



**PLANNING AND ZONING COMMISSION, REGULAR MEETING  
THURSDAY, JUNE 27, 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 approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 13, 2024.

**4. ACTION ITEMS**

**A. 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.

**B. 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.

**5. COMMUNICATIONS**

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 11, 2024, and (ii) Thursday, July 25, 2024.
- B. Receive the 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 TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



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Posted by: Raquel Martinez, Deputy City Secretary  
Posted in compliance with the Texas Open Meetings  
Act this 24<sup>th</sup> day of June 2024, at 5:00 P.M.



## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: June 27, 2024

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 13, 2024.

Action:

### **SUMMARY / ORIGINATING CAUSE**

The draft minutes are attached for review and approval.

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

1. PZ Commission Minutes 6-13-2024



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, JUNE 13, 2024 - 6:00 PM**

## **Minutes**

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

**DRAFT**

STATE OF TEXAS  
CITY OF FRIENDSWOOD  
COUNTIES OF GALVESTON/HARRIS  
JUNE 13, 2024

**1. CALL TO ORDER**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 13, 2024, AT 06:01 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY  
VICE-CHAIRMAN RICHARD SASSON  
COMMISSIONER MARCUS RIVES  
COMMISSIONER BRIAN BOUNDS  
COMMISSIONER MARSHA CONRAD  
COMMISSIONER WILLIE C ANDERSON  
COUNCIL LIAISON JOE MATRANGA  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN AND CITY ATTORNEY KAREN HORNER 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.

None.

**3. CONSENT AGENDA**

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

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, May 9, 2024.

**\*\*Vice-Chairman Richard Sasson moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, May 9, 2024. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

#### **4. ACTION ITEMS**

- A. **ZONE CHANGE REQUEST: 3111 W PARKWOOD AVE. - SUP TO ALLOW NAICS USE #237, HEAVY AND CIVIL ENGINEERING CONSTRUCTION, UNDERLYING ZONING OF BUSINESS PARK (BP) WILL REMAIN**

- i Conduct a public hearing regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP), for approximately 15.5244 acres out of Beatty, Seale & Foreward Survey, Section 5, Abstract Number 625, and I. & G.N.R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas.

Harbin stated the property being discussed has limited frontage on FM 528, is traversed by a drainage bypass plus a pipeline and guy wires that attach to an existing radio tower. She said the radio tower and operations building will remain in place and the applicant is planning to construct around them, making this property difficult to develop. Harbin said the applicant is a current Friendswood resident who plans to consolidate his construction company locations and consolidate in Friendswood. She said the applicant is currently under contract on the property and, should the SUP be approved, would provide more detailed plans for permitting. She presented the project to include a three-story office building at the front of the property and two metal storage buildings in the rear of the property to house equipment. Harbin mentioned the applicant was coordinating with the adjacent property owner to obtain a second point of entry for fire access.

- ii Consider a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP).

**\*\*Commissioner Marcus Rives moved to approve a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; the underlying zoning is Business Park (BP). Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Commissioner Rives said the proposal looks good and appeared to be above and beyond the requirements in BP zoning. Commissioner Sasson asked what type of trees the applicant proposed to install. Karl Breckon/Dunaway BEC answered that the landscape plan was preliminary until the applicant closed on the property but that they would meet the minimum city requirements. Commissioner Sasson asked how the property would be served by the power company. Bennett

answered that there are existing overhead power lines on the same side of FM 528 and that the Community Overlay District requires the service line to be underground. Sasson questioned if the business would create traffic issues by moving equipment in and out of the facility. Carlyle Gullledge/applicant said the equipment would be trailer loaded and moved out for weeks at a time on jobs. He explained the facility would be used to house equipment when not in use. He added that he has not seen any traffic issues at the current facility location.

## **5. COMMUNICATIONS**

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 27, 2024, and (ii) Thursday, July 11, 2024.
- B. Receive the May 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.

Councilman Matranga reported that City Council concurred with the Commission's positive recommendation for a zone change at Clear Creek Community Church. He said approving Tax Increment Reinvestment Zone #2 was the other item of interest at the last Council meeting, although most public comments were related to the alignment of Friendswood Parkway rather than the TIRZ itself.

Commissioner Sasson reported on his attendance at the Friendswood Downtown Economic Development Corporation meeting. He said FDEDC discussed painting murals on utility boxes in the city and that they were still working on installing the new pedestrian lighting along FM 518. Commissioner Conrad commented on the Stevenson Park sign improvements. Chairman Hinckley encouraged the commissioners to watch the June City Council meeting video and also commented on the great changes happening in the Downtown District.

