER CREEK CENTERLINE

Railroad Commission show an Enterprise pipeline

Draw 50-foot pipeline setbacks.

Draw 50-foot pipeline setbacks.

Well #15 shown on title report, not on plat.

Community Public Service Co Electric Easement on title report, not on plat.

Pipeline easement P1789 V41 on title report, not on plat.

REVISION BLOCK:

REV.NO.	DESCRIPTION	DATE
1	ADDRESS PRELIMINARY PLAT COMMENTS	4/01/24
2	SUBMIT PRELIMINARY PLAT TO CITY	3/18/24
3	SUBMIT FINAL PLAT TO G.C.C.D.	2/27/24

PRELIMINARY PLAT

AJ ESTATES

15.100 ACRES OF LAND BEING ALL OF A CALLED 13.558 ACRE TRACT AS DESCRIBED BY DEED RECORDED UNDER G.C.C.F. NO. 2023005529 AND THE RESIDUE OF A CALLED 4.000 ACRE TRACT AS DESCRIBED BY DEED RECORDED UNDER G.C.C.F. NO. 2021004094
WILLIAM HENRY SURVEY, ABSTRACT NO. 84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

OWNER:

AJ'S ESTATE, LLC
NATHAN AND REBEKAH EOVALDI
1756 TANNER BROOK LN.
FRIENDSWOOD, TX 77546
(281) 467-4101

SURVEYOR:

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10064800
150 W. Shadownland Ave. Suite 300 Friendswood, TX 77546
Office (281) 468-1111 | www.boundaryone.com
CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: APRIL 1, 2024

SCALE: 1" = 60'

SHEET 1 OF 2

Regulation Matrix Notes: (City of Friendswood)

- A.) Lots of less than 120 feet width require curbs. Lots 120 feet wide or greater may use open ditches.
B.) Thirty-five (35) feet on major thoroughfares.
C.) Twenty-five (25) feet on thoroughfares.

RESIDENTIAL REGULATION MATRIX												
	Units per Acre	Lot Area Minimum Square Feet	Yards - Minimum Feet				Height Maximum Feet (a) and (e)	Parking Requirement Unit	Zero Lot Lines or N	Maximum Lot Coverage		
			Front	Rear (a)	Side							
					Interior (d)	Interior (Corner Lot)						
											Backyard (b) Side Yard	Backyard (c) Up to an Abutting Side Yard
SPR Single Family Residential	2-7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%

B. T. MASTERSON SURVEY, A - 648

WILLIAM HENRY SURVEY, A - 84

15.100 ACRES
(657,754 SQ. FT.)

WINDSONG LN. (60' R.O.W.)

A.C.H. & B. SURVEY NO. 2, A - 462



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: CASTLE NARNIA WAY**

Consider approving the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Castle Narnia Way is a commercial plat subdividing approximately 23 acres of land at FM 528/W Parkwood Ave and Friendswood Parkway into 5 commercial reserves. This development will consist of multiple commercial buildings and a detention pond. The property is zoned Community Shopping Center (CSC) and future site plan considerations will be subject to the Community Overlay District (COD) along both W. Parkwood Ave and the future Friendswood Parkway.

Castle Bioscience is the property owner and developer. They currently lease 2 floors in the 4-story building at 505 S Friendswood Drive. Their desire is to construct a medical campus on this property with multi-story buildings with some retail and restaurant services to compliment the development.

Staff comments: See attached Corrections Report. These items can be addressed on the final plate.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

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

P&Z Action Options:

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

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

Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action.

ATTACHMENTS

1. Casatle Narnia Way Prelim Plat
2. PLT2024-1071 - Corrections Report 04-05-2024

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-1071
Address : _____

Submission Documents:

Document Name	Document ID
5617- Castle Narnia Way V4.pdf	53509

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Aubrey Harbin	aharbin@friendswood.com	1

General Comments**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
25	Sheet1	Callout	Aubrey Harbin : Planning	Open	Will this easement to remain? If so, it needs to be extended to the lot line of Reserve E...and maybe reduced in width. Access easement will be required to be kept clear of parking spaces and buildings.	
26	Sheet1	Callout	Aubrey Harbin : Planning	Open	If this building is going to front the future parkway, need 30' front BL. If undecided, leave off for now. BL will be determined at site plan.	
27	Sheet1	Callout	Aubrey Harbin : Planning	Open	Remove BL in this access.	
28	Sheet1	Callout	Aubrey Harbin : Planning	Open	Remove BL.	

Notes:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation

is needed.

STATE OF TEXAS

COUNTY OF GALVESTON

WE, Castle Narnia Way Real Estate Holding 1, LLC, a Texas limited liability company, acting by and through Castle Biosciences, Inc., a Delaware corporation, its Member, acting by and through Derek Maetzold, its President and CEO, owners, hereinafter referred to as Owners, whether one or more, of the 23.231 acre tract described in the above and foregoing plat of **CASTLE NARNIA WAY**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public easements shown hereon.

IN TESTIMONY WHEREOF, Castle Narnia Way Real Estate Holding 1, LLC, a Texas limited liability corporation, has caused these presents to be signed by Derek Maetzold, its President and CEO, thereunto authorized, this

_____ day of _____, 2024.

Castle Narnia Way Real Estate Holding 1, LLC,

By: _____
a Texas limited liability company
Castle Biosciences, Inc.,
a Delaware corporation
its Member

By: _____
Derek Maetzold
President and CEO

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Derek Maetzold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Brian Wilson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron [or other suitable permanent metal] pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Brian Wilson
Registered Professional Land Surveyor
State of Texas No. 5745

Date

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of **CASTLE NARNIA WAY** in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2024.

By: _____
Becky Bennett,
Assistant Planner

By: _____
Tom Hincley,
Chairman

I, Jildardo Arias, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as currently adopted by City Council.

By: _____
Jildardo Arias, P.E., CFM, City Engineer/Director of Engineering

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____
Date _____

Director _____
Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred thirty-five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

GCCDD Ref # TBD

REGULATION MATRIX

	LOT AREA (MIN. SQ. FT.)	MINIMUM LOT WIDTH	SETBACKS			CORNER LOT SIDE	CORNER LOT REAR	HEIGHT MAXIMUM	MAXIMUM LOT COVERAGE
			FRONT	REAR	INTERIOR SIDE				
CSC COMMUNITY SHOPPING CENTER DISTRICT	15,000	100'	30'	15'	10'	25'	10'	40'	30%

If this building is going to front the future parkway, need 30' front BL. If undecided, leave off for now. BL will be determined at site plan.

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- | | |
|----------------|---|
| B.L. | - BUILDING LINE |
| CNC | - CONCRETE |
| D.C. | - DRAINAGE EASEMENT |
| D.O.C. | - DOCUMENT |
| ESMT. | - EASEMENT |
| ETJ | - EXTRATERRITORIAL JURISDICTION |
| FOUND | - FOUND |
| G.C.C.F. | - GALVESTON COUNTY CLERK'S FILE |
| G.C.D.R. | - GALVESTON COUNTY DEED RECORDS |
| G.C.M.R. | - GALVESTON COUNTY MAP RECORDS |
| P | - IRON PIPE |
| IR | - IRON ROD |
| IRC | - IRON ROD CAPPED |
| NO | - NUMBER |
| O.P.R.G.C. TX. | - OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS |
| PG. | - PAGE |
| R.O.W. | - RIGHT-OF-WAY |
| SQ.FT. | - SQUARE FEET |
| S.S.E. | - SANITARY SEWER EASEMENT |
| STM.S.E. | - STORM SEWER EASEMENT |
| U.E. | - UTILITY EASEMENT |
| WOL | - VOLUME |
| W.L.E. | - WATER LINE EASEMENT |
- FM 528
W/CAP STAMPED
"MILLER SURVEY"
X: 3,174,445.61 (GRID)
Y: 13,747,186.34 (GRID)

2. SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. 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.
4. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
5. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES, RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE OWNERS SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
6. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
7. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
8. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE OWNER.
9. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999970150708.
10. PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO HUMBLE OIL & REFINING COMPANY PER VOL. 553, PG. 301, O.P.R.G.C. TX. (BLANKET IN NATURE)
11. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) HGGCSD 34 (PID: AWS596) BEING A BRASS DISK STAMPED "9 457 1951" LOCATED FROM FM 518 AND FM 528, TRAVEL SOUTHWEST ON FM 528 1.1 MILES TO CLEAR CREEK DRAINAGE DISTRICT OFFICE AT 1301 PARKWOOD (FM 528); MONUMENT IS IN THE GRASS AT THE NORTHWEST CORNER OF THE PARKING LOT. ELEVATION = 29.50 NAVD83. THIS BENCHMARK IS APPROXIMATELY 1,100 FT OR 0.2 MILES FROM THE SOUTHEAST CORNER OF THE PROPERTY.
12. TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT WITH A SCRIBED "X" IN CONCRETE BEING +/- 74' NORTHWEST FROM THE INTERSECTION OF FM. 528 AND NARNIA WAY BEING ON THE REAR WALL OF A SAFETY END TREATMENT ON THE SOUTHWEST DITCH LINE OF SAID NARNIA WAY AND THE NORTHWEST DITCH LINE OF SAID F.M.528. ELEVATION = 30.83' NAVD83
13. PLAT SUBJECT TO ACCESS EASEMENT GRANTED TO CITY OF FRIENDSWOOD, TEXAS PER INSTRUMENT NO. 2024003611, O.P.R.G.C. TX. (BLANKET IN NATURE)

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC PRIOR APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION:

A TRACT OR PARCEL CONTAINING 23.233 ACRES OF LAND, MORE OR LESS, SITUATED IN THE A. H. JACKSON SURVEY, ABSTRACT NO. 128, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 51.467 ACRE TRACT CONVEYED TO HAL BROWNING BOONE, TRUSTEE AS RECORDED BY DEED IN GALVESTON COUNTY CLERK'S FILE NUMBER 8209272, SAID 23.233 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED:

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING THE MOST EASTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT, LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 528 (180' R.O.W.), SAID POINT ALSO BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO NORTHWEST TIDWELL LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2017045256;

THENCE NORTH 48° 39'41" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID NORTHWEST TIDWELL LTD TRACT, FOR A DISTANCE OF 297.00 FEET TO A POINT FOR CORNER MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF SAID NORTHWEST TIDWELL LTD TRACT;

THENCE SOUTH 41° 0'12" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID NORTHWEST TIDWELL LTD TRACT, FOR A DISTANCE OF 313.33 FEET TO A 1/2 INCH IRON ROD SET MARKING THE MOST WESTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT, LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF A 60 FOOT UNNAMED ROAD AS RECORDED IN VOLUME 2156 PAGE 13 OF THE GALVESTON COUNTY DEED RECORDS, SAID POINT ALSO BEING THE WEST CORNER OF SAID NORTHWEST TIDWELL LTD TRACT;

THENCE NORTH 48° 41'15" WEST, ALONG AND COINCIDENT WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD, FOR A DISTANCE OF 1,263.55 FEET TO THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD (FOUND) BEARS NORTH 60° 44'52" EAST A DISTANCE OF 1.0 A FEET, SAID POINT BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF NARNIA WAY (60' RD. W.);

THENCE NORTH 69° 29'29" EAST, ALONG AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NARNIA WAY, A DISTANCE OF 1,263.55 FEET TO THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD (FOUND) BEARS S4° 03'40" WEST, A DISTANCE OF 0.41 FEET;

THENCE SOUTH 48° 10'31" EAST, ALONG AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NARNIA WAY, FOR A DISTANCE OF 695.97 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 528;

THENCE SOUTH 41° 20'19" WEST, ALONG AND COINCIDENT WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 528, A DISTANCE OF 794.38 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 23.233 ACRES OF LAND, MORE OR LESS.

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK, ____ M. AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK, ____ M. INSTRUMENT # _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

A PRELIMINARY PLAT OF

CASTLE NARNIA WAY

A SUBDIVISION OF 23.231 AC. / 1,011,934 SQ. FT., SITUATED IN THE A.H. JACKSON SURVEY, ABSTRACT NO. 128, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

1 BLOCK 4 LOTS 1 RESERVE

APRIL 2ND, 2024

Owners

**CASTLE NARNIA WAY REAL ESTATE
HOLDING 1, LLC**
Derek Maetzold, President and CEO
505 S. Friendswood Dr.
Friendswood, TX 77546
(866) 788-9007

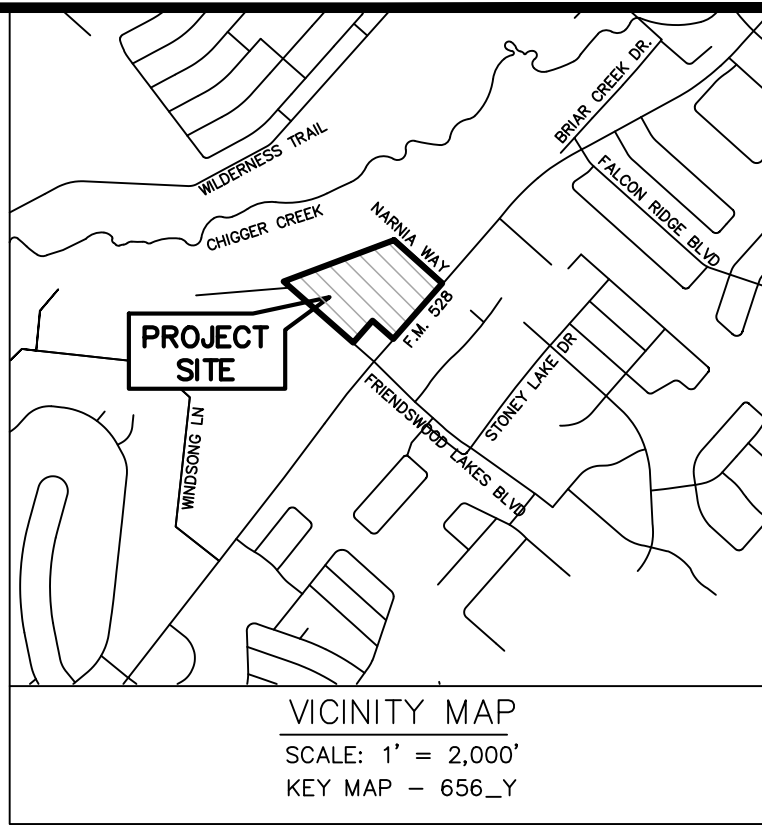
Surveyor

MILLER SURVEY | DCCM
1760 W. Sam Houston Parkway N
Houston, TX 77043
Firm Reg. No. 10047100
(713) 413-1900

Prepared By

**BEACON
LAND SERVICES**
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 934-0280

PROJECT NO. 5617 / SHEET 1 OF 1



GRAPHIC SCALE: 1" = 100'





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: FRIENDSWOOD TRAILS SECTION 5**

Consider approving the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is the preliminary plat for the last section of the Friendswood Trails subdivision. This section consists of 85 lots, 4 blocks, and 17 reserves and includes the second bridge in the development over . The approved Planned Unit Development (PUD) is attached for reference.

Staff comments: See attached Correction Report. It includes many corrections that have not been addressed.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

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

P&Z Action Options:

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

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

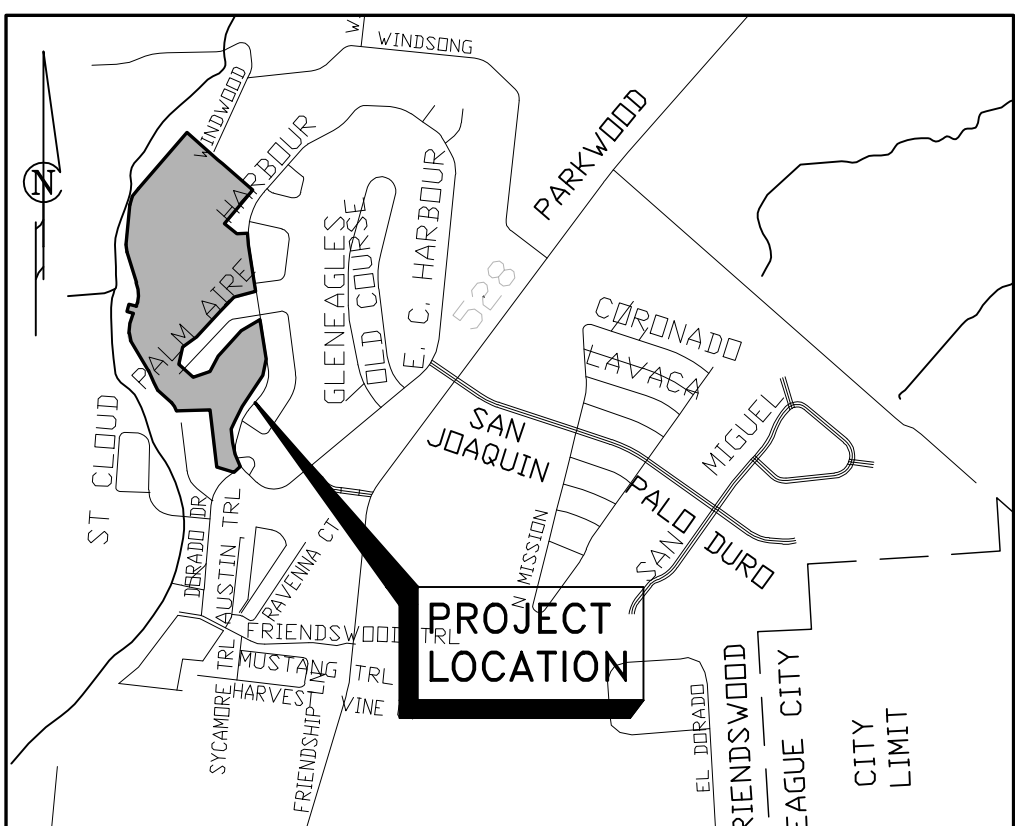
Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action

ATTACHMENTS

1. Friendswood Trails Sec 5 Prelim Plat - 2 pages
2. Friendswood Trails Planned Unit Development (PUD)

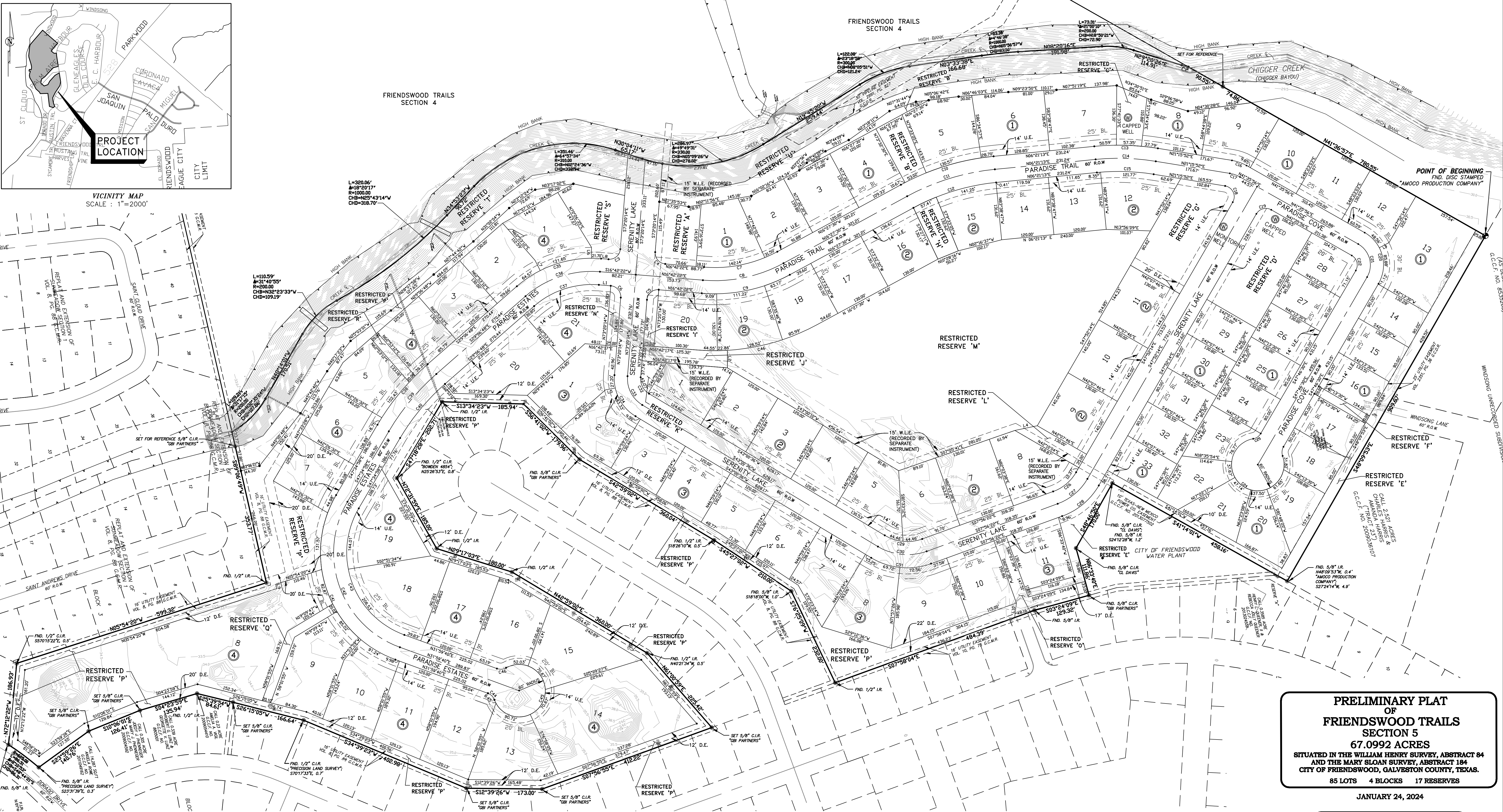
3. PLT2024-0418 - Corrections Report 03-25-2024



VICINITY MAP
SCALE: 1"=2000'

FRIENDSWOOD TRAILS
SECTION 4

FRIENDSWOOD TRAILS
SECTION 4



**PRELIMINARY PLAT
OF
FRIENDSWOOD TRAILS
SECTION 5**
67.0992 ACRES
**SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND THE MARY SLOAN SURVEY, ABSTRACT 184
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.**
85 LOTS 4 BLOCKS 17 RESERVES

JANUARY 24, 2024

LINE	BEARING	LENGTH (FT)
L1	N16°42'22"E	27.25
L2	N78°01'13"W	40.00
L3	S13°39'34"E	25.00
L4	S00°07'43"W	52.31
L5	N00°55'08"E	22.78
L6	S78°04'36"E	25.00
L7	N75°06'54"E	26.19
L8	N16°42'22"E	17.17
L9	S89°06'49"W	10.04
L10	N70°59'39"W	33.66

CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	490.00	33°00'18"	281.91	N00°02'39"E	278.38
C2	200.00	4°34'41"	15.98	N27°03'06"E	15.98
C3	25.00	90°02'36"	39.29	N28°18'56"W	35.37
C4	25.00	89°51'24"	39.25	N61°41'04"E	35.34
C5	25.00	90°02'36"	39.29	S28°18'56"E	35.37
C6	25.00	89°51'24"	39.25	S61°41'04"W	35.34
C7	300.00	33°09'52"	173.65	N00°07'26"E	171.23
C8	330.00	33°09'52"	191.01	N00°07'26"E	188.36
C9	360.00	33°09'52"	208.38	N00°07'26"E	205.48
C10	560.00	22°48'43"	222.96	S05°03'08"E	221.49
C11	530.00	22°48'43"	211.02	S05°03'08"E	209.63
C12	500.00	22°48'43"	199.07	S05°03'08"E	197.76
C13	560.00	14°54'39"	145.74	S13°48'33"W	145.33
C14	530.00	14°54'39"	137.93	S13°48'33"W	137.54
C15	500.00	14°54'39"	130.12	S13°48'33"W	129.75
C16	100.00	20°20'04"	35.49	S31°25'54"W	35.30
C17	70.00	20°20'02"	24.84	S31°25'55"W	24.71
C18	25.00	110°15'54"	48.37	S76°41'43"E	41.17
C19	25.00	89°38'09"	39.04	S03°08'09"E	35.19
C20	85.00	90°37'34"	134.45	S86°54'43"W	120.86
C21	55.00	90°37'34"	86.99	S86°54'43"W	78.21
C22	25.00	90°37'34"	39.54	S86°54'43"W	35.55
C23	25.00	49°40'42"	21.68	S72°36'56"E	21.00
C24	60.00	279°21'34"	292.54	N42°13'30"E	77.65

CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C25	25.00	49°40'47"	21.68	N22°56'06"W	21.00
C26	100.00	39°55'52"	69.69	N27°54'18"W	68.29
C27	130.00	39°55'52"	90.60	N27°54'18"W	88.78
C28	160.00	39°55'52"	111.51	N27°54'18"W	109.27
C29	100.00	50°56'50"	183.92	N17°32'07"E	186.02
C30	130.00	50°56'50"	235.60	N17°32'07"E	237.11
C31	160.00	50°56'50"	287.28	N17°32'07"E	288.72
C32	40.00	63°39'09"	44.44	N74°50'11"E	42.19
C33	70.00	63°39'09"	77.77	N74°50'11"E	73.83
C34	100.00	63°39'09"	111.09	N74°50'11"E	105.47
C35	260.00	45°49'10"	207.92	S06°12'13"E	202.43
C36	230.00	45°49'10"	183.93	S06°12'13"E	179.07
C37	200.00	45°49'10"	159.94	S06°12'13"E	155.71
C38	56.00	18°28'10"	180.52	S38°20'53"E	179.74
C39	53.00	18°28'10"	170.85	S38°20'53"E	170.11
C40	50.00	18°28'10"	161.18	S38°20'53"E	160.48
C41	260.00	100°25'22"	455.70	N82°12'21"E	399.57
C42	230.00	100°25'22"	403.12	N82°12'21"E	353.47
C43	200.00	100°25'22"	350.54	N82°12'21"E	307.36
C44	25.00	49°40'47"	21.68	S36°50'03"W	21.00
C45	60.00	279°21'34"	292.54	N58°00'20"E	77.65
C46	25.00	49°40'47"	21.68	N07°09'16"E	21.00

RES	PURPOSE	SQ. FT	ACRES
A	RESTRICTED RESERVE (LANDSCAPING/AMENITY USE)	13,051	0.8996
B	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	12,259	0.8614
C	RESTRICTED RESERVE (LANDSCAPING)	7,852	0.5427
D	RESTRICTED RESERVE (LANDSCAPING/PARK USE)	32,852	0.2342
E	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	42,349	0.3022
F	RESTRICTED RESERVE (LANDSCAPING/UTILITY USE)	2,684	0.0193
G	RESTRICTED RESERVE (LANDSCAPING/PARK/AMENITY & RECREATIONAL USE)	32,644	0.2342
H	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	7,101	0.0500
I	RESTRICTED RESERVE (LANDSCAPING & UTILITY USE)	3,118	0.0224
J	RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)	6,914	0.0500
K	RESTRICTED RESERVE (LANDSCAPING)	2,557	0.0183
L	RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)	5,230	0.0376
M	RESTRICTED RESERVE (LANDSCAPING/AMENITY POND/UTILITY/TRAIL USE)	284,620	2.0634
N	RESTRICTED RESERVE (LANDSCAPING)	3,284	0.0238
O	RESTRICTED RESERVE (INGRESS/EGRESS EASEMENT)	10,061	0.0726
P	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE/UTILITY USE)	174,358	1.2707
Q	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	5,622	0.0407
R	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	2,644	0.0191
S	RESTRICTED RESERVE (LANDSCAPING/AMENITY USE)	16,464	0.1196
T	RESTRICTED RESERVE (CREEK, DEDICATED TO GCCDD)	103,526	0.7536
U	RESTRICTED RESERVE (CREEK, DEDICATED TO GCCDD)	121,954	0.8847

SECTION	BLOCK	LOTS	SQ. FT	ACRES
1	1	33	488,486	11.2141
1	2	20	353,389	8.1127
1	3	11	201,563	4.6272
1	4	21	586,915	13.4737

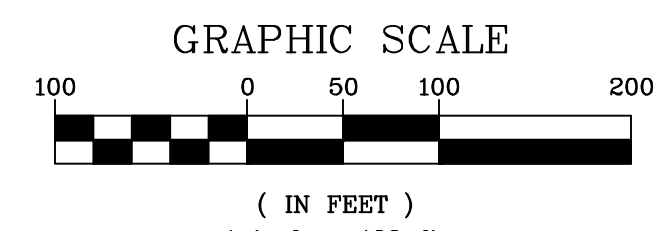
LEGEND

CONTROL MONUMENT

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONES "AE", "X" AND "SHADED X". THIS IS ACCORDING TO F.I.R.M. NUMBER 4854680005E DATED SEPTEMBER 22, 1999.

BENCHMARK **EL 32.39**
USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG TRAIL. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD.



OWNER: FRIENDSWOOD TRAILS, LLC,
MANAGING MEMBER: HARVEY DOERING
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE NO: 512-796-7608

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 Vista Road, Pasadena, TX 77505
Phone: 281-499-4539 www.gbisurvey.com
TBPELS Firm # 10130300

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-999-3770 FAX: 281-448-2294

STATE OF TEXAS
COUNTY OF GALVESTON

Friendswood Trail, LLC, acting by and through Harvey W. Doerring, Managing Member, hereinafter referred to as the Owner of the 67.0992 acre tract described in the above and foregoing plat of FRIENDSWOOD TRAILS SECTIONS 5, 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 utility easements shown hereon.

Friendswood Trails, LLC

Harvey W. Doerring, Managing Member

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, Harvey Doerring, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this Final Plat of FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and Development Coordinator of the Planning and Zoning Commission of the City of Friendswood, Texas this _____ day of _____, 2024.

BECKY SUMMERS
DEVELOPMENT COORDINATOR

RICHARD SASSON
VICE CHAIRMAN

I, JILDARDO ARIAS, P.E., C.F.M. — CITY ENGINEER/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 adopted by the City Council.

JILDARDO ARIAS, P.E., C.F.M. — CITY ENGINEER/DIRECTOR OF ENGINEERING

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record on _____, 2024, at _____ o'clock _____ m., and duly recorded on _____, 2024, at _____ o'clock _____ m., in Instrument Number _____, Galveston County Map Records.

Witness My Hand And Seal of Office at Galveston, Texas the day and date last above written.

DWIGHT D. SULLIVAN County Clerk of Galveston County, Texas

BY: _____
DEPUTY

I, Kyle B. Duckett, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all lot and block corners, angle points, and points of curvature will be properly marked with iron rods, and that the boundary closes within 1 in 10,000.

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

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

SURVEYOR'S CERTIFICATE:

I, Kyle B. Duckett, RPLS, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest platted subdivision corner; and that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies.

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

METES AND BOUND FOR 67.10 ACRES

Being a tract containing 67.10 acres of land located in the William Henry Survey, Abstract No. 84 and the Mary Sloan Survey, Abstract No. 184, in Galveston County, Texas. Said 67.10 acres being portions of those call 125.43, 26.755, 19.764, 3.00 and 1.00 acre tracts of land (styled "Tract 1", "Tract 7", "Tract 8", "Tract 9" and Tract "10", respectively) recorded in the name of Friendswood Trails, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2016078526. Said 67.10 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a disc stamped "Amoco Production Company" found at the north corner of said 26.755 acres, the east corner of a call 40 acre tract of land recorded in the name of Miss L.W. Elliot (now Elliot Heirs) in Volume 118, Page 98 of the Galveston County Deed Records (G.C.D.R.) and being on the southwest line of a call 3.332 acre tract of land (styled "Tract 22" of the Windsong unrecorded subdivision) recorded in the name of Louis Allen Romano under G.C.C.F. No. 9947295 (further described under G.C.C.F. No. 8535263);

THENCE, with said southwest line, the southwest terminus of Windsong Lane (60 feet wide) and the southwest line of a call 2.521 acre tract of land (styled "Tract 23" of said Windsong unrecorded subdivision), South 48 degrees 09 minutes 53 seconds East, at 428.52 feet pass a 5/8 inch iron rod found at the south corner of said 3.332 acres, and continuing for a total distance of 909.67 feet to the northwest line of Reserve "A" of Sunmeadow Section 2, a subdivision recorded in Volume 10, Page 75 of the Galveston County Map Records (G.C.M.R.), from which point a found 5/8 inch iron rod bears North 48 degrees 09 minutes 53 seconds West, a distance of 0.4 feet, and a found disc stamped "Amoco Production Company" bears South 27 degrees 24 minutes 14 seconds West, a distance of 4.9 feet;

THENCE, with said northwest line and the northwest line of a call 1.333 acre tract of land recorded in the name of Sunmeadow Municipal Utility District (now City of Friendswood) in Volume 2239, Page 76 of the G.C.D.R., South 41 degrees 14 minutes 01 seconds West, a distance of 458.16 feet to a 5/8 inch capped iron rod stamped "CL Davis" found at the west corner of said 1.333 acres, from which point a found 5/8 inch iron rod bears South 24 degrees 12 minutes 28 seconds West, a distance of 1.2 feet;

THENCE, with the southwest line of said 1.333 acres and the northerly line of aforesaid 125.43 acres, the following two (2) courses:

1.) South 48 degrees 46 minutes 50 seconds East, a distance of 170.00 feet to a 5/8 inch capped iron rod stamped "CL Davis" found;

2.) North 86 degrees 33 minutes 40 seconds East, a distance of 111.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said 1.333 acres, the northeast corner of said 125.43 acres and being at the west line of Block 9 of aforesaid Sunmeadow Section 2;

THENCE, with the east line of said 125.43 acres and said west line, South 03 degrees 24 minutes 09 seconds East, a distance of 129.32 feet to a 5/8 inch iron rod found at the southwest corner of said Block 9 and northwest terminus corner of Point Royal Drive (60 feet wide);

THENCE, with said east line, the west terminus of said Point Royal Drive and the west line of Block 5 of said Sunmeadow Section 2, South 07 degrees 58 minutes 04 seconds East, a distance of 484.39 feet to a 1/2 inch iron rod found at the upper northeast corner of Block 5 of Replat and Extension of Sunmeadow Section 1, a subdivision recorded in Volume 8, Page 88 of the G.C.M.R.;

THENCE, with the common lines between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1, the following fourteen (14) courses:

1.) South 76 degrees 25 minutes 09 seconds West, a distance of 232.00 feet to a point from which a found 5/8 inch iron rod bears South 18 degrees 18 minutes 00 seconds West, a distance of 1.0 foot;

2.) South 45 degrees 27 minutes 02 seconds West, a distance of 210.00 feet to a point from which a found 1/2 inch iron rod bears South 18 degrees 26 minutes 10 seconds West, a distance of 0.5 feet;

3.) South 42 degrees 59 minutes 02 seconds West, a distance of 360.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

4.) South 56 degrees 41 minutes 02 seconds West, a distance of 179.96 feet to a wood fence post found;

5.) South 13 degrees 34 minutes 23 seconds West, a distance of 185.94 feet to a 1/2 inch iron rod found;

6.) South 47 degrees 18 minutes 28 seconds East, a distance of 202.71 feet to a point from which a found 1/2 inch capped iron rod stamped "Bowden 4854" bears North 25 degrees 26 minutes 53 seconds East, a distance of 0.8 feet;

7.) North 72 degrees 31 minutes 59 seconds East, a distance of 185.00 feet to a 1/2 inch iron rod found;

8.) North 29 degrees 17 minutes 03 seconds East, a distance of 180.00 feet to a 1/2 inch iron rod found;

9.) North 42 degrees 59 minutes 02 seconds East, a distance of 360.00 feet to a point from which a found 1/2 inch iron rod bears North 40 degrees 21 minutes 34 seconds West, a distance of 0.5 feet;

10.) North 61 degrees 00 minutes 59 seconds East, a distance of 225.42 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

11.) South 07 degrees 56 minutes 55 seconds East, a distance of 412.22 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

12.) South 12 degrees 39 minutes 26 seconds West, a distance of 173.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

13.) South 34 degrees 39 minutes 23 seconds West, a distance of 402.98 feet to a point from which a found 1/2 inch capped iron rod stamped "Precision Land Survey" bears South 70 degrees 17 minutes 33 seconds East, a distance of 0.7 feet;

14.) South 26 degrees 15 minutes 05 seconds West, a distance of 166.64 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southwest corner of aforesaid Block 5 and the north corner of a call 0.23 acre tract of land recorded in the name of Amelia A. Vigil under G.C.C.F. No. 2009054410;

THENCE, with the common line between said 125.43 acres and said 0.23 acre, South 25 degrees 39 minutes 54 seconds West, a distance of 84.61 feet to a 1/2 inch iron rod found at the common west corner between said 0.23 acre and a call 0.339 acre tract of land recorded in the name of Robert G. Lunz and Georgette V. Lunz under G.C.C.F. No. 8805001;

THENCE, with the common line between said 125.43 acres and said 0.339 acre, South 04 degrees 23 minutes 59 seconds East, a distance of 135.94 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner between said 0.339 acre and a call 0.305 acre tract of land recorded in the name of Joedy J. Phenneger and Mary J. Phenneger under G.C.C.F. No. 2009004592;

THENCE, with the common line between said 125.43 acres and said 0.305 acre, South 10 degrees 06 minutes 01 seconds East, a distance of 126.41 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner of said 0.305 acre and a call 14,287 square feet tract of land recorded in the name of Angela Rowe under G.C.C.F. No. 2011049162;

THENCE, with the common line between said 125.43 acres and said 14,287 square feet tract, South 23 degrees 59 minutes 26 seconds East, a distance of 140.76 feet to the southwest corner of said 14,287 square feet tract, the beginning of a non-tangent curve to the left, and being on a northerly line of aforesaid Replat and Extension of Sunmeadow Section 1 and the northwest Right-of-Way (R.O.W.) line of Dorado Drive (60 feet wide), from which point a found 5/8 inch iron rod bears South 23 degrees 31 minutes 39 seconds East, a distance of 0.3 feet;

THENCE, with the common line between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1 and Dorado Drive, 86.39 feet along the arc of said curve having a radius of 605.00 feet, a central angle of 08 degrees 10 minutes 53 seconds and a chord which bears South 48 degrees 44 minutes 21 seconds West, a distance of 86.31 feet to a 5/8 inch iron rod found at the northeast corner of Lot 1, in Block 3 of said Replat and Extension of Sunmeadow Section 1;

THENCE, with the common line between said 125.43 acres and said Block 3, the following three (3) courses:

1.) North 72 degrees 12 minutes 22 seconds West, a distance of 186.93 feet to a point from which a found 1/2 inch capped iron rod bears South 57 degrees 15 minutes 22 seconds West, a distance of 0.5 feet;

2.) North 05 degrees 54 minutes 20 seconds West, a distance of 599.32 feet to a 1/2 inch iron rod found;

3.) South 89 degrees 06 minutes 49 seconds West, at 320 feet passing a 5/8 inch capped iron rod stamped "GBI Partners" set for reference, and continuing for a total distance of 353.77 feet to a point at the existing center thread of Chigger Creek (aka Chigger Bayou) and being the beginning of a non-tangent curve to the left;

THENCE, through and across said 125.43 acres and with the meanders of said Chigger Creek, the following five (5) courses:

1.) 109.21 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 17 minutes 15 seconds and a chord which bears North 32 degrees 35 minutes 24 seconds West, a distance of 107.86 feet to a point of tangency;

2.) North 48 degrees 14 minutes 01 seconds West, a distance of 170.51 feet to a point of curvature to the right;

3.) 110.59 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 40 minutes 55 seconds and a chord which bears North 32 degrees 23 minutes 33 seconds West, a distance of 109.19 feet to a point of reverse curvature;

4.) 320.06 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 18 degrees 20 minutes 17 seconds and a chord which bears North 25 degrees 43 minutes 14 seconds West, a distance of 318.70 feet to a point of tangency;

5.) North 34 degrees 53 minutes 23 seconds West, a distance of 90.72 feet to a point of curvature to the right;

THENCE, through and across said 125.43 acres, aforesaid 1.00 and 19.764 acre tracts, and with said meanders of Chigger Creek, 351.46 feet along the arc of said curve having a radius of 310.00 feet, a central angle of 64 degrees 57 minutes 34 seconds and a chord which bears North 02 degrees 24 minutes 36 seconds West, a distance of 332.94 feet to a point of tangency;

THENCE, through and across said 19.764 feet and with said meanders of Chigger Creek, North 30 degrees 04 minutes 11 seconds East, a distance of 65.17 feet to a point of curvature to the left;

THENCE, through and across said 19.764 acres, aforesaid 3.00 acres, and with said meanders of Chigger Creek, 286.97 feet along the arc of said curve having a radius of 330.00 feet, a central angle of 49 degrees 49 minutes 31 seconds and a chord which bears North 05 degrees 09 minutes 26 seconds East, a distance of 278.02 feet to a point of tangency;

THENCE, through and across said 3.00 acres, aforesaid 26.755 acres, and with said meanders of Chigger Creek, North 19 degrees 45 minutes 20 seconds West, a distance of 259.44 feet to a point of curvature to the right;

THENCE, through and across said 26.755 acres and with said meanders of Chigger Creek, the following seven (7) courses:

1.) 122.08 feet along the arc of said curve having a radius of 300.00 feet, a central angle of 23 degrees 18 minutes 58 seconds and a chord which bears North 08 degrees 05 minutes 51 seconds West, a distance of 121.24 feet to a point of tangency;

2.) North 03 degrees 33 minutes 38 seconds East, a distance of 166.68 feet to a point of curvature to the right;

3.) 83.38 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 04 degrees 46 minutes 38 seconds and a chord which bears North 05 degrees 56 minutes 57 seconds East, a distance of 83.36 feet to a point of tangency;

4.) North 08 degrees 20 minutes 16 seconds East, a distance of 191.98 feet to a point of curvature to the right;

5.) 73.31 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 21 degrees 00 minutes 10 seconds and a chord which bears North 18 degrees 50 minutes 21 seconds East, a distance of 72.90 feet to a point of tangency;

6.) North 29 degrees 20 minutes 26 seconds East, a distance of 114.91 feet to a point of curvature to the left;

7.) 15.98 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 04 degrees 34 minutes 41 seconds and a chord which bears North 27 degrees 03 minutes 06 seconds East, a distance of 15.98 feet to a point on the northwest line of said 26.755 acres and southeast line of aforesaid 40 acres, from which point a found 1 inch iron pipe at the west corner of said 26.755 acres and south corner of said 40 acres bears South 41 degrees 36 minutes 57 seconds West, a distance of 459.17 feet;

THENCE, with the common line between said 26.755 acres and said 40 acres, North 41 degrees 36 minutes 57 seconds East, a distance of 780.55 feet to the POINT OF BEGINNING and containing 67.10 acres of land, more or less.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permit. This preliminary approval shall expire in (6) months.

GENERAL NOTES:

- "U.E." – indicates "UTILITY EASEMENT"
- "B.L." – indicates "BUILDING LINE"
- "W.L.E." – indicates "WATER LINE EASEMENT"
- "S.S.E." – indicates "SANITARY SEWER EASEMENT"
- "STM.S.E." – indicates "STORM SEWER EASEMENT"
- "A.E." – indicates "AERIAL EASEMENT"
- "D.E." – indicates "DRAINAGE EASEMENT"
- "G.C.C.F." – indicates "GALVESTON COUNTY CLERK'S FILE"
- "G.C.M.R." – indicates "GALVESTON COUNTY MAP RECORDS"
- "G.C.D.R." – indicates "GALVESTON COUNTY DEED RECORDS"
- "FND" – indicates "FOUND"
- "I.P." – indicates "IRON PIPE"
- "I.R." – indicates "IRON ROD"
- "R.O.W." – indicates "RIGHT-OF-WAY"
- "SET" – indicates "SET 5/8 INCH CAPPED IRON ROD"
- "STAMPED" – indicates "GBI PARTNERS"
- "TYP" – indicates "TYPICAL"

17. All of the pipeline easements are shown hereon.

18. Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.

19. 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.

20. Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.

21. The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; FT/R, LLC and Friendswood Commercial, LLC, shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.

22. All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.

23. The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.

24. Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by FT/R, LLC.

25. This boundary survey shall close to within 1:10,000

26. One foot reserve dedicated to the public in fee as a buffer separation between the side or end streets where such streets abut adjacent acreage tracts the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

27. A 8 foot height of concrete wall is hereby required to following lots:
– Block 2, Lot 20 along Reserve I.
– Block 4, Lot 21 along Reserve N.