Harbin thanked Commissioner Sasson for spearheading the Heroes of Friendswood banner program. Bennett said the Ordinance Subcommittee met to discuss adopting an updated Zoning Map and would be bringing that to the full commission before the end of the year.

## **6. ADJOURNMENT**

This meeting was adjourned at 06:21 PM.



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 27, 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.

**April 11, 2024 - P&Z conditionally approved the plat for the following reasons:**

- 1) 50-foot building setback required along each pipeline
- 2) Enterprise pipeline missing from plat
- 3) Well #15 missing from plat
- 4) Community Public Service Company easement missing from plat
- 5) Pipeline easement P1789 V41 missing from plat

**Resubmittal** - Some of the items listed above were addressed on the preliminary plat that was resubmitted on 6-17-2024. The Planning Letter provided by the applicant is attached. See attached Corrections Report.

- 1) Discuss. This was to require 50ft setbacks from the gathering lines that will be removed prior to construction. A demo permit will be required to document removal of the lines; otherwise the setback will be enforced at the time of permitting.
- 2) Addressed. Draw end of easement.
- 3) Well #15 missing from plat - this well is not located on the subject property; resubmit planning letter without this item
- 4) Community Public Service Company easement missing from plat - blanket easement; add plat note
- 5) Pipeline easement P1789 V41 missing from plat; appears to not be on this property; resubmit planning letter without this item

**Staff recommendation is to "Approve with Conditions" which will require resubmittal of the preliminary plat with the comments addressed.**

### 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. The plat is subject to approval by the Commission.

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.

**P&Z Action Options:**

**Approve** - If approved, the final 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

|                    |
|--------------------|
| <b>ATTACHMENTS</b> |
|--------------------|

1. Previous Conditional Approval 4-11-2024
2. AJ ESTATES Preliminary Plat Pg 1 of 2 6-17-2024
3. AJ ESTATES Preliminary Plat Pg 2 of 2 6-17-2024
4. PLT2024-1070 - Corrections Report 06-24-2024
5. AJ Estates Planning Letter



# CITY OF FRIENDSWOOD

Community Development Department  
910 S. Friendswood Drive  
Friendswood, Texas 77546

April 12, 2024

Boundary One Survey  
150 W Shadowbend, Suite 300  
Friendswood, TX 77546  
Via Email: [christian@boundaryone.com](mailto:christian@boundaryone.com)

**Re: AJ Estates Preliminary Plat**

Dear Sir,

At the regular meeting on April 11, 2024, the Planning and Zoning Commission of the City of Friendswood conditionally approved the above referenced project for the following reasons:

- 1) 50-foot building setback required along each pipeline
- 2) Enterprise pipeline missing from plat
- 3) Well #15 missing from plat
- 4) Community Public Service Company easement missing from plat
- 5) Pipeline easement P1789 V41 missing from plat

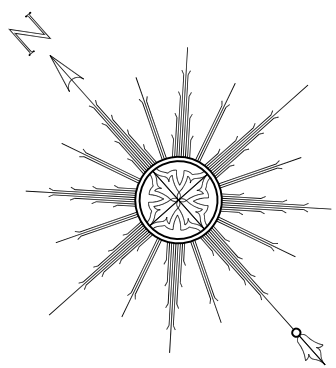
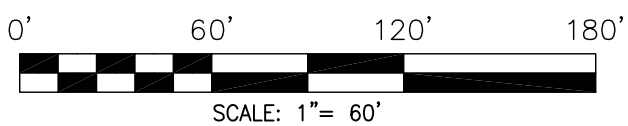
Once the above items are corrected, you must resubmit the preliminary plat for further consideration by the Planning and Zoning Commission. To find available **resubmittal dates**, the submittal schedule is located on the City website <https://www.ci.friendswood.tx.us/development-process>. A resubmittal fee of \$200 is applicable to each re-consideration by the Commission.

If you have any questions, you may contact me at [bbennett@friendswood.com](mailto:bbennett@friendswood.com) or 281-996-3290.

Sincerely,

Becky Bennett  
Assistant Planner

CC: Aubrey Harbin, LEED AP, CDD Director/City Planner  
Brian Rouane, CFM, Chief Building Official  
Steve Vavrecka, Director of Public Works  
Jil Arias, PE, CFM, Director of Engineering/City Engineer



### 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.)

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

B. T. MASTERSON SURVEY, A - 648

WILLIAM HENRY SURVEY, A - 84

15.100 ACRES  
(657,754 SQ. FT.)

PUBLIC ST. (60' R.O.W.)  
(UNIMPROVED ROAD)  
(TRACT ONE-VOL. 2277, PG. 509 G.C.D.R.)  
TO  
NATHAN EGOALDI  
G.C.C.F. NO. 2021004094

#### REVISION BLOCK:

|                                                                                       |                                                                              |         |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------|
|  | ADD WELL LOCATIONS PER TRRC OIL WELL LOGS FIELD LOCATED WELL NO(S). 2 AND 17 | 6/04/24 |
|  | ADDRESS PRELIMINARY PLAT COMMENTS                                            | 4/01/24 |
|  | SUBMIT PRELIMINARY PLAT TO CITY                                              | 3/18/24 |
|  | SUBMIT FINAL PLAT TO G.C.C.D.D.                                              | 2/27/24 |
| REV.NO.                                                                               | DESCRIPTION                                                                  | DATE    |

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 EGOALDI  
1756 TANNER BROOK LN.  
FRIENDSWOOD, TX 77546  
(281) 467-4101

SURVEYOR:

boundary one  
professional surveyors  
T.R.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: JUNE 17, 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/Lot Area per Minimum Width Acres | Lot Area Minimum Square Feet | Yards - Minimum Feet |          |              |                       |                                             | Height Maximum Feet (a and e) | Parking Requirement Unit | Zero Lot Line Coverage | Maximum Lot Coverage |                                             |     |
|                                        |                              | Front                | Rear (a) | Side         |                       |                                             |                               |                          |                        |                      |                                             |     |
|                                        |                              |                      |          | Interior (d) | Exterior (Corner Lot) |                                             |                               |                          |                        |                      |                                             |     |
|                                        |                              |                      |          |              |                       | Backlot Backing Up to an Abutting Side Yard |                               |                          |                        |                      | Backlot Backing Up to an Abutting Rear Yard |     |
| SPR Single Family Residential          | 2-7                          | 15,600               | 120 A    | 25 B         | 25                    | 10                                          | 25 B                          | 20 C                     | 40                     | X                    | No                                          | 35% |



**Friendswood, Texas**

910 S Friendswood Drive  
Friendswood, TX 77546



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

**Submission Documents:**

| <b>Document Name</b>                                                  | <b>Document ID</b> |
|-----------------------------------------------------------------------|--------------------|
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 1 OF 2_061724.pdf                 | 57080              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 1 OF 2_031824.pdf                 | 52610              |
| Texas New Mexico No Objection_031324.pdf                              | 52616              |
| PLT2024-1070 - Corrections Report 06-21-2024.pdf                      | 57353              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 2 OF 2_033124.pdf                 | 53285              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 1 OF 2_033124.pdf                 | 53284              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 2 OF 2_PRELIM STAMP ON_031824.pdf | 52611              |
| Abstractors Search (014).pdf                                          | 52612              |
| ATT LONO Request - 61 Windsong Ln.pdf                                 | 52810              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 2 OF 2_061724.pdf                 | 57081              |
| Comcast No Objection_031324.pdf                                       | 52614              |
| Master DSE23-023 Windsong Lane 2-14-24.pdf                            | 52618              |
| GCCDD FINAL PLAT SUBMITTAL COVER LETTER_BOUNDARY ONE LLC.pdf          | 52617              |
| PLT2024-1070 - Corrections Report 04-05-2024.pdf                      | 53646              |
| Tax Certs_GC and FISD.pdf                                             | 52613              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 1 OF 2_060424.pdf                 | 56837              |
| PLT2024-1070 - Corrections Report 03-25-2024.pdf                      | 52949              |
| ATT No Objection_031324.pdf                                           | 52615              |
| COF GCCDD FINAL PLAT_AJ ESTATES_SHT 2 OF 2_060424.pdf                 | 56836              |

Reviewer Contact Information:

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

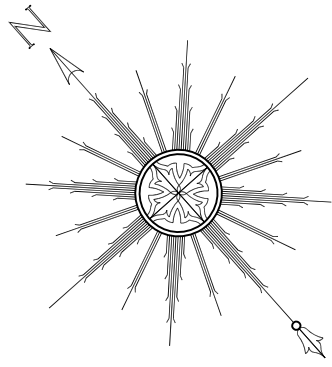
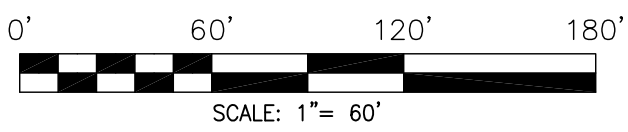
General Comments