RESIDENTIAL REGULATION MATRIX

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS—MINIMUM FEET						HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE	
				SIDES										
				FRONT	REAR	INTERIOR	EXTERIOR(CORNER LOT)		BACKING UP TO ABUTTING SIDE YARD					BACKING UP TO ABUTTING REAR YARD
90 X 130	2.7	11,600	90	25	25	10	25	20	40	2	NO	35%		
120 X 130	2.7	15,600	120	25	25	10	25	20	40	2	NO	35%		

PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTION 5 67.0992 ACRES

SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND THE MARY SLOAN SURVEY, ABSTRACT 184
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

85 LOTS 4 BLOCKS 17 RESERVES

JANUARY 24, 2024

OWNER: FRIENDSWOOD TRAILS, LLC,
MANAGING MEMBER: HARVEY DOERRING
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE NO: 512-796-7608



ZONING CHANGE

FROM:

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

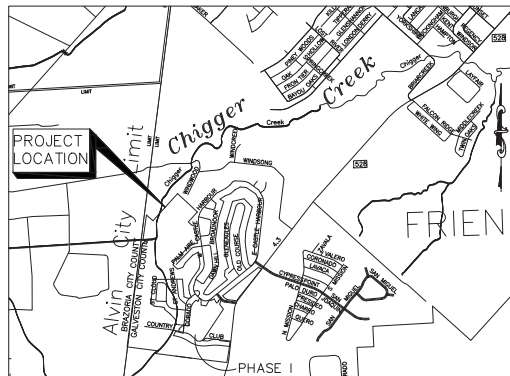
TO:

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

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



NEIGHBORHOOD COMMERCIAL (NC)



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

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS

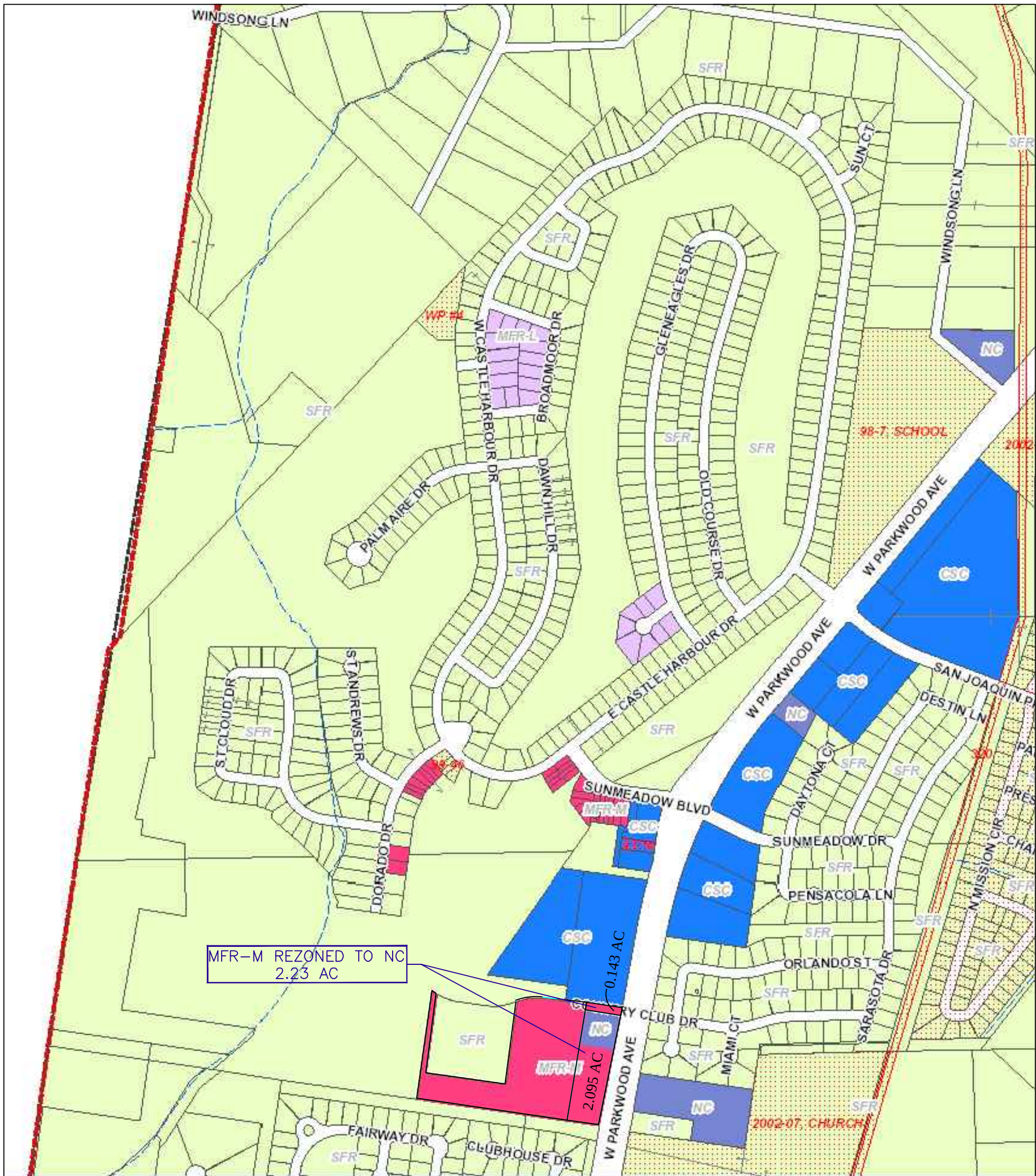


CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

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

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



EXISTING ZONING MAP
(NTS)

Metes and bounds description

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

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

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

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

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

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

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

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

Tract 2: 2.095 acres

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

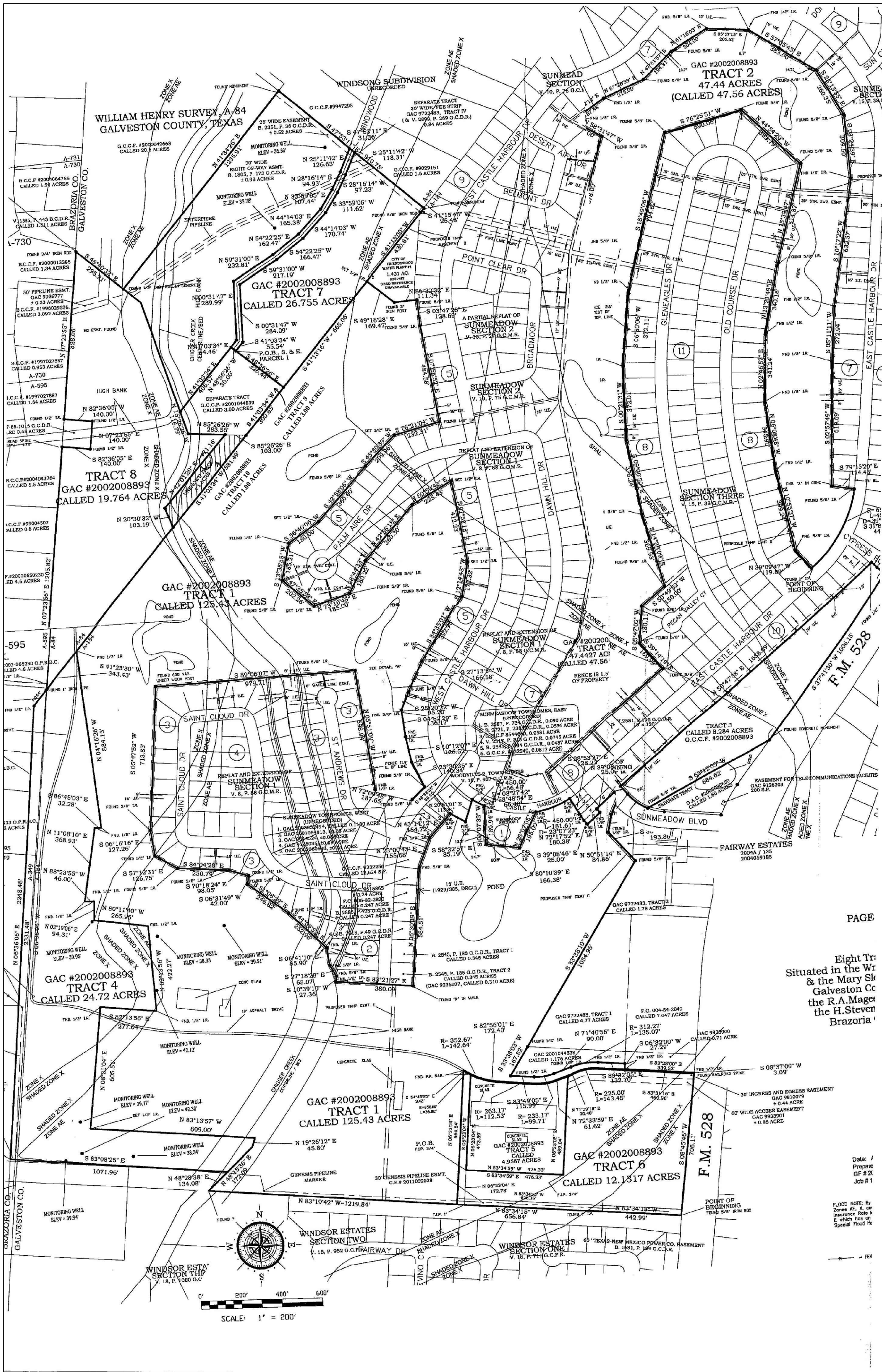
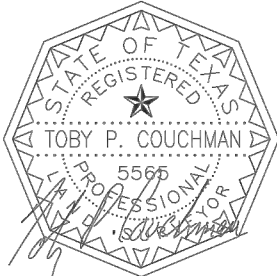
BEGINNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

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

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

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

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



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

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

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

Trees & Green Space

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

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

Density

The proposed PUD plan provides the following lot mixtures:

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

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

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

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

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

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

Amenity

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

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.20 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

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

Drainage

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

Water & Sewer

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

Project Phasing

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

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

Section 1: Gated Sections with 50 ft Road ROW.

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

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

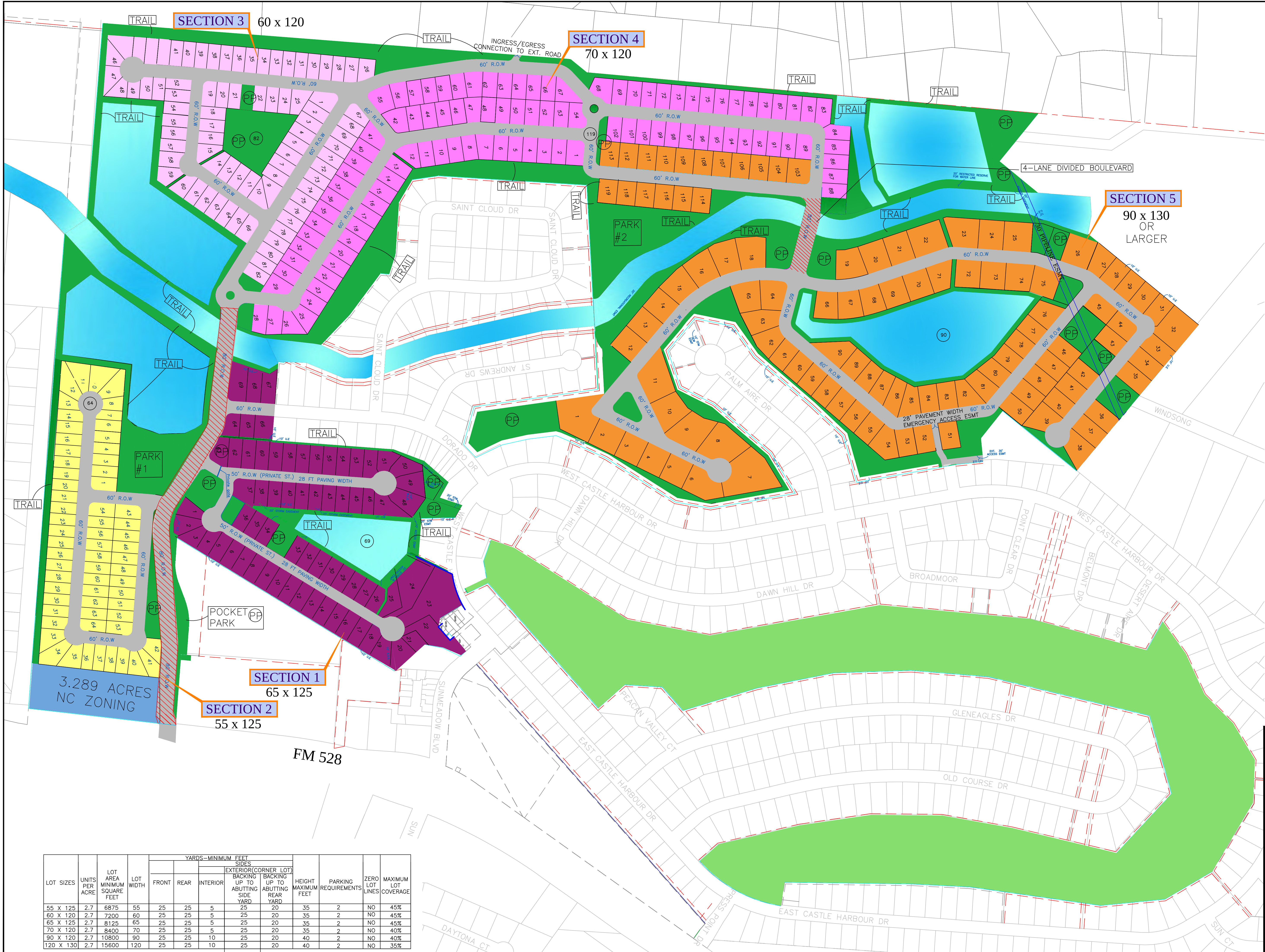
PUD NARRATIVE

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

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

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



AMENITY SUMMARY

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

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

LEGEND

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



200 0 200
(IN FEET)
Scale : 1"=200'

LOT SUMMARY

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

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

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

FRIENDSWOOD TRAILS

GENERAL LAND USE AND DENSITY PLAN

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

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS—MINIMUM FEET					HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				SIDES								
				EXTERIOR(CORNER LOT)								
				FRONT	REAR	INTERIOR	BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 X 125	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7200	60	25	25	5	25	20	35	2	NO	45%
65 X 125	2.7	8125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15600	120	25	25	10	25	20	40	2	NO	35%



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



NOTE:

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

DISCLAIMER:

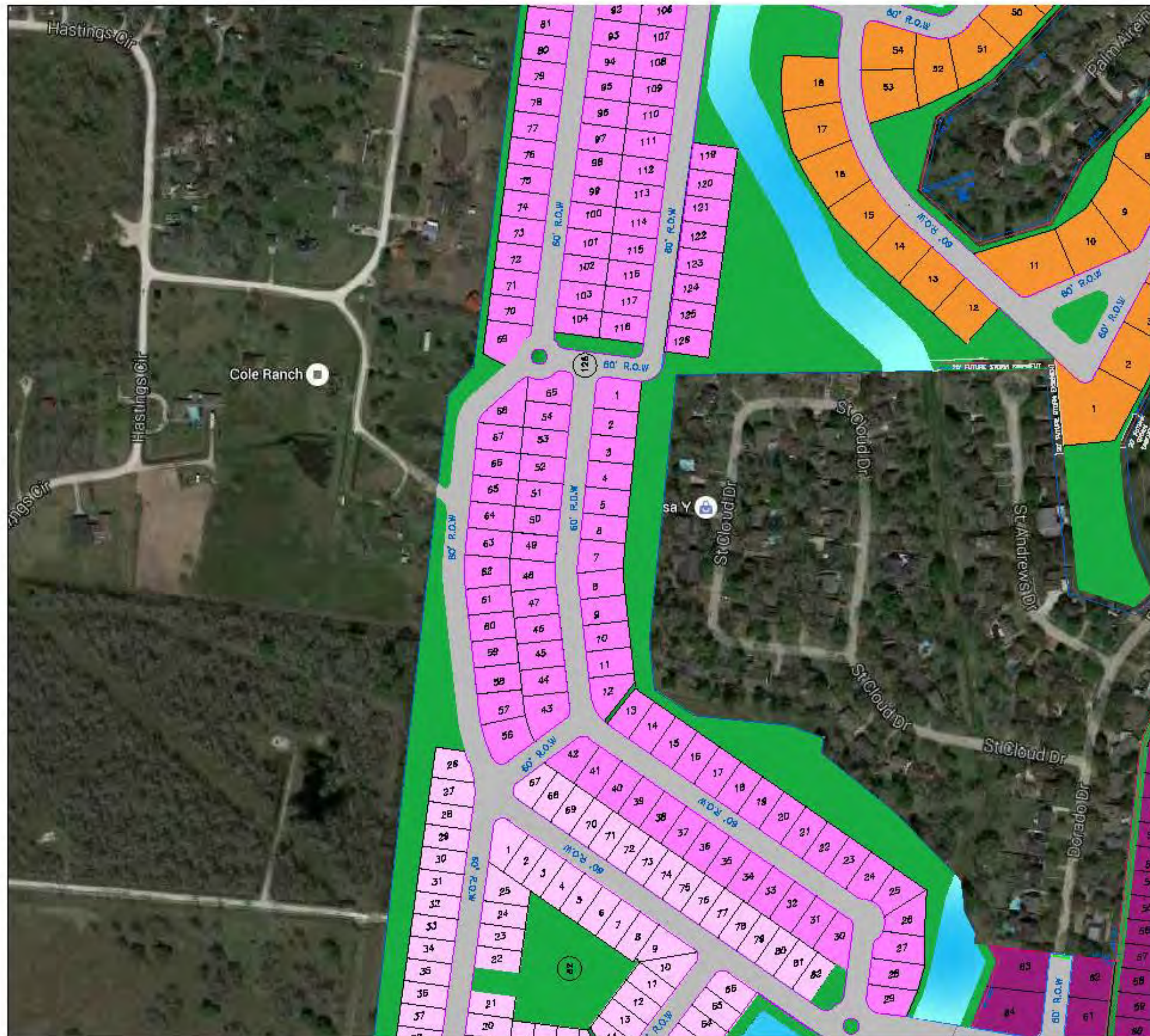
THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE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

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

FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

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



Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-0418
Address : _____

Submission Documents:

Document Name	Document ID
0_Preliminary Plat Plan Set.pdf	50280

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1
Jil Arias	jarias@friendswood.com	1

General Comments

Corrections in the following table need to be applied before a permit can be issued

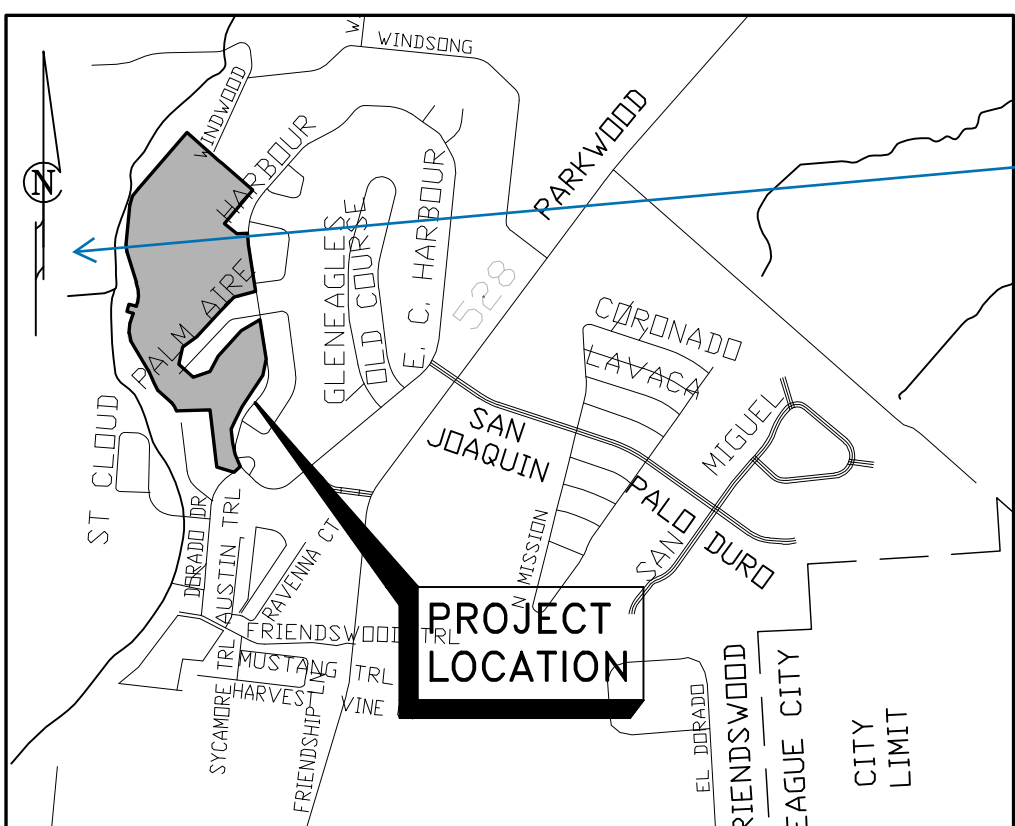
Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
10	Sheet1of2	Callout	Jil Arias : Engineering	Open	Dedicate an exclusive 15-ft water line easement for 16" water line (DCM Sec. III Pg. 3)	
11	Sheet1of2	Free Text	Jil Arias : Engineering	Open	Show existing contours within 200 feet of property to be platted	
12	Sheet1of2	Callout	Jil Arias : Engineering	Open	Orient in the same direction as the drawing (Subdivision Regulations, Plat Submittal, Graphic Requirements)	
14	Sheet1of2	Callout	Jil Arias : Engineering	Open	Orient North to the top or left side of plat (Subdivision Regulations, Plat Submittal, Graphic Requirements)	
15	Sheet1of2	Callout	Jil Arias : Engineering	Open	Wrong map	
16	Sheet1of2	Callout	Jil Arias : Engineering	Open	Need vertical control monument w/in 0.5 miles (establish & provide datasheet to City); (Subdivision Regulations, Plat Sumittal, Graphic Requirements)	
8	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Draw Section 4B-5A	

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
9	Sheet1of2	Callout	Becky Bennett : Planning	Open	Paradise Estates until the bend	
17	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Street name should continue from Section 4	
18	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Provide recording # on all in this plat	
19	Sheet1of2	Callout	Becky Bennett : Planning	Open	Remove solid line from within Reserve B	
20	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Paradise Estates - keep name same	
21	Sheet1of2	Callout	Becky Bennett : Planning	Open	Draw and label well buffers throughout	
22	Sheet1of2	Callout	Becky Bennett : Planning	Open	Verify 30' BL instead of 25'	
23	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Pipeline missing. Add esmt, pipeline, and 50' setback	
24	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Combine Reserves M & J so M has road access	
25	Sheet1of2	Callout	Becky Bennett : Planning	Open	Incomplete easements. Suggest removing DE and just using the reserve table for use	
26	Sheet1of2	Callout	Becky Bennett : Planning	Open	Section 5	
27	Sheet1of2	Callout	Becky Bennett : Planning	Open	Remove BL from reserve	
28	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Many of the reserves could be combined. Use not necessary if in an esmt.	
29	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Park should be on Reserves A, I, P, S	
30	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Res E has a utility esmt	
31	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Orientation is okay for this plat	
32	Sheet1of2	Free Text	Becky Bennett : Planning	Open	PUD has this as park reserve, not a lot	
33	Sheet1of2	Free Text	Becky Bennett : Planning	Open	Esmts are incomplete	
1	Sheet2of2	Callout	Becky Bennett : Planning	Open	Section 5	
2	Sheet2of2	Free Text	Becky Bennett : Planning	Open	Becky Bennett Assistant Planner	
3	Sheet2of2	Free Text	Becky Bennett : Planning	Open	Tom Hinckley Chairman	

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
4	Sheet2of2	Callout	Becky Bennett : Planning	Open	Duplicate numbers	
5	Sheet2of2	Callout	Becky Bennett : Planning	Open	"HOA shall be responsible"	
6	Sheet2of2	Free Text	Becky Bennett : Planning	Open	Remove note 27 - wrong section	
34	Sheet2of2	Free Text	Becky Bennett : Planning	Open	Remove note 26, there are no 1' reserves	
35	Sheet2of2	Free Text	Becky Bennett : Planning	Open	Add PUD lot count	
36	Sheet2of2	Callout	Becky Bennett : Planning	Open	Section 5B	

Notes:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.



Orient in the same direction as the drawing (Subdivision Regulations, Plat Submittal, Graphic Requirements)

Draw Section 4B-5A

Show existing contours within 200 feet of property to be platted

Street name should continue from Section 4

Draw and label well buffers throughout

Remove solid line from within Reserve B

Provide recording # Paradise Estates, keep name same on all in this plat

Paradise Estates until the bend

Pipeline missing. Add esmt pipeline and 50' setback

Verify 30' BL instead of 25'

Remove BL from reserve

Combine Reserves M & J so M has road access

Esmts are incomplete

PUD has this as park reserve, not a lot

Incomplete easements. Suggest removing DE and just using the reserve table for use

Dedicate an exclusive 15-ft water line easement for 16" water line (DCM Sec. III Pg. 3)

Many of the reserves could be combined. Use not necessary if in an esmt.