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 |
|------------|----------------|-----------------|--------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 28         | PLAT1          | Free Text       | Becky Bennett : Planning | Open   | V1958 P266 Well #15 missing from plat. IF WELL IS OFFSITE IT MUST BE REMOVED FROM THE TITLE REPORT.                                          |                             |
| 29         | PLAT1          | Free Text       | Becky Bennett : Planning | Open   | V2211 P631 Community Public Service Company easement missing from plat. BLANKET EASEMENT AND RECORDING INFO TO BE REFERENCED AS A PLAT NOTE. |                             |
| 30         | PLAT1          | Free Text       | Becky Bennett : Planning | Open   | Pipeline easement P1789 V41 missing from plat. IF EASEMENT IS FOR INCORRECT PROPERTY, THE TITLE REPORT MUST BE UPDATED.                      |                             |
| 31         | PLAT1          | Free Text       | Becky Bennett : Planning | Open   | 50-foot building setback required along each pipeline.<br>SETBACK NOT SHOWN ON PLAT. SETBACK APPLIES UNTIL PIPELINE IS PHYSICALLY REMOVED.   |                             |
| 32         | PLAT1          | Callout         | Becky Bennett : Planning | Open   | Draw the end of the easement for GCCF 9862498                                                                                                |                             |

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 "HGCSO 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  
G.C.D.R. CLERK'S FILE  
GALVESTON COUNTY  
DEED RECORDS  
GALVESTON COUNTY  
MAP RECORDS  
IRON PIPE  
IRON ROD  
ORDINARY HIGH WATER  
PIPELINE EASEMENT  
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

50-foot building setback required along each pipeline.  
SETBACK NOT SHOWN ON PLAT. SETBACK APPLIES UNTIL PIPELINE IS PHYSICALLY REMOVED.

V1958 P266 Well #18 missing from plat.  
IF WELL IS OFFSITE IT MUST BE REMOVED FROM THE TITLE REPORT.

V2211 P631 Community Public Service Company easement missing from plat. BLANKET EASEMENT AND RECORDING INFO TO BE REFERENCED AS A PLAT NOTE.

Pipeline easement P1789 V41 missing from plat. IF EASEMENT IS FOR INCORRECT PROPERTY, THE TITLE REPORT MUST BE UPDATED.

Draw the end of the easement for GCGF 9862498

**REVISION BLOCK:**

|                                                                                       |                                           |         |
|---------------------------------------------------------------------------------------|-------------------------------------------|---------|
|  | ADD WELL LOCATIONS PER TRRC OIL WELL LOGS | 6/04/24 |
|  | FIELD LOCATED WELL NO(S). 2 AND 17        |         |
|  | ADDRESS PRELIMINARY PLAT COMMENTS         | 4/01/24 |
|  | SUBMIT PRELIMINARY PLAT TO CITY           | 3/18/24 |
|  | SUBMIT FINAL PLAT TO G.C.C.D.D.           | 2/27/24 |
| REV.NO.                                                                               | DESCRIPTION                               | DATE    |

**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.R.P.E.L.S. Firm No. 10084800  
150 W. Shadownland Ave. Suite 300 Friendswood, TX 77546  
Office (281) 468-1111 | www.boundaryone.com  
CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: JUNE 17, 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/Lot Area<br>per Minimum Width<br>Acres | Lot<br>Square<br>Feet | Yards - Minimum Feet |             |                                 |              |             | Height<br>Maximum<br>Feet<br>(a and e) | Parking<br>Requirement<br>Unit | Zero<br>Lot<br>Line<br>Coverage<br>or<br>N | Maximum<br>Lot<br>Coverage |    |     |
|                                              |                       | Front                | Rear<br>(a) | Side                            |              | Back<br>(d) |                                        |                                |                                            |                            |    |     |
|                                              |                       |                      |             | Interior<br>(e)<br>(Corner Lot) |              |             |                                        |                                |                                            |                            |    |     |
|                                              |                       |                      |             | Back<br>Yard                    | Back<br>Yard |             |                                        |                                |                                            |                            |    |     |
| SPR<br>Single<br>Family<br>Residential       | 2.7                   | 15,600               | 120 A       | 25 B                            | 25           | 10          | 25 B                                   | 20 C                           | 40                                         | X                          | 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. 2261, Pg. 205 G.C.C.F.)