Orientation is okay for this plat

Orient North to the top or left side of plat (Subdivision Regulations, Plat Submittal, Graphic Requirements)

Res E has a utility esmt

Need vertical control monument w/in 0.5 miles (establish & provide datasheet to City); (Subdivision Regulations, Plat Submittal, Graphic Requirements)

PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTION 5
67.0992 ACRES
SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84 AND THE MARY SLOAN SURVEY, ABSTRACT 184 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.
85 LOTS 4 BLOCKS 17 RESERVES

JANUARY 24, 2024

OWNER: FRIENDSWOOD TRAILS, LLC,
MANAGING MEMBER: HARVEY DOERING
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE NO: 512-796-7608

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 Vista Road, Pasadena, TX 77505
Phone: 281-499-4539 www.gbisurvey.com
TBPELS Firm # 10130300

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-999-3770 FAX: 281-448-2294

LINE	BEARING	LENGTH (FT)
L1	N16°42'22"E	27.25
L2	N78°01'13"W	40.00
L3	S15°39'34"E	25.00
L4	S00°07'49"W	52.31
L5	N00°55'08"E	22.78
L6	S78°04'36"E	25.00
L7	N75°06'54"E	26.19
L8	N16°42'22"E	17.17
L9	S89°06'49"W	10.04
L10	N70°59'39"W	33.66

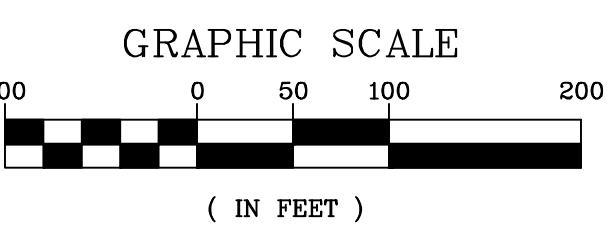
CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	490.00	33°00'18"	281.91	N00°02'39"E	278.38
C2	200.00	4°34'41"	15.98	N27°03'06"E	15.98
C3	25.00	90°02'36"	39.29	N28°18'56"W	35.37
C4	25.00	89°57'24"	39.25	N61°41'04"E	35.34
C5	25.00	90°02'36"	39.29	S28°18'56"E	35.37
C6	25.00	89°57'24"	39.25	S61°41'04"W	35.34
C7	300.00	33°09'52"	173.65	N00°07'26"E	171.23
C8	330.00	33°09'52"	191.01	N00°07'26"E	188.36
C9	360.00	33°09'52"	208.38	N00°07'26"E	205.48
C10	560.00	22°48'43"	222.96	S05°03'08"E	221.49
C11	530.00	22°48'43"	211.02	S05°03'08"E	209.63
C12	500.00	22°48'43"	199.07	S05°03'08"E	197.76
C13	560.00	14°54'39"	145.74	S13°48'33"W	145.33
C14	530.00	14°54'39"	137.93	S13°48'33"W	137.54
C15	500.00	14°54'39"	130.12	S13°48'33"W	129.75
C16	100.00	20°20'04"	35.49	S31°25'54"W	35.30
C17	70.00	20°20'02"	24.84	S31°25'54"W	24.71
C18	25.00	110°51'54"	48.37	S76°41'43"E	41.17
C19	25.00	89°38'09"	39.04	S03°08'09"E	35.19
C20	85.00	90°37'34"	134.45	S86°54'43"W	120.86
C21	55.00	90°37'34"	86.99	S86°54'43"W	78.21
C22	25.00	90°37'34"	39.54	S86°54'43"W	35.55
C23	25.00	49°40'42"	21.68	S72°36'56"E	21.00
C24	60.00	279°21'34"	292.54	N42°13'30"E	77.65

CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C25	25.00	49°40'47"	21.68	N22°56'06"W	21.00
C26	100.00	39°55'52"	69.69	N27°54'18"W	68.29
C27	130.00	39°55'52"	90.60	N27°54'18"W	88.78
C28	160.00	39°55'52"	111.51	N27°54'18"W	109.27
C29	100.00	50°56'58"	189.92	N17°32'07"E	186.02
C30	130.00	50°56'58"	115.60	N17°32'07"E	111.83
C31	160.00	50°56'58"	142.28	N17°32'07"E	137.64
C32	40.00	63°39'09"	44.44	N74°50'11"E	42.19
C33	70.00	63°39'09"	77.77	N74°50'11"E	73.83
C34	100.00	63°39'09"	111.09	N74°50'11"E	105.47
C35	260.00	45°49'10"	207.92	S06°12'13"E	202.43
C36	230.00	45°49'10"	183.93	S06°12'13"E	179.07
C37	200.00	45°49'10"	159.94	S06°12'13"E	155.71
C38	560.00	18°28'10"	180.52	S38°20'53"E	179.74
C39	530.00	18°28'10"	170.85	S38°20'53"E	170.11
C40	500.00	18°28'10"	161.18	S38°20'53"E	160.48
C41	260.00	100°25'22"	455.70	N82°12'21"E	399.57
C42	230.00	100°25'22"	403.12	N82°12'21"E	353.47
C43	200.00	100°25'22"	350.54	N82°12'21"E	307.36
C44	25.00	49°40'47"	21.68	S36°50'03"W	21.00
C45	60.00	279°21'34"	292.54	N58°00'20"W	77.65
C46	25.00	49°40'47"	21.68	N07°09'16"E	21.00

RES	PURPOSE	SQ. FT	ACRES
A	RESTRICTED RESERVE (LANDSCAPING/AMENITY USE)	13,051	0.8996
B	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	12,259	0.8814
C	RESTRICTED RESERVE (LANDSCAPING)	7,852	1.8042
D	RESTRICTED RESERVE (LANDSCAPING/PARK USE)	32,852	0.7542
E	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	2,684	0.0616
F	RESTRICTED RESERVE (LANDSCAPING/UTILITY USE)	2,684	0.0616
G	RESTRICTED RESERVE (LANDSCAPING/PARK/AMENITY & RECREATIONAL USE)	32,644	0.7494
H	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	7,101	0.1630
I	RESTRICTED RESERVE (LANDSCAPING & UTILITY USE)	3,118	0.0716
J	RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)	6,914	0.1587
K	RESTRICTED RESERVE (LANDSCAPING)	2,557	0.0587
L	RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)	5,230	0.1201
M	RESTRICTED RESERVE (LANDSCAPING/AMENITY POND/UTILITY/TRAIL USE)	284,620	6.5340
N	RESTRICTED RESERVE (LANDSCAPING)	3,284	0.0754
O	RESTRICTED RESERVE (INGRESS/EGRESS EASEMENT)	10,061	0.2310
P	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE/UTILITY USE)	174,358	4.0027
Q	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	5,622	0.1291
R	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	2,644	0.0607
S	RESTRICTED RESERVE (LANDSCAPING/AMENITY USE)	16,464	0.3780
T	RESTRICTED RESERVE (CREEK, DEDICATED TO GCDDO)	103,526	2.3766
U	RESTRICTED RESERVE (CREEK, DEDICATED TO GCDDO)	121,954	2.7997

SECTION	BLOCK	LOTS	SQ. FT	ACRES
1	1	33	488,486	11.2141
1	2	20	353,389	8.1127
1	3	11	201,563	4.6272
1		21	586,915	13.4737

LEGEND
CONTROL MONUMENT
FLOOD STATEMENT
THIS TRACT IS LOCATED IN ZONES "AE", "X" AND "SHADED X". THIS IS ACCORDING TO F.I.R.M. NUMBER 4854680005E DATED SEPTEMBER 22, 1999.
BENCHMARK
EL. 32.39
USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVINO TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG TRAIL. THE MARK IS 2 FEET EAST FROM A WINDSONG POST AND ABOUT 1 FOOT LOWER THAN THE ROAD.



Park should be on Reserves A, I, P, S

STATE OF TEXAS
COUNTY OF GALVESTON

Friendswood Trail, LLC, acting by and through Harvey W. Doerring, Managing Member, hereinafter referred to as the Owner of the 67.0992 acre tract described in the above and foregoing plat of FRIENDSWOOD TRAILS SECTIONS 5, 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 utility easements shown hereon.

Friendswood Trails, LLC

Harvey W. Doerring, Managing Member

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, Harvey Doerring, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: _____
MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this Final Plat of FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and Development Coordinator of the Planning and Zoning Commission of the City of Friendswood, Texas this _____ day of _____, 2024.

BECKY SUMMERS
DEVELOPMENT COORDINATOR

RICHARD SASSON
VICE CHAIRMAN

I, JILDARDO ARIAS, P.E., C.F.M. — CITY ENGINEER/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 adopted by the City Council.

JILDARDO ARIAS, P.E., C.F.M. — CITY ENGINEER/DIRECTOR OF ENGINEERING

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record on _____, 2024, at _____ o'clock _____ m., and duly recorded on _____, 2024, at _____ o'clock _____ m., in Instrument Number _____, Galveston County Map Records.

Witness My Hand And Seal of Office at Galveston, Texas the day and date last above written.

DWIGHT D. SULLIVAN County Clerk of Galveston County, Texas

BY: _____
DEPUTY

I, Kyle B. Duckett, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all lot and block corners, angle points, and points of curvature will be properly marked with iron rods, and that the boundary closes within 1 in 10,000.

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

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

SURVEYOR'S CERTIFICATE:

I, Kyle B. Duckett, RPLS, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest platted subdivision corner; and that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies.

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

METES AND BOUND FOR 67.10 ACRES

Being a tract containing 67.10 acres of land located in the William Henry Survey, Abstract No. 84 and the Mary Sloan Survey, Abstract No. 184, in Galveston County, Texas. Said 67.10 acres being portions of those call 125.43, 26.755, 19.764, 3.00 and 1.00 acre tracts of land (styled "Tract 1", "Tract 7", "Tract 8", "Tract 9" and Tract "10", respectively) recorded in the name of Friendswood Trails, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2016078526. Said 67.10 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a disc stamped "Amoco Production Company" found at the north corner of said 26.755 acres, the east corner of a call 40 acre tract of land recorded in the name of Miss L.W. Elliot (now Elliot Heirs) in Volume 118, Page 98 of the Galveston County Deed Records (G.C.D.R.) and being on the southwest line of a call 3.332 acre tract of land (styled "Tract 22" of the Windsong unrecorded subdivision) recorded in the name of Louis Allen Romano under G.C.C.F. No. 9947295 (further described under G.C.C.F. No. 8535263);

THENCE, with said southwest line, the southwest terminus of Windsong Lane (60 feet wide) and the southwest line of a call 2.521 acre tract of land (styled "Tract 23" of said Windsong unrecorded subdivision), South 48 degrees 09 minutes 53 seconds East, at 428.52 feet pass a 5/8 inch iron rod found at the south corner of said 3.332 acres, and continuing for a total distance of 909.67 feet to the northwest line of Reserve "A" of Sunmeadow Section 2, a subdivision recorded in Volume 10, Page 75 of the Galveston County Map Records (G.C.M.R.), from which point a found 5/8 inch iron rod bears North 48 degrees 09 minutes 53 seconds West, a distance of 0.4 feet, and a found disc stamped "Amoco Production Company" bears South 27 degrees 24 minutes 14 seconds West, a distance of 4.9 feet;

THENCE, with said northwest line and the northwest line of a call 1.333 acre tract of land recorded in the name of Sunmeadow Municipal Utility District (now City of Friendswood) in Volume 2239, Page 76 of the G.C.D.R., South 41 degrees 14 minutes 01 seconds West, a distance of 458.16 feet to a 5/8 inch capped iron rod stamped "CL Davis" found at the west corner of said 1.333 acres, from which point a found 5/8 inch iron rod bears South 24 degrees 12 minutes 28 seconds West, a distance of 1.2 feet;

THENCE, with the southwest line of said 1.333 acres and the northerly line of aforesaid 125.43 acres, the following two (2) courses:

1.) South 48 degrees 46 minutes 50 seconds East, a distance of 170.00 feet to a 5/8 inch capped iron rod stamped "CL Davis" found;

2.) North 86 degrees 33 minutes 40 seconds East, a distance of 111.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said 1.333 acres, the northeast corner of said 125.43 acres and being at the west line of Block 9 of aforesaid Sunmeadow Section 2;

THENCE, with the east line of said 125.43 acres and said west line, South 03 degrees 24 minutes 09 seconds East, a distance of 129.32 feet to a 5/8 inch iron rod found at the southwest corner of said Block 9 and northwest terminus corner of Point Royal Drive (60 feet wide);

THENCE, with said east line, the west terminus of said Point Royal Drive and the west line of Block 5 of said Sunmeadow Section 2, South 07 degrees 58 minutes 04 seconds East, a distance of 484.39 feet to a 1/2 inch iron rod found at the upper northeast corner of Block 5 of Replat and Extension of Sunmeadow Section 1, a subdivision recorded in Volume 8, Page 88 of the G.C.M.R.;

THENCE, with the common lines between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1, the following fourteen (14) courses:

- 1.) South 76 degrees 25 minutes 09 seconds West, a distance of 232.00 feet to a point from which a found 5/8 inch iron rod bears South 18 degrees 18 minutes 00 seconds West, a distance of 1.0 foot;
- 2.) South 45 degrees 27 minutes 02 seconds West, a distance of 210.00 feet to a point from which a found 1/2 inch iron rod bears South 18 degrees 26 minutes 10 seconds West, a distance of 0.5 feet;
- 3.) South 42 degrees 59 minutes 02 seconds West, a distance of 360.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 4.) South 56 degrees 41 minutes 02 seconds West, a distance of 179.96 feet to a wood fence post found;
- 5.) South 13 degrees 34 minutes 23 seconds West, a distance of 185.94 feet to a 1/2 inch iron rod found;
- 6.) South 47 degrees 18 minutes 28 seconds East, a distance of 202.71 feet to a point from which a found 1/2 inch capped iron rod stamped "Bowden 4854" bears North 25 degrees 26 minutes 53 seconds East, a distance of 0.8 feet;
- 7.) North 72 degrees 31 minutes 59 seconds East, a distance of 185.00 feet to a 1/2 inch iron rod found;
- 8.) North 29 degrees 17 minutes 03 seconds East, a distance of 180.00 feet to a 1/2 inch iron rod found;
- 9.) North 42 degrees 59 minutes 02 seconds East, a distance of 360.00 feet to a point from which a found 1/2 inch iron rod bears North 40 degrees 21 minutes 34 seconds West, a distance of 0.5 feet;
- 10.) North 61 degrees 00 minutes 59 seconds East, a distance of 225.42 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 11.) South 07 degrees 56 minutes 55 seconds East, a distance of 412.22 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 12.) South 12 degrees 39 minutes 26 seconds West, a distance of 173.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 13.) South 34 degrees 39 minutes 23 seconds West, a distance of 402.98 feet to a point from which a found 1/2 inch capped iron rod stamped "Precision Land Survey" bears South 70 degrees 17 minutes 33 seconds East, a distance of 0.7 feet;
- 14.) South 26 degrees 15 minutes 05 seconds West, a distance of 166.64 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southwest corner of aforesaid Block 5 and the north corner of a call 0.23 acre tract of land recorded in the name of Amelia A. Vigil under G.C.C.F. No. 2009054410;

THENCE, with the common line between said 125.43 acres and said 0.23 acre, South 25 degrees 39 minutes 54 seconds West, a distance of 84.61 feet to a 1/2 inch iron rod found at the common west corner between said 0.23 acre and a call 0.339 acre tract of land recorded in the name of Robert G. Lunz and Georgette V. Lunz under G.C.C.F. No. 8805001;

THENCE, with the common line between said 125.43 acres and said 0.339 acre, South 04 degrees 23 minutes 59 seconds East, a distance of 135.94 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner between said 0.339 acre and a call 0.305 acre tract of land recorded in the name of Joedy J. Phenneger and Mary J. Phenneger under G.C.C.F. No. 2009004592;

THENCE, with the common line between said 125.43 acres and said 0.305 acre, South 10 degrees 06 minutes 01 seconds East, a distance of 126.41 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner of said 0.305 acre and a call 14,287 square feet tract of land recorded in the name of Angela Rowe under G.C.C.F. No. 2011049162;

THENCE, with the common line between said 125.43 acres and said 14,287 square feet tract, South 23 degrees 59 minutes 26 seconds East, a distance of 140.76 feet to the southwest corner of said 14,287 square feet tract, the beginning of a non-tangent curve to the left, and being on a northerly line of aforesaid Replat and Extension of Sunmeadow Section 1 and the northwest Right-of-Way (R.O.W.) line of Dorado Drive (60 feet wide), from which point a found 5/8 inch iron rod bears South 23 degrees 31 minutes 39 seconds East, a distance of 0.3 feet;

THENCE, with the common line between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1 and Dorado Drive, 86.39 feet along the arc of said curve having a radius of 605.00 feet, a central angle of 08 degrees 10 minutes 53 seconds and a chord which bears South 48 degrees 44 minutes 21 seconds West, a distance of 86.31 feet to a 5/8 inch iron rod found at the northeast corner of Lot 1, in Block 3 of said Replat and Extension of Sunmeadow Section 1;

THENCE, with the common line between said 125.43 acres and said Block 3, the following three (3) courses:

- 1.) North 72 degrees 12 minutes 22 seconds West, a distance of 186.93 feet to a point from which a found 1/2 inch capped iron rod bears South 57 degrees 15 minutes 22 seconds West, a distance of 0.5 feet;
 - 2.) North 05 degrees 54 minutes 20 seconds West, a distance of 599.32 feet to a 1/2 inch iron rod found;
 - 3.) South 89 degrees 06 minutes 49 seconds West, at 320 feet passing a 5/8 inch capped iron rod stamped "GBI Partners" set for reference, and continuing for a total distance of 353.77 feet to a point at the existing center thread of Chigger Creek (aka Chigger Bayou) and being the beginning of a non-tangent curve to the left;
- THENCE, through and across said 125.43 acres and with the meanders of said Chigger Creek, the following five (5) courses:
- 1.) 109.21 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 17 minutes 15 seconds and a chord which bears North 32 degrees 35 minutes 24 seconds West, a distance of 107.86 feet to a point of tangency;
 - 2.) North 48 degrees 14 minutes 01 seconds West, a distance of 170.51 feet to a point of curvature to the right;
 - 3.) 110.59 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 40 minutes 55 seconds and a chord which bears North 32 degrees 23 minutes 33 seconds West, a distance of 109.19 feet to a point of reverse curvature;
 - 4.) 320.06 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 18 degrees 20 minutes 17 seconds and a chord which bears North 25 degrees 43 minutes 14 seconds West, a distance of 318.70 feet to a point of tangency;
 - 5.) North 34 degrees 53 minutes 23 seconds West, a distance of 90.72 feet to a point of curvature to the right;

THENCE, through and across said 125.43 acres, aforesaid 1.00 and 19.764 acre tracts, and with said meanders of Chigger Creek, 351.46 feet along the arc of said curve having a radius of 310.00 feet, a central angle of 64 degrees 57 minutes 34 seconds and a chord which bears North 02 degrees 24 minutes 36 seconds West, a distance of 332.94 feet to a point of tangency;

THENCE, through and across said 19.764 acres and with said meanders of Chigger Creek, North 30 degrees 04 minutes 11 seconds East, a distance of 65.17 feet to a point of curvature to the left;

THENCE, through and across said 19.764 acres, aforesaid 3.00 acres, and with said meanders of Chigger Creek, 286.97 feet along the arc of said curve having a radius of 330.00 feet, a central angle of 49 degrees 49 minutes 31 seconds and a chord which bears North 05 degrees 26 seconds East, a distance of 278.02 feet to a point of tangency;

THENCE, through and across said 3.00 acres, aforesaid 26.755 acres, and with said meanders of Chigger Creek, North 19 degrees 45 minutes 20 seconds West, a distance of 259.44 feet to a point of curvature to the right;

THENCE, through and across said 26.755 acres and with said meanders of Chigger Creek, the following seven (7) courses:

- 1.) 122.08 feet along the arc of said curve having a radius of 300.00 feet, a central angle of 23 degrees 18 minutes 58 seconds and a chord which bears North 08 degrees 05 minutes 51 seconds West, a distance of 121.24 feet to a point of tangency;
 - 2.) North 03 degrees 33 minutes 38 seconds East, a distance of 166.68 feet to a point of curvature to the right;
 - 3.) 83.38 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 04 degrees 46 minutes 38 seconds and a chord which bears North 05 degrees 56 minutes 57 seconds East, a distance of 83.36 feet to a point of tangency;
 - 4.) North 08 degrees 20 minutes 16 seconds East, a distance of 191.98 feet to a point of curvature to the right;
 - 5.) 73.31 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 21 degrees 00 minutes 10 seconds and a chord which bears North 18 degrees 50 minutes 21 seconds East, a distance of 72.90 feet to a point of tangency;
 - 6.) North 29 degrees 20 minutes 26 seconds East, a distance of 114.91 feet to a point of curvature to the left;
 - 7.) 15.98 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 04 degrees 34 minutes 41 seconds and a chord which bears North 27 degrees 03 minutes 06 seconds East, a distance of 15.98 feet to a point on the northwest line of said 26.755 acres and southeast line of aforesaid 40 acres, from which point a found 1 inch iron pipe at the west corner of said 26.755 acres and south corner of said 40 acres bears South 41 degrees 36 minutes 57 seconds West, a distance of 459.17 feet;
- THENCE, with the common line between said 26.755 acres and said 40 acres, North 41 degrees 36 minutes 57 seconds East, a distance of 780.55 feet to the POINT OF BEGINNING and containing 67.10 acres of land, more or less.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permit. This preliminary approval shall expire in (6) months.

GENERAL NOTES:

1. "U.E." — indicates "UTILITY EASEMENT"
2. "B.L." — indicates "BUILDING LINE"
3. "W.L.E." — indicates "WATER LINE EASEMENT"
4. "S.S.E." — indicates "SANITARY SEWER EASEMENT"
5. "STM.S.E." — indicates "STORM SEWER EASEMENT"
6. "A.E." — indicates "AERIAL EASEMENT"
7. "D.E." — indicates "DRAINAGE EASEMENT"
8. "G.C.C.F." — indicates "GALVESTON COUNTY CLERK'S FILE"
9. "G.C.M.R." — indicates "GALVESTON COUNTY MAP RECORDS"
10. "G.C.D.R." — indicates "GALVESTON COUNTY DEED RECORDS"
11. "FND" — indicates "FOUND"
12. "I.P." — indicates "IRON PIPE"
13. "I.R." — indicates "IRON ROD"
14. "R.O.W." — indicates "RIGHT-OF-WAY"
15. "SET" — indicates "SET 5/8 INCH CAPPED IRON ROD"
16. "STAMPED" — indicates "GBI PARTNERS"
17. "TYP" — indicates "TYPICAL"

17. All of the pipeline easements are shown hereon.

18. Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.

19. 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.

20. Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.

21. The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; FT/R, LLC and Friendswood Commercial, LLC, shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.

22. All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.

23. The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.

24. Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by FT/R, LLC.

25. This boundary survey shall close to within 1:10,000

26. One foot reserve dedicated to the public in fee as a buffer separation between the side or end streets where such streets abut adjacent acreage tracts the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatior, his heirs, assigns or successors.

27. A 8 foot height of concrete wall is hereby required to following lots:
- Block 2, Lot 20 along Reserve I.
 - Block 4, Lot 21 along Reserve N.

Remove note 27 - wrong section

RESIDENTIAL REGULATION MATRIX

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS—MINIMUM FEET						HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				SIDES									
				FRONT	REAR	INTERIOR	EXTERIOR (CORNER LOT)		BACKING UP TO ABUTTING REAR YARD				
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD					
90 X 130	2.7	11,600	90	25	25	10	25	20	40	2	NO	35%	
120 X 130	2.7	15,600	120	25	25	10	25	20	40	2	NO	35%	

Section 5B

PRELIMINARY PLAT
OF
FRIENDSWOOD TRAILS
SECTION 5
67.0992 ACRES

SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND THE MARY SLOAN SURVEY, ABSTRACT 184
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

85 LOTS 4 BLOCKS 17 RESERVES

JANUARY 24, 2024

OWNER: FRIENDSWOOD TRAILS, LLC,
MANAGING MEMBER: HARVEY DOERRING
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE NO: 512-796-7608





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: GEORGETOWN SECTION ONE**

Consider approving the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is the first section of Georgetown subdivision consisting of 31 lots, 2 blocks, and 4 reserves. The color coded master plan is attached for reference.

Staff comments: See attached Corrections Report. This one remaining comment is minor and can be addressed on the final plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

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

P&Z Action Options:

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

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

Approve (can include minor staff comments) - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action

ATTACHMENTS

1. Georgetown Sec 1 Prelim Plat 2 pages
2. PLT2024-1066 - Corrections Report 04-07-2024
3. Georgetown Master Plan Feb 2024

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE STREET OR END OF STREETS WHERE SUCH STREETS ADJACENT ACRES ARE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
6.  INDICATES STREET NAME CHANGE SYMBOL
7. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
9. 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.
10. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
11. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS), SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
12. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
15. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
16. TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.
17. SUBDIVISION IS LOCATED IN ZONE "A", BFE ELEVATION N/A. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48167C0205G, EFFECTIVE AUGUST 15, 2019.
18. BENCHMARK:
NCS BENCHMARK AW0997 = 37.50' NAVD83, JUNE 1991 ADJ.
VICS BENCHMARK "O 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN AND LOCATED APPROXIMATELY 2100' NORTH OF THIS PLAT.

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

GEORGETOWN SEC 1				GEORGETOWN SEC 1			
LOT TABLE				LOT TABLE			
BLOCK	LOT	SQUARE FEET	Acres	BLOCK	LOT	SQUARE FEET	Acres
1	1	13,591	0.31	2	1	14,680	0.34
1	2	12,720	0.29	2	2	12,850	0.30
1	3	12,110	0.28	2	3	12,023	0.28
1	4	11,761	0.27	2	4	11,848	0.27
1	5	11,718	0.27	2	5	11,718	0.27
1	6	11,718	0.27	2	6	11,718	0.27
1	7	11,718	0.27	2	7	11,718	0.27
1	8	11,718	0.27	2	8	13,373	0.31
1	9	14,070	0.32	2	9	13,024	0.30
1	10	13,329	0.31	2	10	11,718	0.27
1	11	12,894	0.30	2	11	11,718	0.27
1	12	13,112	0.30	2	12	11,718	0.27
1	13	13,373	0.31	2	13	11,848	0.27
1	14	12,894	0.30	2	14	13,024	0.30
1	15	12,371	0.28	2	15	19,820	0.46
1	16	12,763	0.29				

LOT SUMMARY	
AVG LOT AREA	12,735 SQ FT

A 15.001 ACRE, OR 653,437 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON -TEXAS, LTD., AND DESCRIBED AS "Parcel 1a in a DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 [CO-RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027286] SITUATED IN BLOCK 1 SECTION 23, OF THE 1&6N R.R. CO. SURVEY, TOWNSHIP 23N, RANGE 6N, COUNTY OF GALVESTON, STATE OF TEXAS, SAID TRACT BEING 15.001 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00:

COMING: AT A FOUND COWPERDOLL ON THE SOUTHEAST RIGHT-OF-WAY LINE OF
F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST
CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A.
BOYFILL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO.
8618253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON
COUNTY, TEXAS; THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE
TRACT OF LAND, CONVEYED TO GEORGE A. BOYFILL, JR., TRUSTEE AND
DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 61°39'56" E DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, OVER AND ACROSS SAID 10.6202 ACRE TRACT, A DISTANCE OF 746.18 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND AT AN ANGLE CORNER ON A WEST LINE OF SAID 132.008 ACRE TRACT, THE NORTHEAST CORNER OF SAID 15.081 ACRE TRACT, OF PUBLIC RECORDS OF GEORGE A. BOFFSILL, JR., TRUSTEE, AND DESCRIBED IN A DEED RECORDED IN BROWN'S FILE NO. 8612043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 15.001 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 132.008 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S $16^{\circ}29'30''$ E, A RADIUS OF 565.0 FEET, A CENTRAL ANGLE OF 16 $^{\circ}16'29''$, A CHORD BEARING AND DISTANCE OF N $61^{\circ}38'45''$ E, 159.95 FEET, FOR AN ARC LENGTH OF 160.49 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON POINT" TO BE SET. CONTINUE TO THE
SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95 $^{\circ}27'09''$, A CHORD BEARING AND DISTANCE OF S $42^{\circ}29'26''$ E, 37.00 FEET, FOR AN ARC LENGTH OF 41.65 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET.

S_K84°15'19"E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S84°15'19"xE, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°43'49", A CHORD BEARING AND DISTANCE OF N63°36'36"xE, 37.08 FEET, FOR AN ARC LENGTH OF 41.77 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON6" BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°30'24", A CHORD BEARING AND DISTANCE OF S 63°46'18" E, 287.76 FEET, FOR AN ARC LENGTH OF 290.97 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE.

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°24'51", A CHORD BEARING AND DISTANCE OF S0x09°48'40"E, 31.61 FEET, FOR AN ARC LENGTH OF 34.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE.

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°32'10", A CHORD BEARING AND DISTANCE OF S₆₂5°07'40"W, 49.12 FEET, FOR AN ARC LENGTH OF 49.16 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S_K69°08'25"κE, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONφ TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

NOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S $69^{\circ}08'25''$ E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $122^{\circ}42'49''$, A CHORD BEARING AND DISTANCE OF N $62^{\circ}13'00''$ E, 43.88 FEET, FOR AN ARC-LENGTH OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPF-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE.

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30°00'08", A CHORD BEARING AND DISTANCE OF Sx21°25'32"E, 292.49 FEET, FOR AN ARC LENGTH OF 295.85 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF TANGENCY,

S_K06°25'28" E, A DISTANCE OF 512.40 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF CURVATURE.

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°07'43", A CHORD BEARING AND DISTANCE OF S40°08'24"W, 36.31 FEET, FOR AN ARC LENGTH OF 40.64 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF TANGENCY,

Sx86°42'15"±wA Distance of 272.46 FEET to a 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF CURVATURE, NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35°45'08", A CHORD BEARING AND DISTANCE OF N₆₇5°25'11"±wA, 343.79 FEET, FOR AN ARC LENGTH OF 349.44 FEET to a 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF TANGENCY,

N57°32'37"eW, A DISTANCE OF 159.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON6 TO BE SET FOR AN ANGLE POINT, AND

N25°22'52"eE, AT A DISTANCE OF 20.29 FEET PASSING A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON6 FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT, AND CONTINUING NOW ALONG AND WITH A WEST LINE OF SAID 132.008 ACRE TRACT, AN ADDITIONAL 46.86 FEET, FOR A TOTAL DISTANCE OF 66.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.0859 ACRE TRACT, AND AN ANGLE POINT OF SAID 132.008 ACRE TRACT;

THENCE: N 03°15'11" W, ALONG AND WITH THE WEST LINE OF SAID 132.008 ACRE TRACT, AND THE EAST LINE OF SAID 15.0859 ACRE TRACT, A DISTANCE OF 799.96 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.001 ACRES IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3 of Appendix C, Zoning Ordinance.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet							Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or No	Maximum Lot Coverage	
				Front	Rear (a)	Interior (d)	Side		Backyard (Corner Lot)						
							Backyard (Corner Lot)	Backyard (Corner Lot)							
										Backyard (Corner Lot)					Backyard (Corner Lot)
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%			

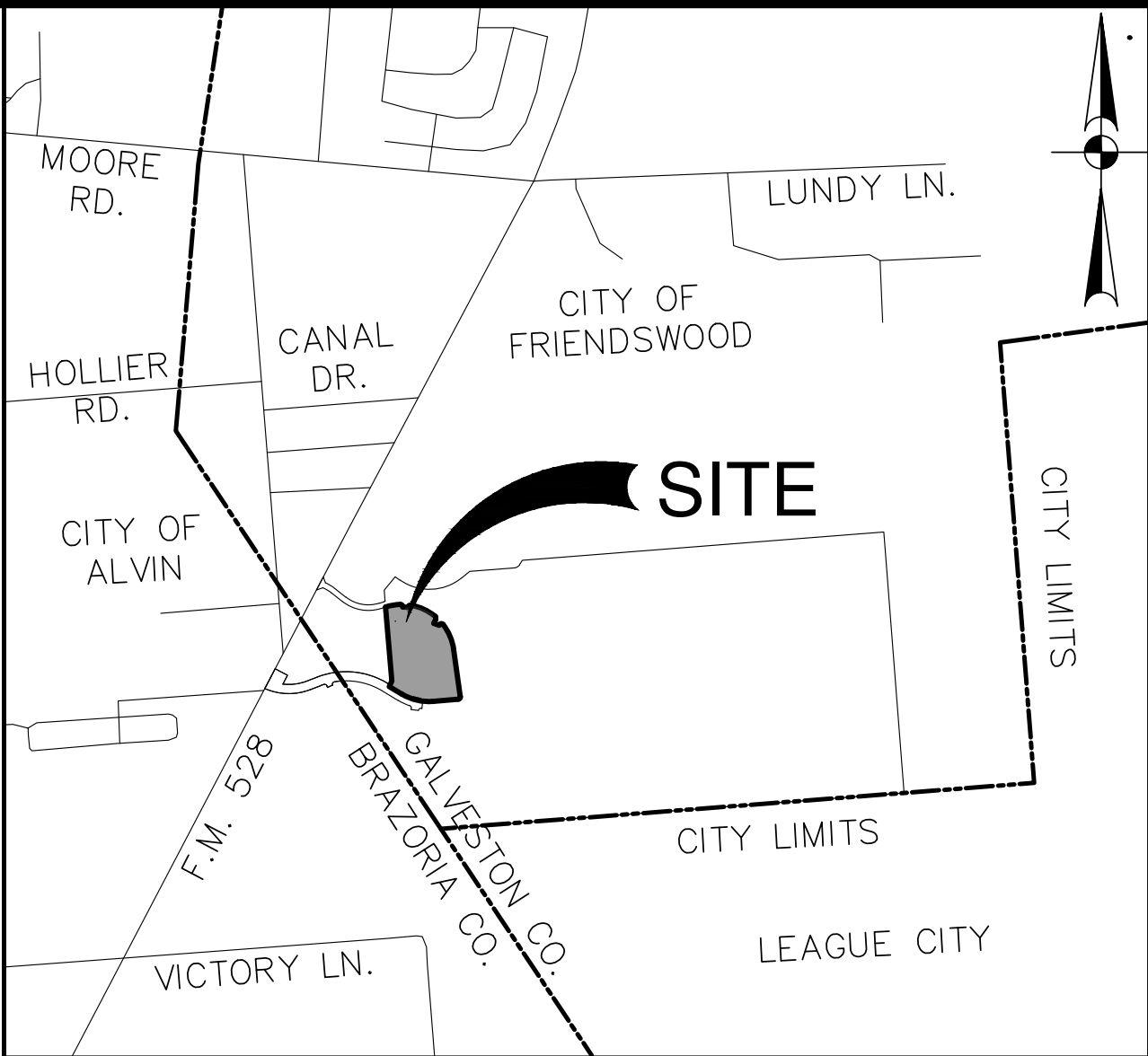
A. Lots less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B. Thirty-five feet on thoroughfares.

C. Twenty-five feet on thoroughfares

F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions as provided they are not less than a minimum of five feet.

K. Parking is required in accordance with the Parking Group Table in the Design Criteria Manual



F.M. 528

FOX MEADOW DRIVE

D.R. HORTON — TEXAS LTD
CALLED 89.21 ACRES
GCAD NO. R739798

94 GEORGETOWN
INVESTMENTS, LTD CALLED
74.24 ACRES
GCAD NO. R749337

PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 15.001 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 4 RESERVES 2 BLOCKS

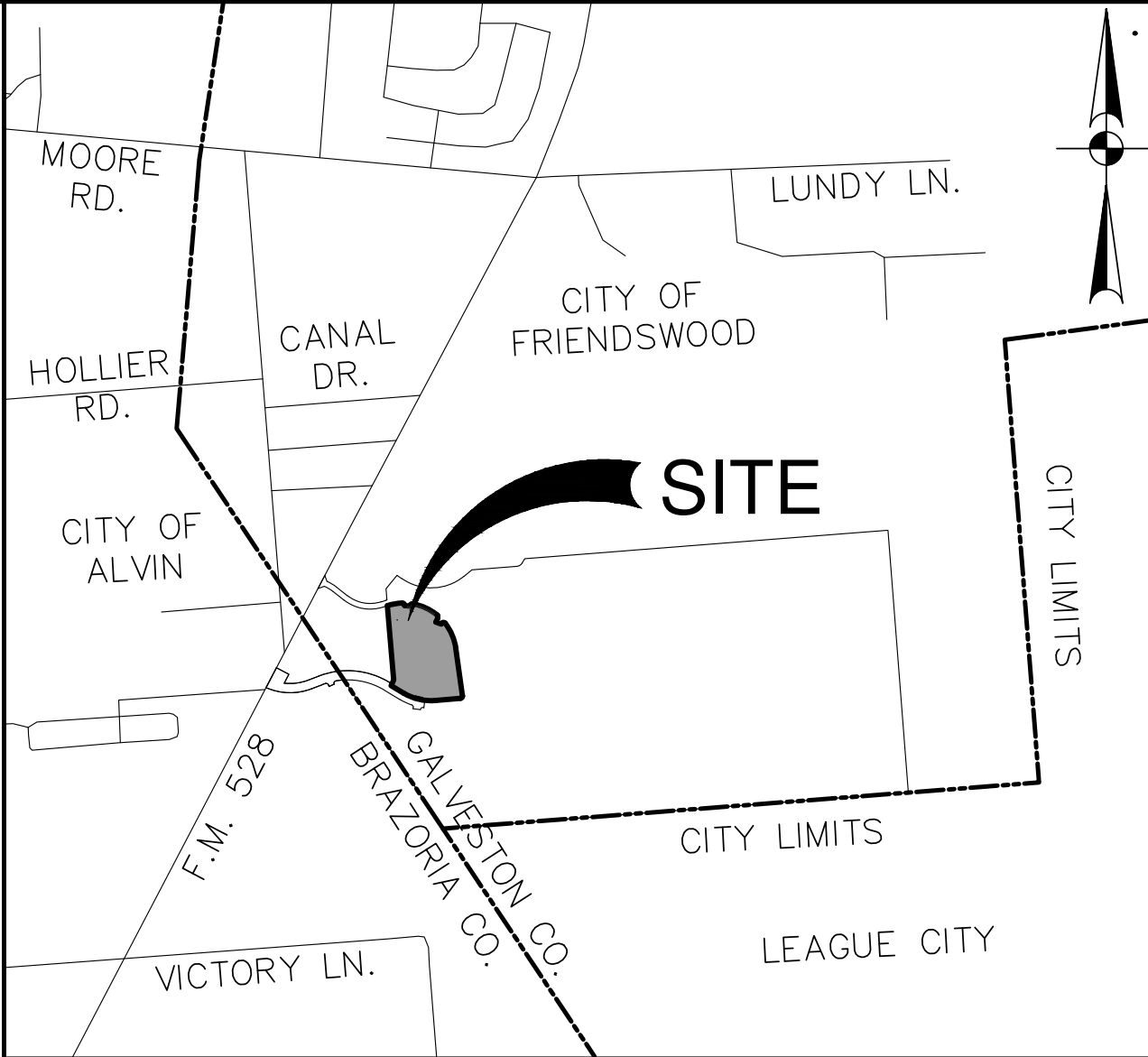
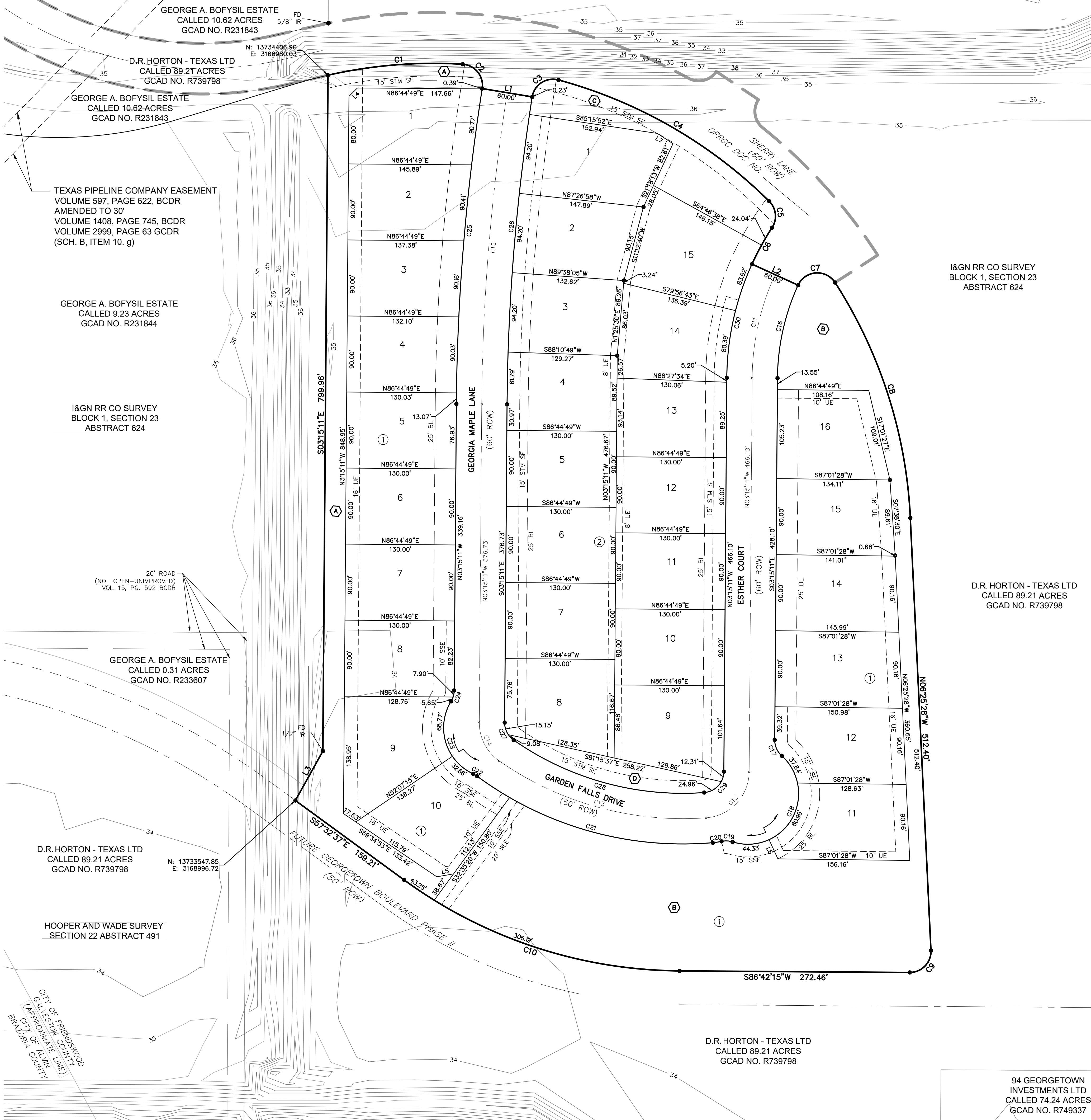
SCALE: 1"= 60' MARCH 2024

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

- (A) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE
AND OPEN SPACE PURPOSES
ONLY)
0.719 AC. 31,324 SQ. FT.
- (B) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE,
DRAINAGE, AND OPEN SPACE
PURPOSES ONLY)
2.385 AC. 103,910 SQ. FT.
- (C) RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE
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0.338 AC. 14,712 SQ. FT.
- (D) RESTRICTED RESERVE
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0.136 AC. 5,934 SQ. FT.

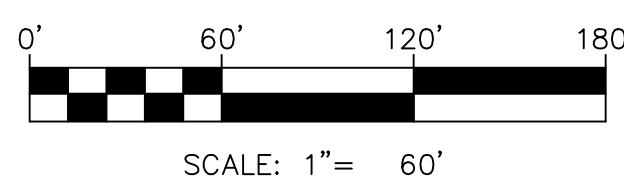
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°15'19"E	60.00'
L2	N69°08'25"W	60.00'
L3	S25°22'52"W	66.95'
L4	S41°44'49"W	14.14'
L5	S76°30'13"W	20.17'
L6	N28°20'35"W	25.00'
L7	N60°24'38"W	22.27'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	565.00'	16°16'29"	S81°38'45"W	159.95'
C2	25.00'	95°27'09"	N42°29'26"W	37.00'
C3	25.00'	95°43'49"	S53°36'36"W	37.08'
C4	565.00'	29°30'24"	N63°46'18"W	287.76'
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C17	25.00'	48°33'57"	S27°32'09"E	20.56'
C18	60.00'	155°48'15"	N26°05'00"E	117.33'
C19	25.00'	30°12'19"	S88°52'58"W	13.03'
C20	80.00'	7°34'44"	N77°34'10"E	10.57'
C21	410.00'	41°26'27"	S77°55'14"E	290.12'
C22	25.00'	11°52'02"	N63°08'02"W	5.17'
C23	60.00'	96°51'30"	S20°38'18"E	89.78'
C24	25.00'	31°02'38"	N12°16'08"E	13.38'
C25	2530.00'	8°29'19"	S0°59'29"W	374.49'
C26	2470.00'	8°28'35"	S0°59'07"W	365.08'
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C28	350.00'	39°04'17"	S78°18'13"E	234.08'
C29	25.00'	85°24'50"	N39°27'14"E	33.91'
C30	330.00'	24°06'46"	S8°48'12"W	137.86'



VICINITY MAP

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



LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ACRE SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
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PRELIMINARY PLAT
OF GEORGETOWN
SECTION 1

A SUBDIVISION OF 15.001 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 4 RESERVES 2 BLOCKS

SCALE: 1"= 60' MARCH 2024

OWNER:
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A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100

94 GEORGETOWN
INVESTMENTS LTD
CALLED 74.24 ACRES
GCAD NO. R749337

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-1066
Address : _____

Submission Documents:

Document Name	Document ID
240403 PL-4099710 PRELIM.pdf	53524
240403 Georgetown Sec 1 - Response Memo.pdf	53523

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
15	PLAT2	Free Text	Becky Bennett : Planning	Open	10' SSE and 20' WLE are the same width	

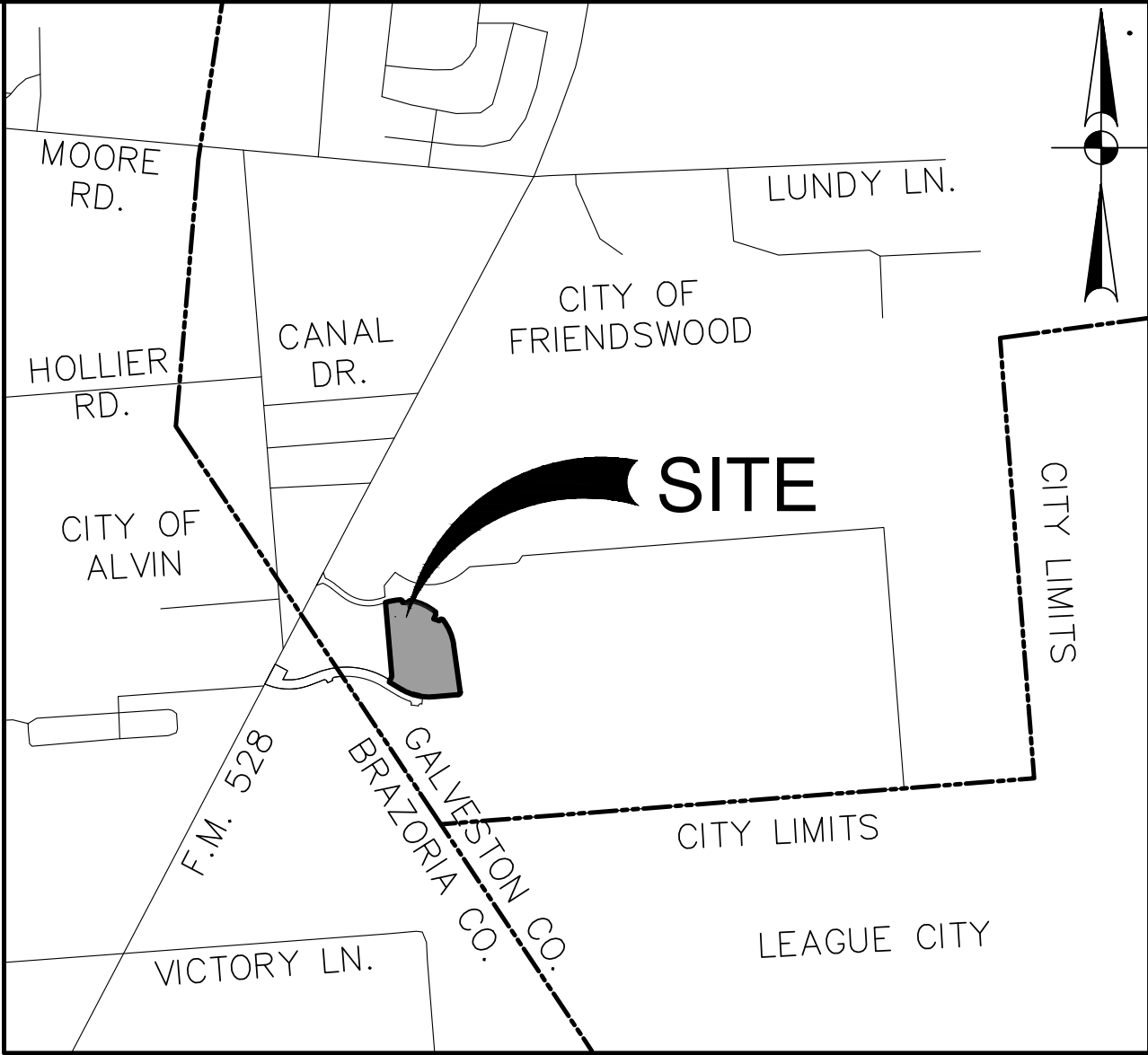
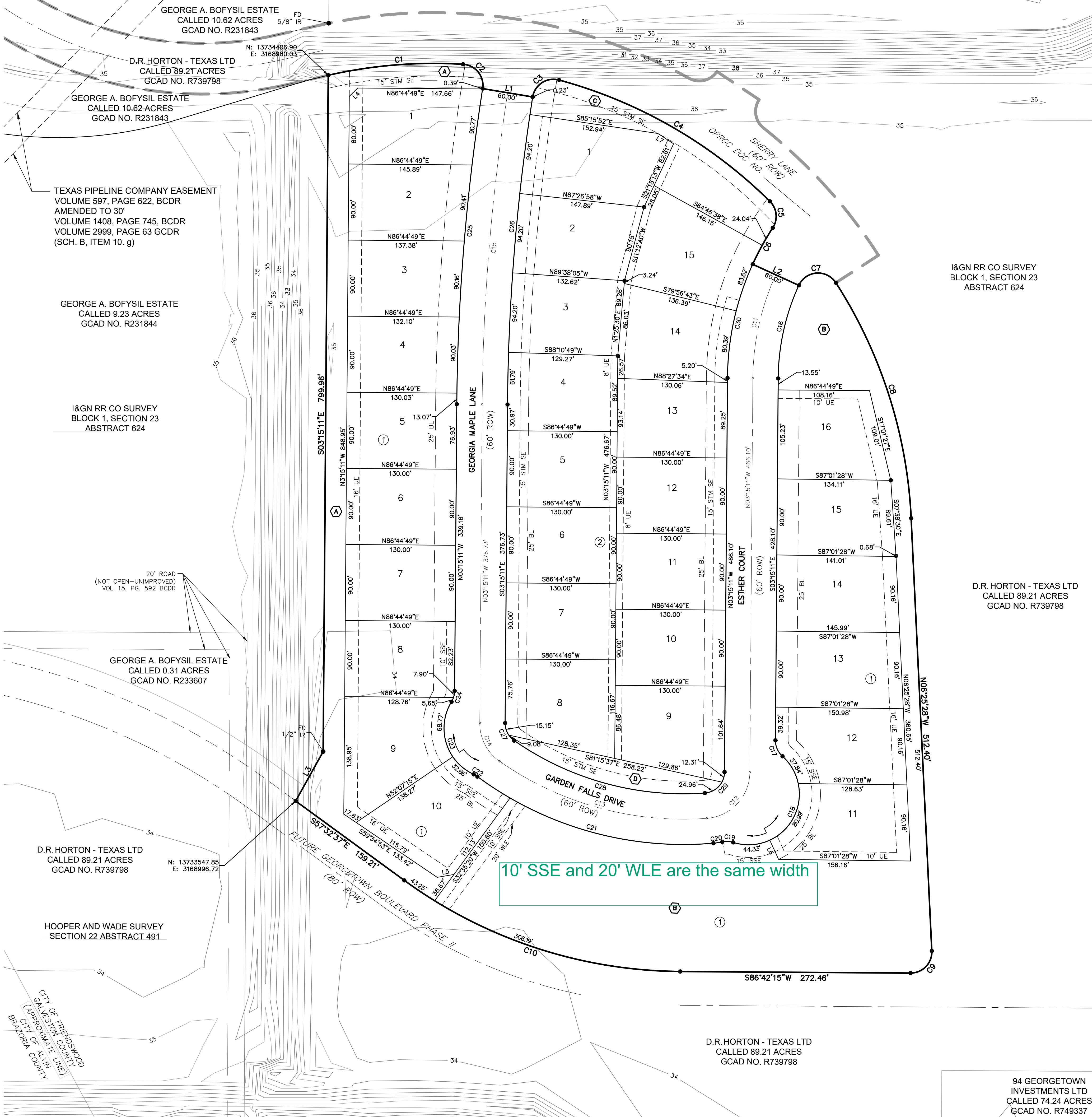
Notes:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

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VICINITY MAP

SCALE 1"=2000'

MAP REF: KEY MAP #696 B



SCALE: 1"= 60'

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PRELIMINARY PLAT
OF GEORGETOWN
SECTION 1

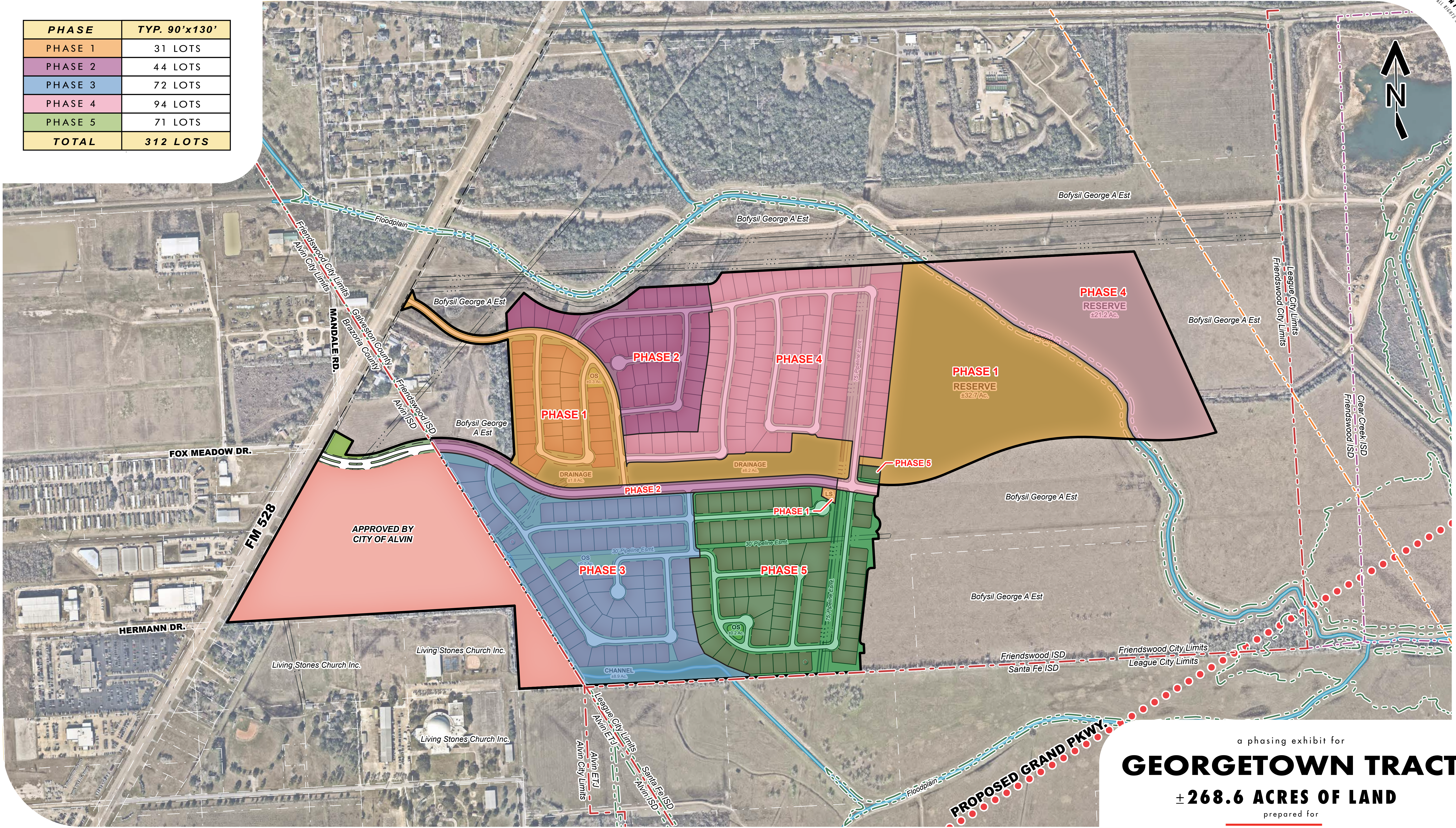
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D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100

PHASE	TYP. 90'x130'
PHASE 1	31 LOTS
PHASE 2	44 LOTS
PHASE 3	72 LOTS
PHASE 4	94 LOTS
PHASE 5	71 LOTS
TOTAL	312 LOTS



a phasing exhibit for
GEORGETOWN TRACT
± 268.6 ACRES OF LAND

prepared for
D·R·HORTON DHI
America's Builder NYSE
META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

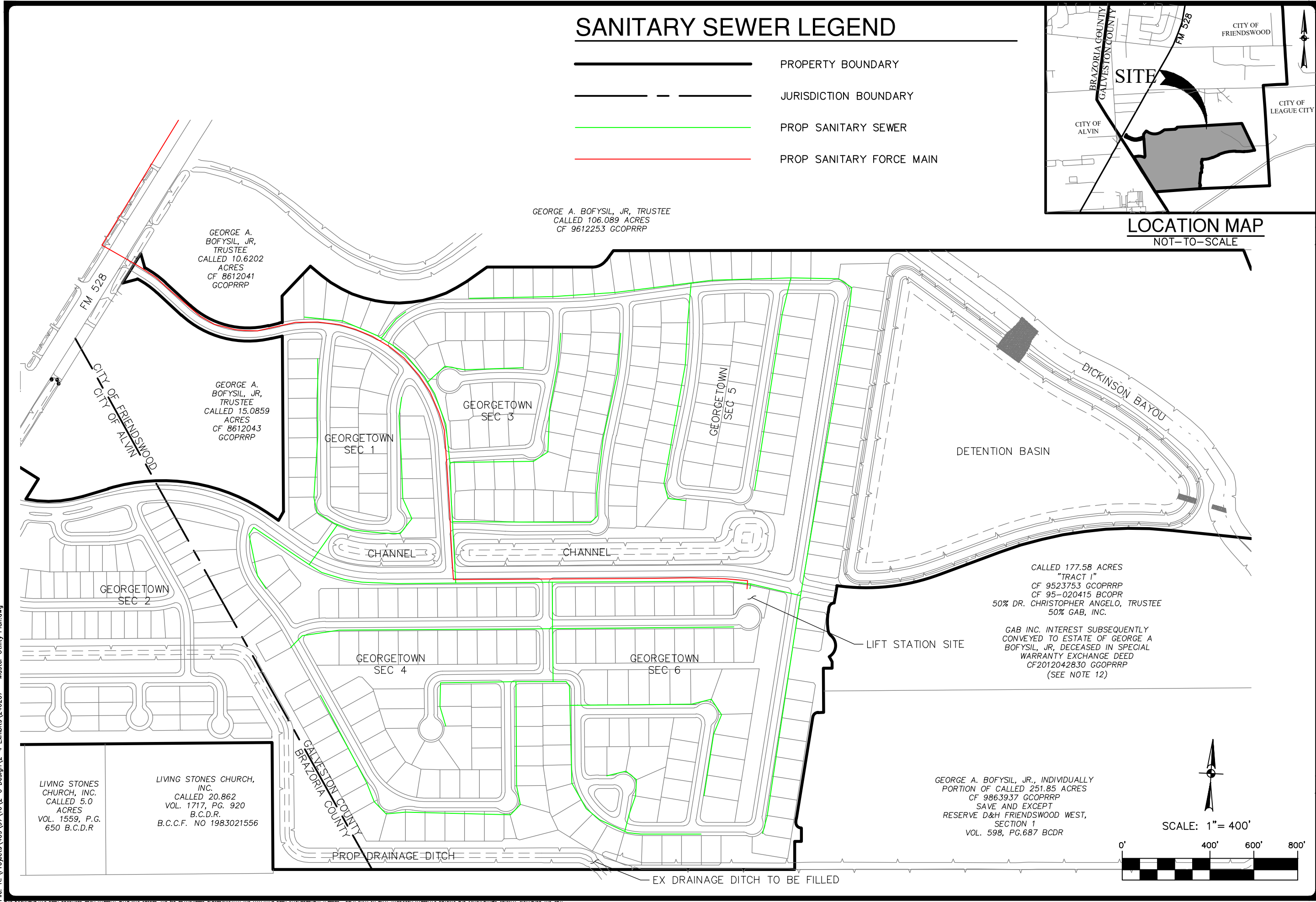
SCALE
0 150 300 600

HOU-21006
FEBRUARY 14, 2024

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**PAPE-DAWSON
ENGINEERS**

10360 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.488.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER SANITARY SEWER PLAN

JOB NO. 40997-10

DATE FEB 2024

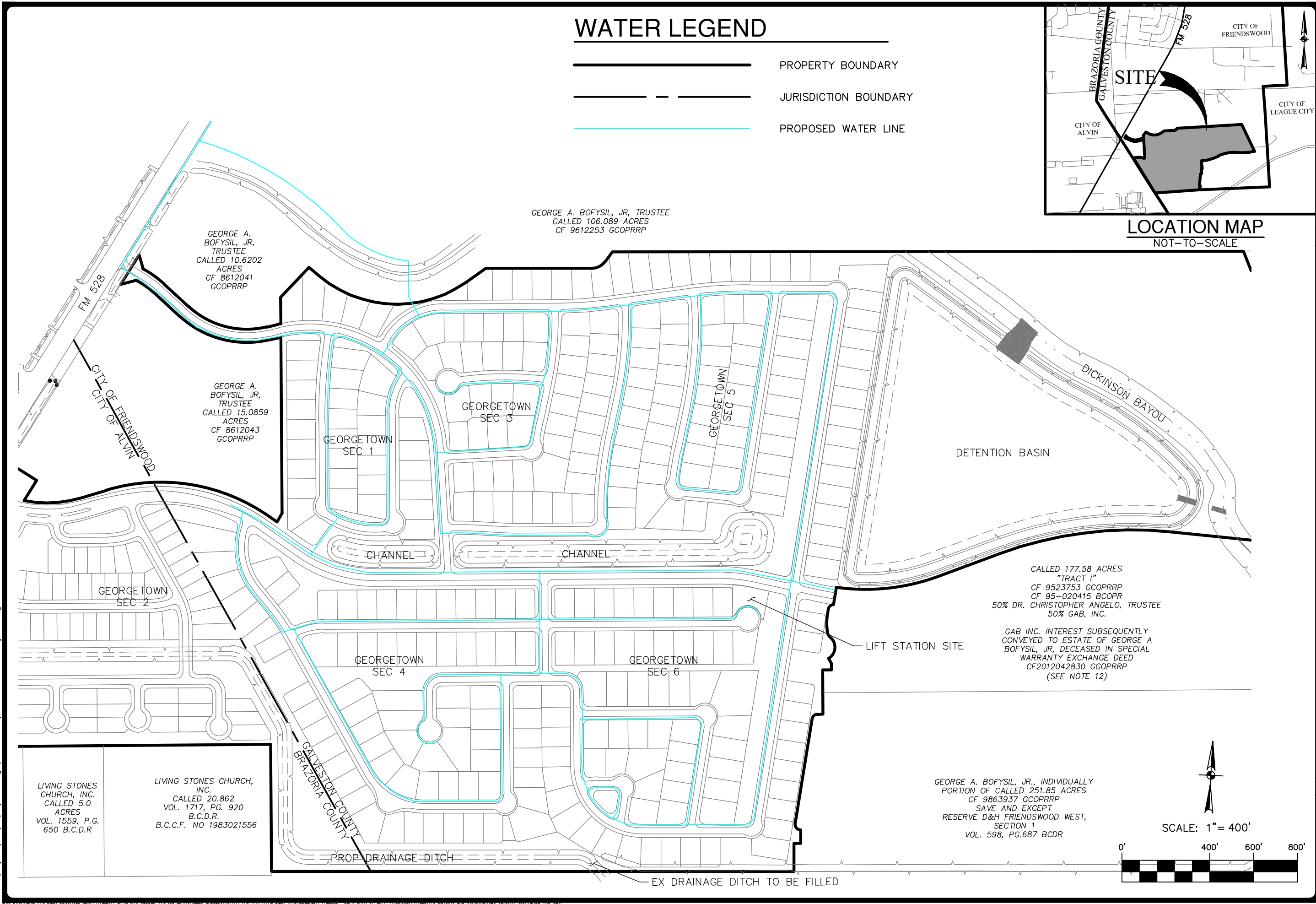
DESIGNER CMC

CHECKED

DRAWN CMC

SHEET 1 of 3

Date: Feb 09, 2024, 4:06pm User ID: ccordeva
File: K:\Projects\40997\10-2-0 Design\12-4 Exhibits\240207 - Master Utility Plan.dwg



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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER WATER PLAN

JOB NO. 40997-10

DATE FEB 2024

DESIGNER CMC

CHECKED

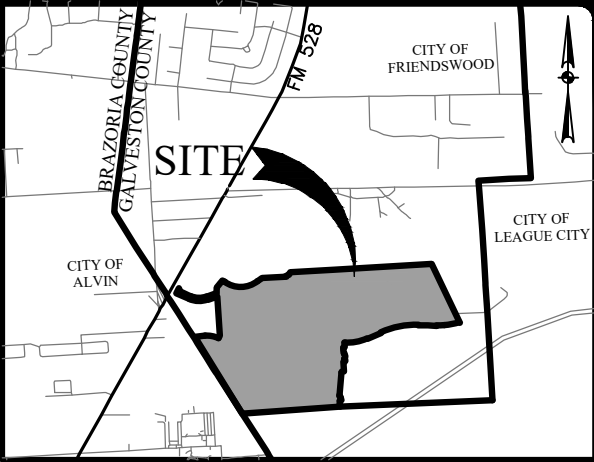
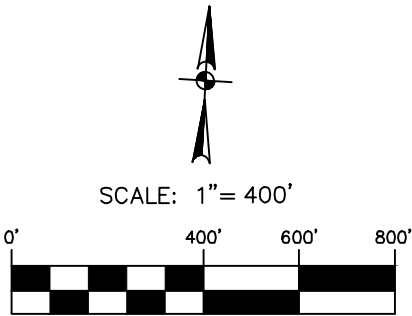
DRAWN CMC

SHEET 2 of 3

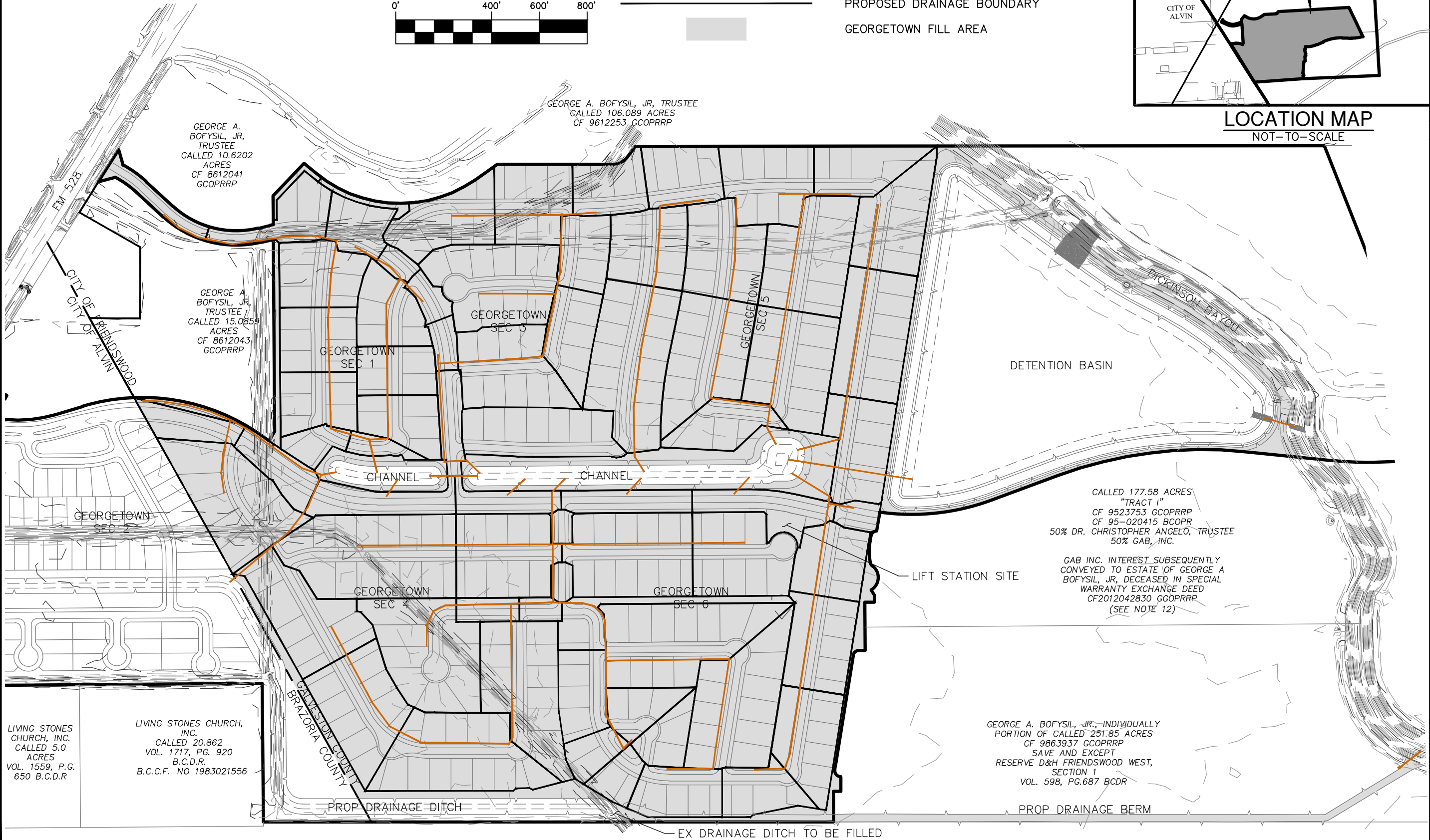
NOTE:
GEORGETOWN DETENTION BASIN PH 1 SCOPE OF WORK
CONSISTS OF EXCAVATION OF APPROXIMATELY 660,000
CY OF SOIL MATERIAL FROM THE PROPOSED BASIN
AREA AND TO BE SPREAD IN THE IN THE PHASE 1
MASS GRADING EXTENTS (SEE APPROVED GEORGETOWN
DETENTION BASIN PHASE 1 PLAN SET FOR DETAILS).

STORM SEWER LEGEND

- PROPERTY BOUNDARY
- JURISDICTION BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE BOUNDARY
- GEORGETOWN FILL AREA



LOCATION MAP
NOT-TO-SCALE



GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
MASTER STORM SEWER PLAN

JOB NO.	40997-10
DATE	FEB 2024
DESIGNER	CMC
CHECKED	
DRAWN	CMC
SHEET	3 of 3

PAPE-DAWSON
ENGINEERS

10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.488.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: SHERRY LANE STREET DEDICATION (GEORGETOWN SUBDIVISION)**

Consider approving the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Sherry Lane will be the secondary entrance to Georgetown subdivision. During construction of the subdivision, it will serve as the primary entrance for Section One; however, construction of additional lots will require the construction of Georgetown Boulevard. The master plan is attached for reference.

Staff Comments: See attached Corrections Report. There is one minor comment that can be addressed on the final plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

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

P&Z Action Options:

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

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

Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action

ATTACHMENTS

1. Sherry Lane Street Dedication Prelim Plat 2 pages
2. PLT2024-1067 - Corrections Report 04-07-2024
3. Georgetown Master Plan Feb 2024

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF OR END OF STREETS WHERE SUCH STREETS ADJUT ACRESAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJUT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
6. INDICATES STREET NAME CHANGE SYMBOL
7. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK AND ADA PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
9. 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.
10. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
11. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION POND, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
12. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
15. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
16. TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.
17. SUBDIVISION IS LOCATED IN ZONE "A", BFE ELEVATION N/A. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMPLAN MAP 48167C0205G, EFFECTIVE AUGUST 15, 2019.
18. BENCHMARK:
NGS BENCHMARK AW0997 = 37.50' NAVD83, JUNE 1991 ADJ.
BEING A DISK STAMPED "O 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVYN AND LOCATED APPROXIMATELY 2100' NORTH OF THIS PLAT.

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

2.301 ACRE, OR 100,223 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132,008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON -TEXAS-, LTD., AND DESCRIBED AS "PARCEL 1* IN A DEED RECORDED IN THE PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FILE NO. 2021027288). SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN NR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID 2.301 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE OF THE HORIZONTAL DATUM (NAD 83) EPOCH 2010.00:

COMMENCING AT A POINT FOUND CORNERED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, AND THE NORTH CORNER OF SAID 106.089 ACRE TRACT, AND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 21°11'07" W, ALONG WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 12.88 FEET TO 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A NORTH CORNER OF SAID 106.089 ACRE TRACT, AND A POINT OF BEGINNING OF THIS TRACT;

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG AND WITH SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 61°18'39" E, A DISTANCE OF 67.60 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A NON-TANGENT POINT OF CURVATURE:

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 62°30'52" W, A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 14°15'19", A CHORD BEARING AND DISTANCE OF S 45°57'42" W, 142.42 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A POINT OF CURVATURE.

S 60°13'49" E, A DISTANCE OF 151.50 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A POINT OF CURVATURE.

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF S γ 78°21'39"E, 367.76 FEET, FOR AN ARC LENGTH OF 382.96 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY,

N γ 73°30'30"E, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE, AND

THENCE: SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 1°40'20", A CHORD BEARING AND DISTANCE OF S γ 65°39'20"E, 444.62 FEET, (PASSING A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT AT AN ARC LENGTH OF 14.08 FEET, AND CONTINUING NOW OVER AND ACROSS SAID 132.008 ACRE TRACT AT AN ARC LENGTH OF 454.57 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY,

THENCE: CONTINUING OVER AND ACROSS SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°08'46", A CHORD BEARING AND DISTANCE OF N γ 72°36'27"E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S γ 59°57'56"E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S γ 73°56'56"E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°08'46", A CHORD BEARING AND DISTANCE OF S γ 73°56'56"E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 18°41'06", A CHORD BEARING AND DISTANCE OF S γ 45°46'09"E, 202.92 FEET, FOR AN ARC LENGTH OF 203.82 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S γ 53°34'24"W, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR NON-TANGENT POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S γ 53°34'24"W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°42'49", A CHORD BEARING AND DISTANCE OF S γ 82°13'00"W, 43.88 FEET, FOR AN ARC LENGTH OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N γ 69°08'25"W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N γ 69°08'25"W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08°32'10", A CHORD BEARING AND DISTANCE OF N γ 25°07'40"W, 49.12 FEET, FOR AN ARC LENGTH OF 49.36 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°24'51", A CHORD BEARING AND DISTANCE OF N γ 09°48'40"W, 31.61 FEET, FOR AN ARC LENGTH OF 34.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°30'24", A CHORD BEARING AND DISTANCE OF N γ 63°46'18"W, 287.76 FEET, FOR AN ARC LENGTH OF 290.97 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°43'49", A CHORD BEARING AND DISTANCE OF S γ 53°36'36"W, 37.08 FEET, FOR AN ARC LENGTH OF 41.77 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N γ 84°51'19"W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

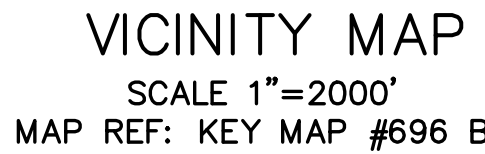
NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N γ 84°51'19"W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°27'09", A CHORD BEARING AND DISTANCE OF N γ 42°29'26"W, 37.00 FEET, FOR AN ARC LENGTH OF 41.65 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 16°16'29", A CHORD BEARING AND DISTANCE OF S γ 81°38'48"W, 159.85 FEET, FOR AN ARC LENGTH OF 161.66 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT AND A POINT OF TANGENCY FOR THIS TRACT;

THENCE: ALONG AND WITH SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S γ 73°30'30"W, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.



PRELIMINARY PLAT OF SHERRY LANE STREET DEDICATION

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

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-1067
Address : _____

Submission Documents:

Document Name	Document ID
PL-4099714 Prelim.pdf	53536

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
1	PLAT1	Callout	Becky Bennett : Planning	Open	Metes & bounds references 2.171 acres	

Notes:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF OR END OF STREETS WHERE SUCH STREETS ADJUT ACRESAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJUT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
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7. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK AND ADA PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
9. 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.
10. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
11. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION POND, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
12. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
15. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
16. TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.
17. SUBDIVISION IS LOCATED IN ZONE "A", BFE ELEVATION N/A. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMPLAN MAP 48167C0205G, EFFECTIVE AUGUST 15, 2019.
18. BENCHMARK:
NGS BENCHMARK AW0997 = 37.50' NAVD83, JUNE 1991 ADJ.
BEING A DISK STAMPED "O 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVYN AND LOCATED APPROXIMATELY 2100' NORTH OF THIS PLAT.

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

2.301 ACRE, OR 100,223 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132,008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON -TEXAS-, LTD., AND DESCRIBED AS "PARCEL 1* IN A DEED RECORDED IN THE PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FILE NO. 2021027288), SITUATED IN BLOCK 1, SECTION 23, OF THE 1&GN NR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID 2.301 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE OF THE HORIZONTAL DATUM (NAD 83) EPOCH 2010.00:

COMMENCING AT A POINT FOUND CORNERED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, AND THE NORTH CORNER OF SAID 106.089 ACRE TRACT, AND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 21°11'07" W, ALONG WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 12.88 FEET TO 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A NORTH CORNER OF SAID 106.089 ACRE TRACT, AND A POINT OF BEGINNING OF THIS TRACT;

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG AND WITH SAID 132,008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 61°18'39" E, A DISTANCE OF 67.60 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A NON-TANGENT POINT OF CURVATURE:

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 62°30'52" W, A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 14°15'19", A CHORD BEARING AND DISTANCE OF S 45°57'42" W, 142.42 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A POINT OF CURVATURE:

S 60°13'49" E, A DISTANCE OF 151.50 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSONS FOUND FOR A POINT OF CURVATURE:

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF S67°8'21"39"E, 367.76 FEET, FOR AN ARC LENGTH OF 382.96 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY FOR THIS TRACT;

N67°30'30"E, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE, AND

THENCE: SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 41°40'20", A CHORD BEARING AND DISTANCE OF S65°39'20"E, 444.62 FEET, (PASSING A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRES TRACT AT AN ARC LENGTH OF 14.08 FEET, AND CONTINUING NOW OVER AND ACROSS SAID 132.008 ACRE TRACT) FOR A TOTAL ARC LENGTH OF 54.92 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE;

THENCE: CONTINUING OVER AND ACROSS SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°08'46", A CHORD BEARING AND DISTANCE OF N67°36'27"E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S69°57'56"E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S69°57'56"E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°08'48", A CHORD BEARING AND DISTANCE OF S12°32'19"E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 18°41'06", A CHORD BEARING AND DISTANCE OF S64°46'09"E, 202.92 FEET, FOR AN ARC LENGTH OF 203.82 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S65°34'24"W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR NON-TANGENT POINT OF CURVATURE,

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S65°34'24"W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°42'49", A CHORD BEARING AND DISTANCE OF S62°13'00"W, 43.88 FEET, FOR AN ARC LENGTH OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N69°08'26"W, A DISTANCE OF 60.00 FEET A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S69°08'25"E, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°32'10", A CHORD BEARING AND DISTANCE OF N25°07'40"E, 49.12 FEET, FOR AN ARC LENGTH OF 49.16 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°24'51", A CHORD BEARING AND DISTANCE OF N69°48'40"W, 31.61 FEET, FOR AN ARC LENGTH OF 34.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°30'24", A CHORD BEARING AND DISTANCE OF N63°46'18"W, 287.76 FEET, FOR AN ARC LENGTH OF 290.97 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°43'49", A CHORD BEARING AND DISTANCE OF S65°36'35"W, 37.08 FEET, FOR AN ARC LENGTH OF 41.77 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N64°15'19"W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

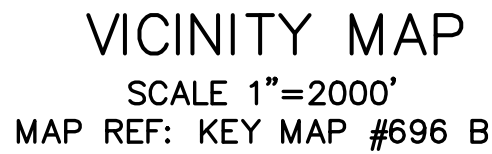
NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N64°45'52"W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°27'09", A CHORD BEARING AND DISTANCE OF N42°29'26"W, 37.00 FEET, FOR AN ARC LENGTH OF 41.65 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 16°41'29", A CHORD BEARING AND DISTANCE OF S61°35'45"W, 159.85 FEET, FOR AN ARC LENGTH OF 160.45 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT AND A POINT OF TANGENCY FOR THIS TRACT;

THENCE: ALONG AND WITH SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S67°30'30"W, A DISTANCE OF 50.00 FEET A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.

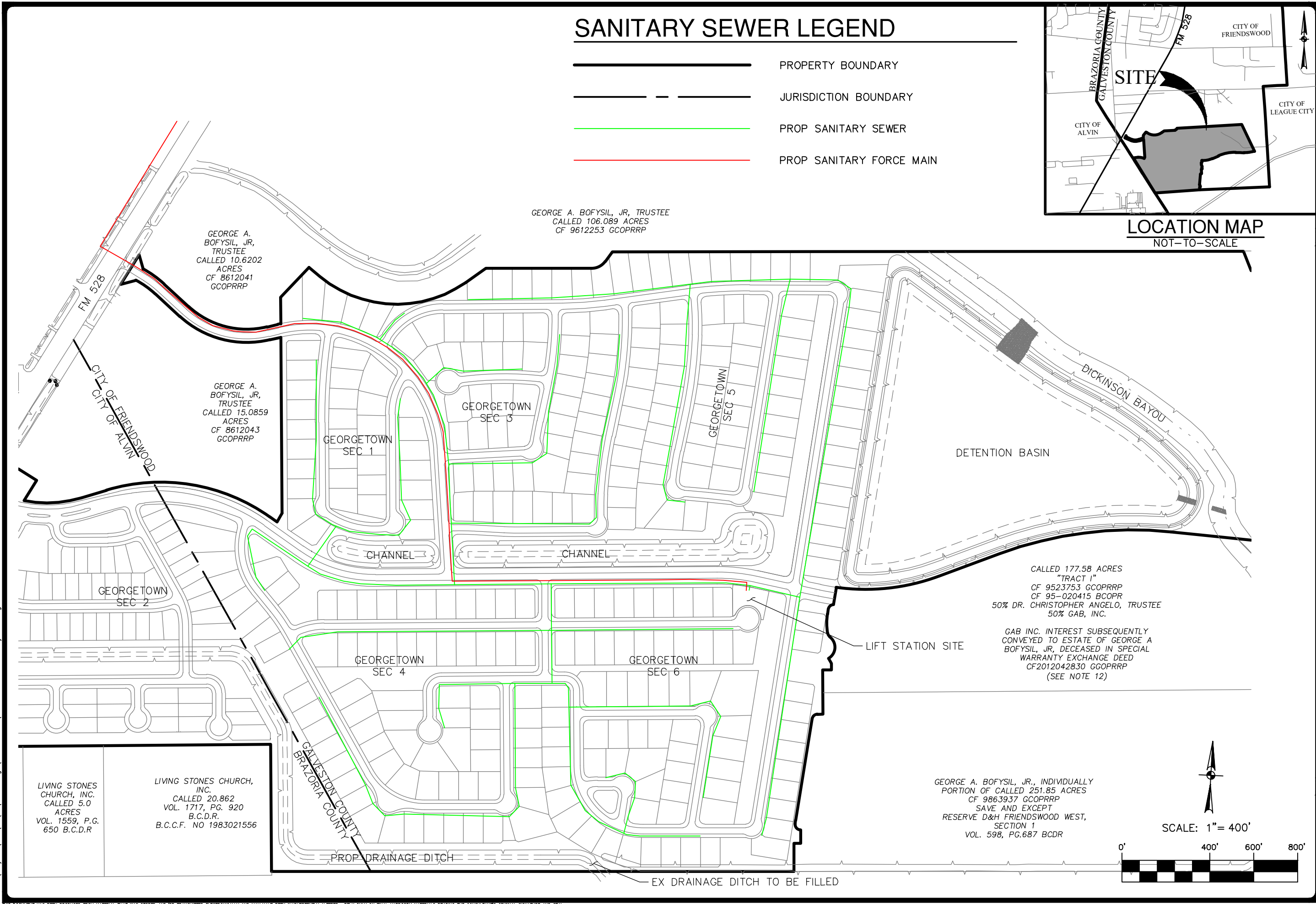


PRELIMINARY PLAT OF SHERRY LANE STREET DEDICATION

SCALE: 1"= 60' APRIL 2024

Date: Apr 03, 2024, 11:58am User ID: NValdivia
File: K:\Projects\409\97\14\2-0 Design\2-3 Plat\2-3-1 Preliminary\PL-4099714 Prelim.dwg

Date: Feb 09, 2024, 4:06pm User ID: ccordeva
File: K:\Projects\40997\10-2-0 Design\2-4 Exhibits\240207 - Master Utility Plan.dwg



**PAPE-DAWSON
ENGINEERS**

10360 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.488.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER SANITARY SEWER PLAN

JOB NO. 40997-10

DATE FEB 2024

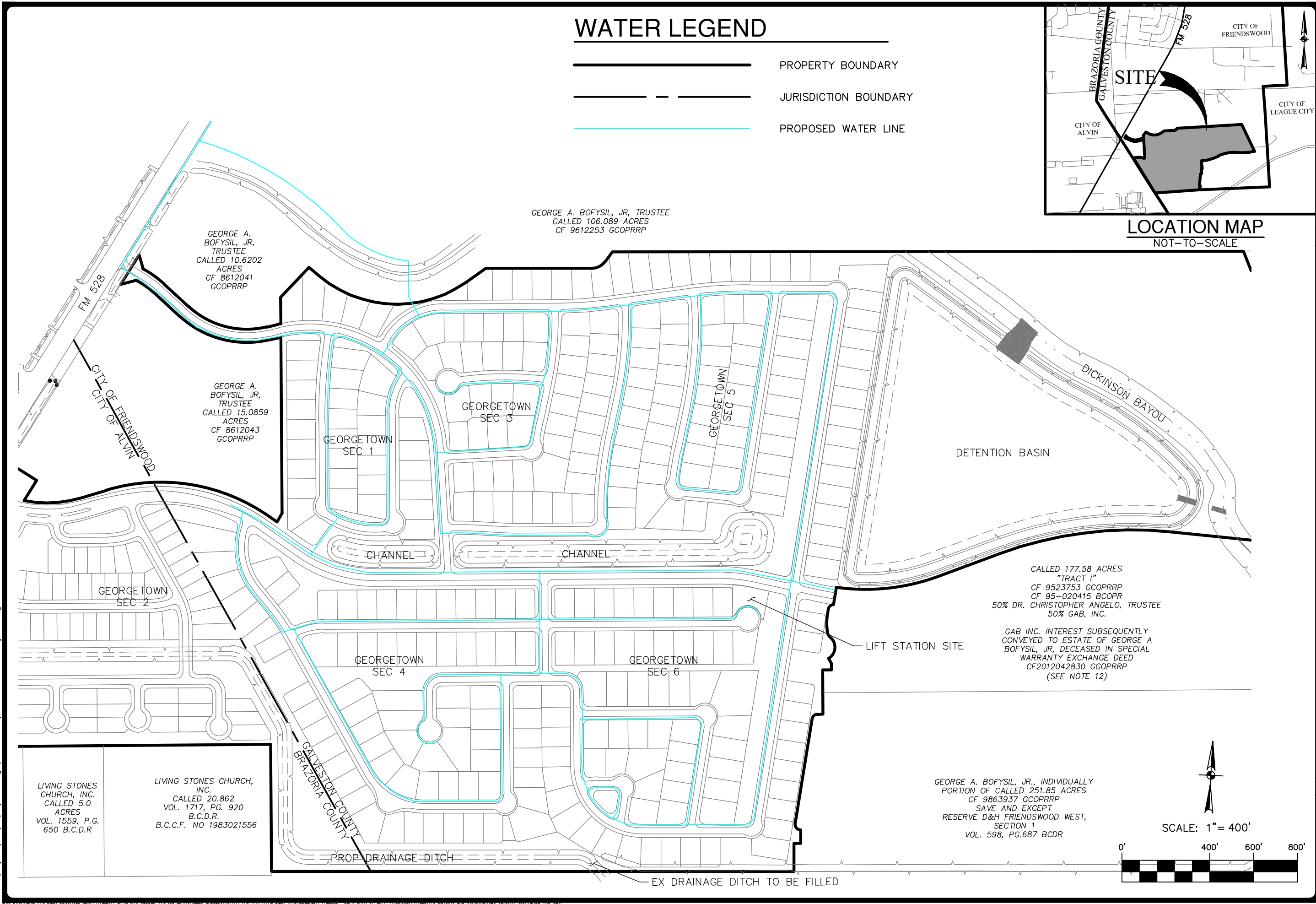
DESIGNER CMC

CHECKED

DRAWN CMC

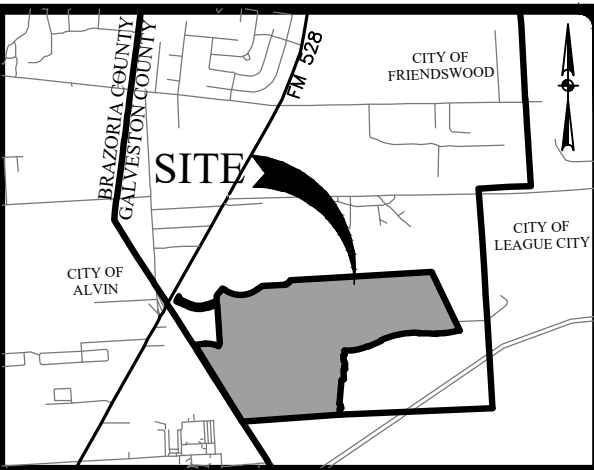
SHEET 1 of 3

Date: Feb 09, 2024, 4:06pm User ID: ccordeva
File: K:\Projects\40997\10-2-0 Design\12-4 Exhibits\240207 - Master Utility Plan.dwg



WATER LEGEND

- PROPERTY BOUNDARY
- JURISDICTION BOUNDARY
- PROPOSED WATER LINE



LOCATION MAP
NOT-TO-SCALE

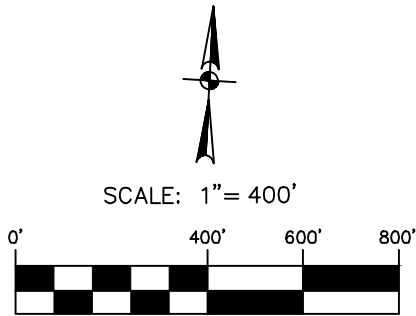
GEORGETOWN
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
MASTER WATER PLAN

JOB NO. 40997-10
DATE FEB 2024
DESIGNER CMC
CHECKED
DRAWN CMC
SHEET 2 of 3



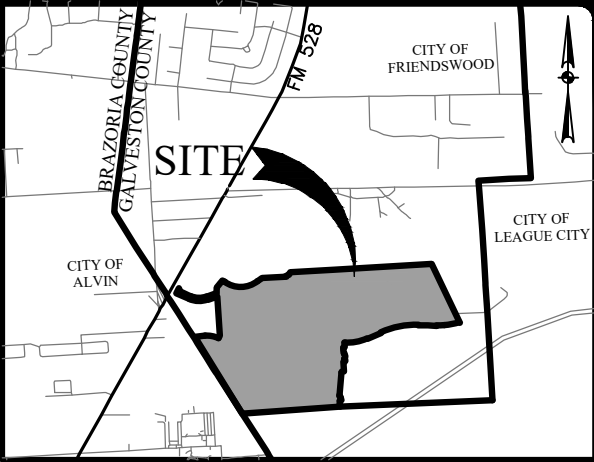
10350 RICHMOND AVE. STE 200 | HOUSTON, TX 77042 | 713.488.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

NOTE:
GEORGETOWN DETENTION BASIN PH 1 SCOPE OF WORK
CONSISTS OF EXCAVATION OF APPROXIMATELY 660,000
CY OF SOIL MATERIAL FROM THE PROPOSED BASIN
AREA AND TO BE SPREAD IN THE IN THE PHASE 1
MASS GRADING EXTENTS (SEE APPROVED GEORGETOWN
DETENTION BASIN PHASE 1 PLAN SET FOR DETAILS).

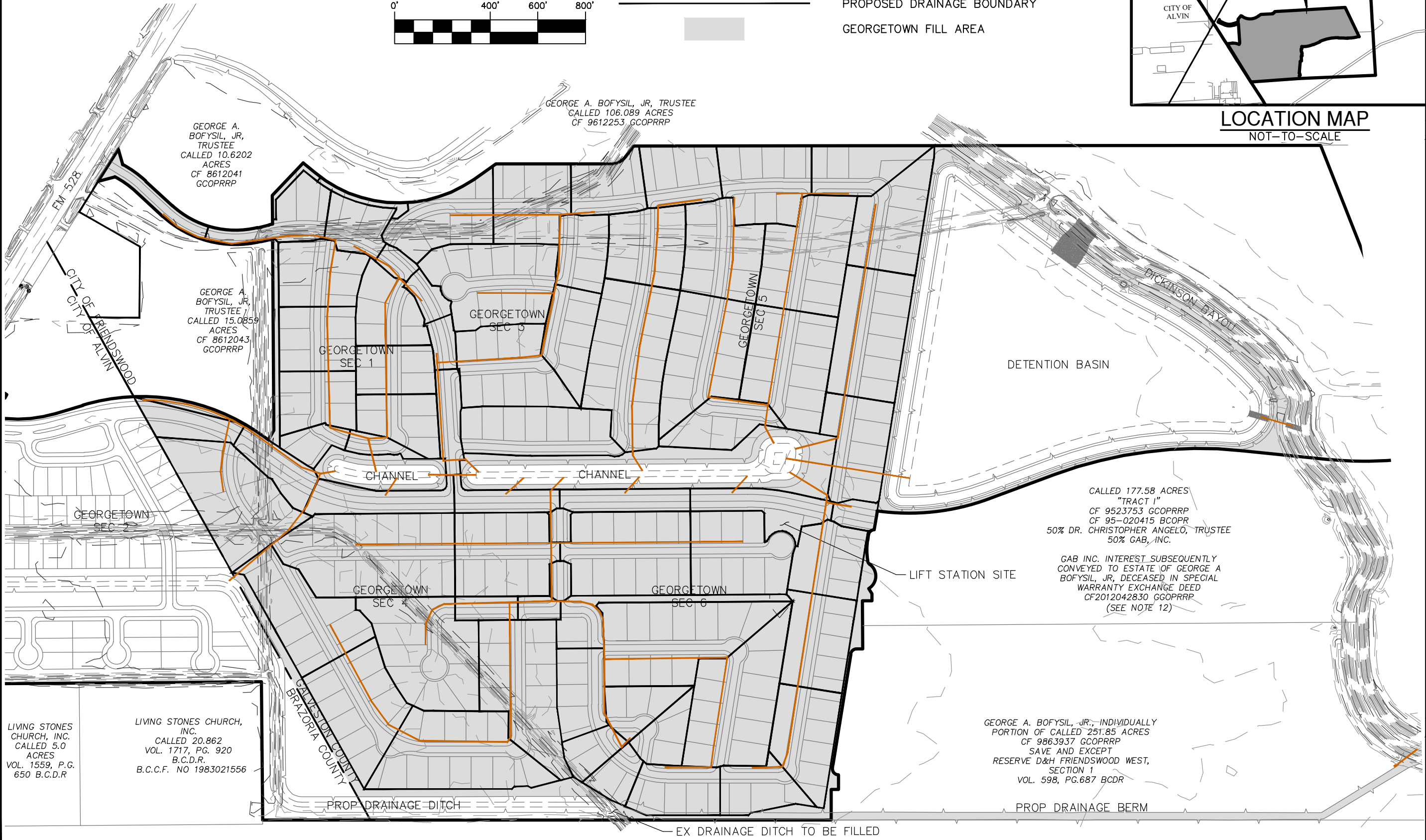


STORM SEWER LEGEND

- PROPERTY BOUNDARY
- JURISDICTION BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE BOUNDARY
- GEORGETOWN FILL AREA



LOCATION MAP
NOT-TO-SCALE



GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
MASTER STORM SEWER PLAN

**PAPE-DAWSON
ENGINEERS**

10360 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.488.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

JOB NO. 40997-10
DATE FEB 2024
DESIGNER CMC
CHECKED
DRAWN CMC
SHEET 3 of 3



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: **PRELIMINARY PLAT: ZELLER ESTATES**

Consider approving the preliminary plat of Zeller Estates, a subdivision of 1.75 acres of land, being Tracts C&D Linson Acreage, being Tracts out of Tract "4" of a division of Blocks "G" and "H" of Central Park recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151, in the Sarah McKissick or J.R. Williams League, Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Residential plat subdividing one lot into two lots. Both lots will be accessed via Linson Lane. There is an existing house on the property that will be on Lot 2.

Staff comment: See attached Corrections Report. One minor staff comment that can be addressed on the final plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

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

P&Z Action Options:

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

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

Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

Approve with Conditions OR Disapprove with Reasons (conditions or reasons included on attached corrections report); both of these actions require resubmittal and Commission action

ATTACHMENTS

1. Zeller Estates Preliminary Plat
2. PLT2024-1054 - Corrections Report 04-07-2024

STATE OF TEXAS
COUNTY OF GALVESTON

I, KURT DAVID ZELLER AND WIFE, LINDA DRING ZELLER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.75 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ZELLER ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND THIS _____ DAY OF _____, 2024.

BY: _____ BY: _____
KURT DAVID ZELLER, OWNER LINDA DRING ZELLER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT DAVID ZELLER AND LINDA DRING ZELLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, ALLEGIANCE BANK, HOLDING A LIEN UPON THE PRELIMINARY PLAT OF ZELLER ESTATES, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT NATIONS BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2022062295 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____
LESLEE FARLEY, SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLEE FARLEY, SR. VICE PRESIDENT, ON BEHALF OF ALLEGIANCE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF ZELLER ESTATES, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS.

THIS _____ DAY OF _____, 2024.

BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

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

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

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2024, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2024, AT ____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

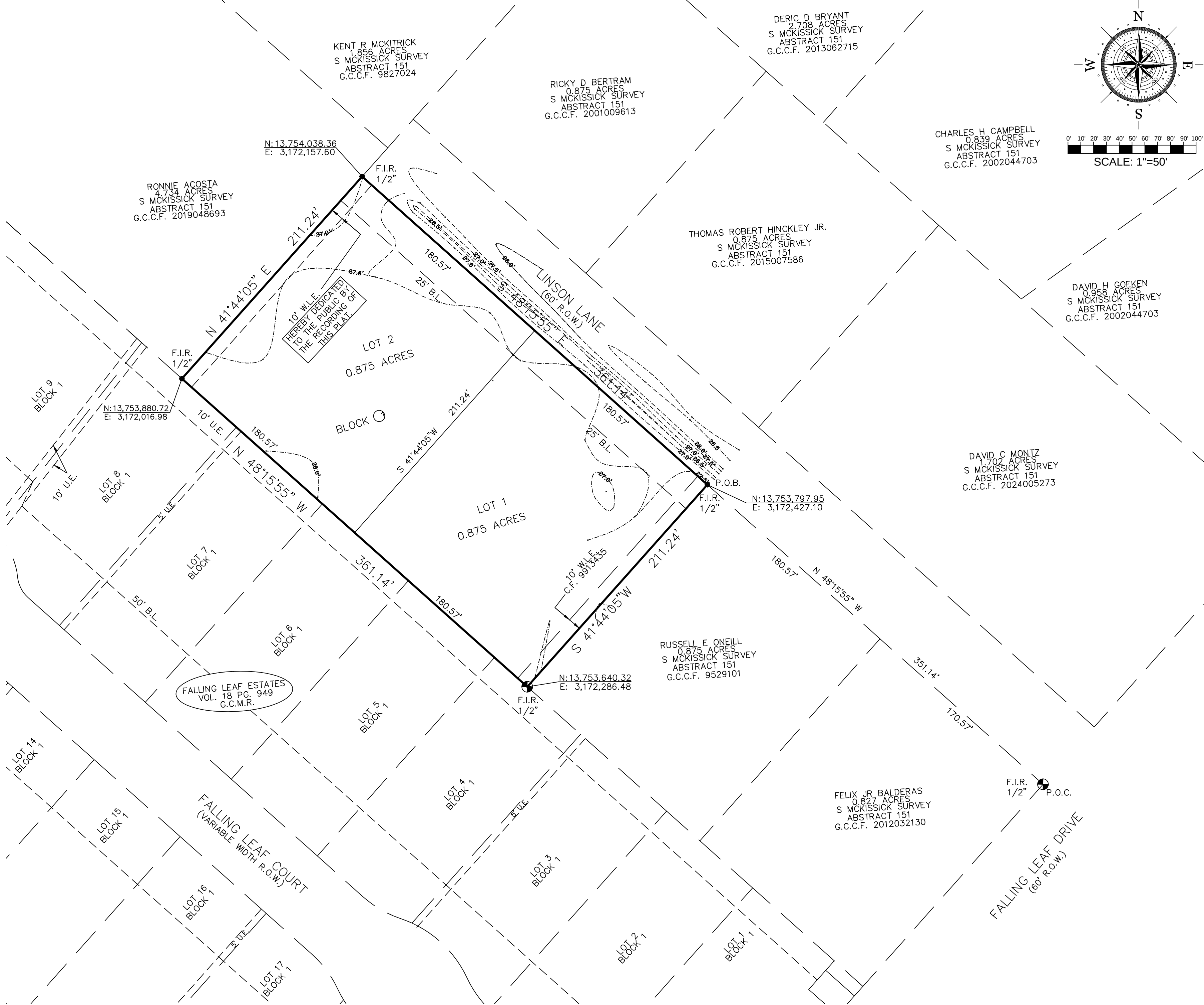
DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS.
BY: _____ DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G24003

DIRECTOR DATE

DIRECTOR DATE

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



GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

FLOOD STATEMENT
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONES "X" AND SHADED "X".

BENCHMARK NGS E459 EL 26.00 NAVD 88

BRASS DISC SET IN CONCRETE ON THE WEST SIDE OF BRIARMEADOW DRIVE, APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF BRIARMEADOW DRIVE AND APPROXIMATELY 190 FEET SOUTH OF THE CENTERLINE OF SUNSET DRIVE.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.75 ACRES OF LAND, TRACTS C & D OF LINSON ACREAGE, BEING TRACTS OUT OF TRACT "4" OF A DIVISION OF BLOCKS "G" AND "H", OF CENTRAL PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, IN VOLUME 105, PAGE 151, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FALLING LEAF DRIVE, BASED ON A WIDTH OF 60.00 FEET, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF LINSON LANE, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING ALSO THE EASTERLY CORNER OF A CALLED 0.827 ACRE TRACT OF LAND AS CONVEYED TO FELIX BALDERAS JR BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2012032130;

THENCE NORTH 48°15'55" WEST, ALONG AND COINCIDENT WITH THE SAID SOUTHWEST RIGHT-OF-WAY LINE AT A DISTANCE OF 170.57 FEET PASSING THE EASTERLY CORNER OF A CALLED 0.875 ACRE TRACT AS CONVEYED TO RUSSELL E O'NEILL BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 9529101, AND CONTINUING FOR A TOTAL DISTANCE OF 351.14 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER SAID RUSSELL E O'NEILL;

THENCE SOUTH 41°44'05" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID RUSSELL E. O'NEILL TRACT, A DISTANCE OF 211.24 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE COMMON LINE OF THE FALLING LEAF ESTATES SUBDIVISION RECORDED IN VOLUME 18, PAGE 949, OF THE GALVESTON COUNTY MAP RECORDS;

THENCE NORTH 48°15'55" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID FALLING LEAF ESTATES SUBDIVISION, A DISTANCE OF 351.14 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RONNIE ACOSTA IN GALVESTON COUNTY CLERK'S FILE NUMBER 2019048693;

THENCE SOUTH 48°15'55" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID RONNIE ACOSTA TRACT, A DISTANCE OF 211.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT SAID POINT BEING IN THE SAID SOUTHWEST RIGHT OF WAY LINE OF LINSON LANE;

THENCE SOUTH 48°15'55" EAST, ALONG AND COINCIDENT WITH THE SAID RIGHT OF WAY LINE OF SAID LINSON LANE, A DISTANCE OF 351.14 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 1.75 ACRES.

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	15,600
LOT WIDTH MINIMUM FEET	120 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

F. LOTS CURRENTLY IN EXISTENCE WITH LESS THAN 90 FEET OF WIDTH THAT HAVE STRUCTURES ALREADY BUILT UPON THEM MAY CONTINUE WITH THE SAME EXISTING SETBACK FOR ADDITIONS PROVIDED THEY ARE NOT LESS THAN A MINIMUM OF FIVE FEET.

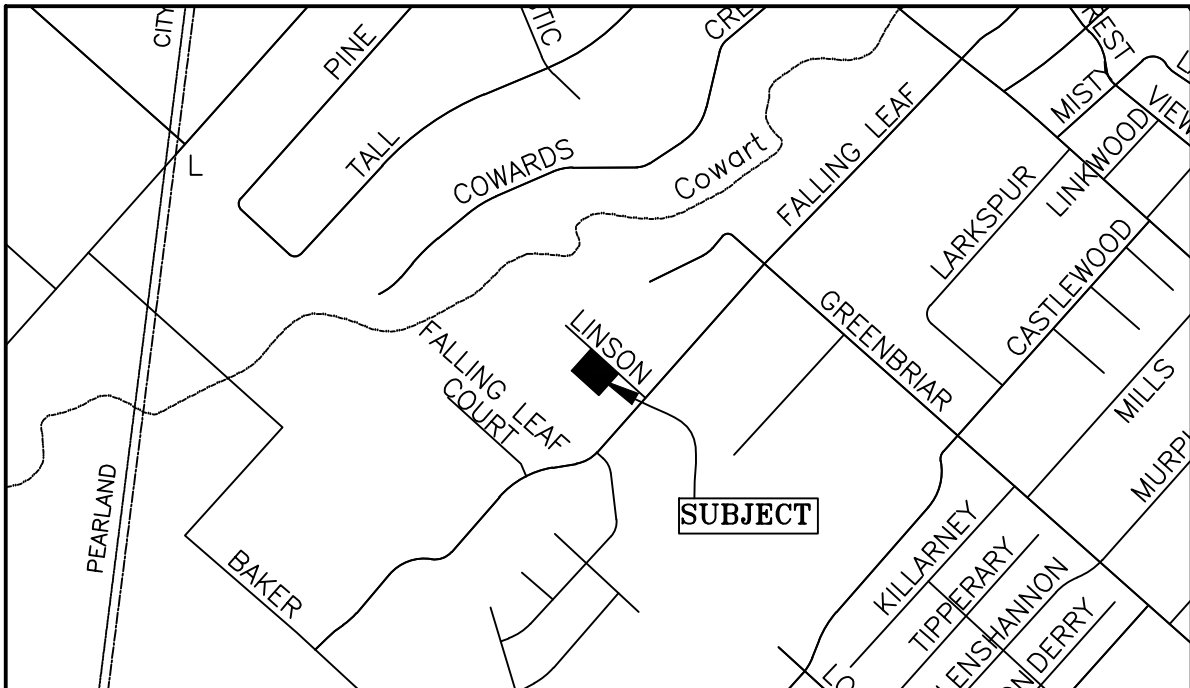
SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 03/28/2024

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

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



VICINITY MAP SCALE 1 INCH = 1/4 MILE (1320 FT) KEY MAP 556

GENERAL PLAT NOTES:

1. ● INDICATES MONUMENT.
2. ● INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. S.I.R. INDICATES SET IRON ROD.
5. F.I.R. INDICATES FOUND IRON ROD.
6. F.I.P. INDICATES FOUND IRON PIPE.
7. U.E. INDICATES UTILITY EASEMENT.
8. R.O.W. INDICATES RIGHTS-OF-WAY.
9. VOL./PG. INDICATES VOLUME/PAGE.
10. P.O.B. INDICATES POINT OF BEGINNING.
11. P.O.C. INDICATES POINT OF COMMENCEMENT
12. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
13. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
14. G.C.D.R. GALVESTON COUNTY DEED RECORDS.
15. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
16. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
17. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
18. 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.
19. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
20. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
21. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
22. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
23. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791024-00970, DATED FEBRUARY 15, 2024.
24. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
25. THE PLAT BOUNDARY CLOSES TO WITHIN 1.10,000.
26. SUBJECT TO RESTRICTIONS SET FORTH IN VOLUME 1847, PAGE 633, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

PRELIMINARY PLAT
ZELLER ESTATES

A SUBDIVISION CONTAINING 1.75 ACRES OF LAND, BEING TRACTS C & D LINSON ACREAGE, BEING TRACTS OUT OF TRACT "4" OF A DIVISION OF BLOCKS "G" AND "H", OF CENTRAL PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, IN VOLUME 105, PAGE 151, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

2 LOTS 1 BLOCK

MARCH 28 2024

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS
KURT DAVID ZELLER
LINDA DRING ZELLER
601 FOREST BEND LANE
FRIENDSWOOD, TX 77546
PHONE: 832-454-2514

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-1054
Address : _____

Submission Documents:

Document Name	Document ID
514 LINSON LANE PRELIMINARY PLAT FOR SUBMITTAL REV. PER COF COMMENTS 3.22.2024.pdf	53267

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
8	Plat1	Callout	Becky Bennett : Planning	Open	20' UE	

Notes:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

STATE OF TEXAS
COUNTY OF GALVESTON

I, KURT DAVID ZELLER AND WIFE, LINDA DRING ZELLER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.75 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ZELLER ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND THIS _____ DAY OF _____, 2024.

BY: _____ BY: _____
KURT DAVID ZELLER, OWNER LINDA DRING ZELLER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT DAVID ZELLER AND LINDA DRING ZELLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, ALLEGIANCE BANK, HOLDING A LIEN UPON THE PRELIMINARY PLAT OF ZELLER ESTATES, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT NATIONSBANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2022062295 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____
LESLEE FARLEY, SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLEE FARLEY, SR. VICE PRESIDENT, ON BEHALF OF ALLEGIANCE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF ZELLER ESTATES, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS.

THIS _____ DAY OF _____, 2024.

BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

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

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

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2024, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2024, AT ____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS.
BY: _____ DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G24003

DIRECTOR DATE

DIRECTOR DATE

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



GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
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7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

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BENCHMARK NGS E459 EL 26.00 NAVD 88

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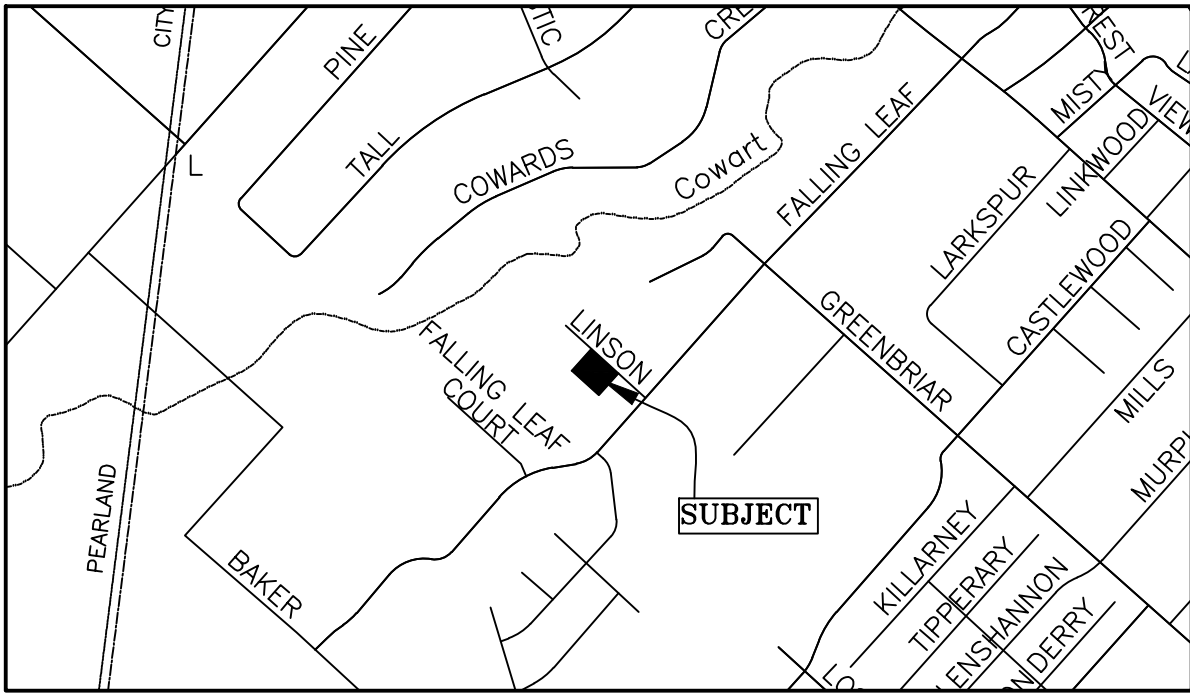
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PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
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RELEASE DATE: 03/28/2024

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9. VOL./PG. INDICATES VOLUME/PAGE.
10. P.O.B. INDICATES POINT OF BEGINNING.
11. P.O.C. INDICATES POINT OF COMMENCEMENT
12. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
13. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
14. G.C.D.R. GALVESTON COUNTY DEED RECORDS.
15. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
16. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
17. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
18. 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.
19. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
20. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
21. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
22. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
23. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791024-00970, DATED FEBRUARY 15, 2024.
24. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
25. THE PLAT BOUNDARY CLOSES TO WITHIN 1.10,000.
26. SUBJECT TO RESTRICTIONS SET FORTH IN VOLUME 1847, PAGE 633, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

PRELIMINARY PLAT

ZELLER ESTATES

A SUBDIVISION CONTAINING 1.75 ACRES OF LAND, BEING TRACTS C & D LINSON ACREAGE, BEING TRACTS OUT OF TRACT "4" OF A DIVISION OF BLOCKS "G" AND "H", OF CENTRAL PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, IN VOLUME 105, PAGE 151, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

2 LOTS 1 BLOCK

MARCH 28 2024

PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS

KURT DAVID ZELLER
LINDA DRING ZELLER
601 FOREST BEND LANE
FRIENDSWOOD, TX 77546
PHONE: 832-454-2514

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 11, 2024

Subject: Receive the March 2024 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

The March 2024 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

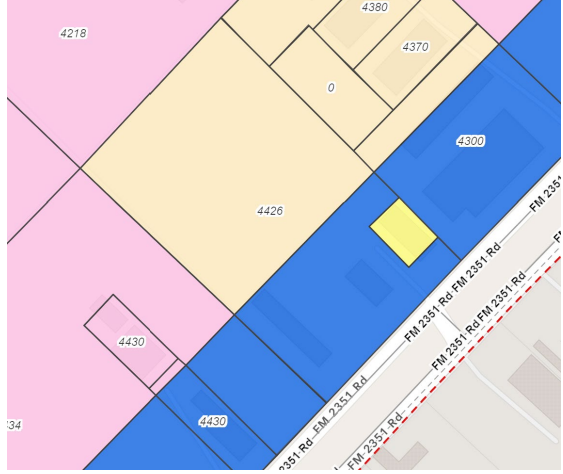
ATTACHMENTS

1. March 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
MARCH 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
405 Laurel – follow up (last meeting was in 2021) Florist – demo/rebuild 4,000 sqft building	DD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☒ Eligible for Certificate of Platting Exemption - issued ☒ Site plan approval required ☐ Community Overlay District (300 feet) ☒ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ May be eligible for regional detention; credit for existing impervious cover ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: 6-foot sidewalk required along Laurel	

4426 FM 2351 – follow up (last meeting was 9/2023) 3 – 10,000sqft buildings for tenant leases	CSC/LI	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☒ Eligible for Certificate of Platting Exemption - issued ☒ Site plan approval required ☒ Community Overlay District (150 feet) ☐ Downtown District – development fees waived ☒ Water Available – existing service may need to be upgraded ☒ Sewer Available – existing service may need to be upgraded ☒ On-site detention required – Harris County ☐ May be eligible for regional detention; credit for existing impervious cover ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required – FM 2351 Misc Notes: 5-ft sidewalk required along FM 2351	
3032 Mandale Rd Subdivide residential lot into 2 lots	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption - issued ☐ Site plan approval required ☐ Community Overlay District (150 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☒ On-site detention required when subdividing ☐ May be eligible for regional detention; credit for existing impervious cover ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required – FM 2351 Misc Notes: easement required for American Canal	