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



**Alamo Title Company**  
1110 N. Post Oak Rd., Suite 220  
Houston, TX 77055

## **CITY PLANNING LETTER**

---

**GF#: ATHCS24002846**

Through an effective date of:  
February 18, 2024

### **Property**

*Address:*

*City/State/Zip Code:* Houston, Texas 77040

*Legal Description:*

Being a 15.100-acre tract of land being all of a called 13.558-acre tract as described by deed recorded under Galveston County Clerks File No. 2021004118 and the residue of a called 4.000-acre tract as described by deed recorded under Galveston County Clerks File No. 2021004094 William Henry Survey, A-84 City of Friendswood Galveston County, Texas.

*Metes and Bounds:*

**Based on a search of the Public Records of the County of Galveston County, Texas the last instrument purporting to convey title to the land described above was:**

**AJ'S ESTATE, LLC, a Texas limited liability company, by virtue of Deed recorded under Galveston County Clerks File No. 2023005529.**

**NATHAN EOVALDI, by virtue of Deed recorded under Galveston County Clerks File No. 2021004094.**

---

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

### **RESTRICTIONS:**

**None of Record**

### **EASEMENTS:**

**Subject to any and all building lines and easement as shown on the proposed Plat of said property.**

**Subject to that certain 50-foot-wide Exxon Pipeline easement as set forth and defined by Galveston County Clerks File No. 966499.**



**CITY PLANNING LETTER**

(Continued)

staff comment 28; Well #15 - not on property; amend planning letter to remove

Saltwater disposal easement and right-of-way as set forth and defined by instrument recorded in Volume 1958, Page 266 of the Deed Records of Galveston County, Texas.

Subject to that certain Utility easement as set forth and defined by instrument recorded in Volume 2211, Page 631 of the Deed Records of Galveston County, Texas.

staff comment 29; add plat note

Subject o that certain Pipeline right-of way easement as set forth and defined by instrument recorded in Volume 1789, Page 41 of the Deed Records of Galveston County, Texas.

staff comment 30; if not applicable, remove from planning letter

Subject to that certain Pipeline right-of-way easement as set forth and defined by Clerks File No. 9862498.

**LIENS:**

**None of Record**

This report is issued for the use of and shall inure to the benefit of **Boundary One, LLC** and is issued in consideration of **\$541.25** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Alamo Title Company

By: Steve Barela





## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 27, 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.

**April 11, 2024 - P&Z conditionally approved the plat for the reasons included on the attached Conditional Approval Letter.**

**Resubmittal:** Some comments were addressed which also created new staff comments. See attached Correction Report dated 6-21-2024. It includes many corrections that need to be addressed.

**Staff recommendation is to "Approve with Conditions" which will require resubmittal of the Preliminary 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. The plat is subject to approval by the Commission.

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.

#### **P&Z Action Options:**

**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. Conditional Appr_Friendswood Trails Sec 5 Prel Plat 4-11-2024   |
| 2. Friendswood Trails Sec 5B Preliminary Plat Resubmittal 6-7-2024 |
| 3. Applicant Response Letter 6-7-2024                              |
| 4. PLT2024-0418 - Corrections Report 06-21-2024                    |



# CITY OF FRIENDSWOOD

Community Development Department  
910 S. Friendswood Drive  
Friendswood, Texas 77546

April 12, 2024

Everest Design Group, LLC  
907 S Friendswood Dr, Suite 200  
Friendswood, TX 77546  
Via Email: [sthint@crystalcreekdev.com](mailto:sthint@crystalcreekdev.com)

**Re: Friendswood Trails Section 5 Preliminary Plat**

Dear Sir,

At the regular meeting on April 11, 2024, the Planning and Zoning Commission of the City of Friendswood conditionally approved the above referenced project for the following reasons:

- 1) See attached PLT2024-0418-Corrections Report 03-25-2024

Once the above items are corrected, you must resubmit the preliminary plat for further consideration by the Planning and Zoning Commission. To find available **resubmittal dates**, the submittal schedule is located on the City website <https://www.ci.friendswood.tx.us/development-process>. A resubmittal fee of \$200 is applicable to each re-consideration by the Commission.

If you have any questions, you may contact me at [bbennett@friendswood.com](mailto:bbennett@friendswood.com) or 281-996-3290.

Sincerely,

Becky Bennett  
Assistant Planner

CC: Aubrey Harbin, LEED AP, CDD Director/City Planner  
Brian Rouane, CFM, Chief Building Official  
Steve Vavrecka, Director of Public Works  
Jil Arias, PE, CFM, Director of Engineering/City Engineer

**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

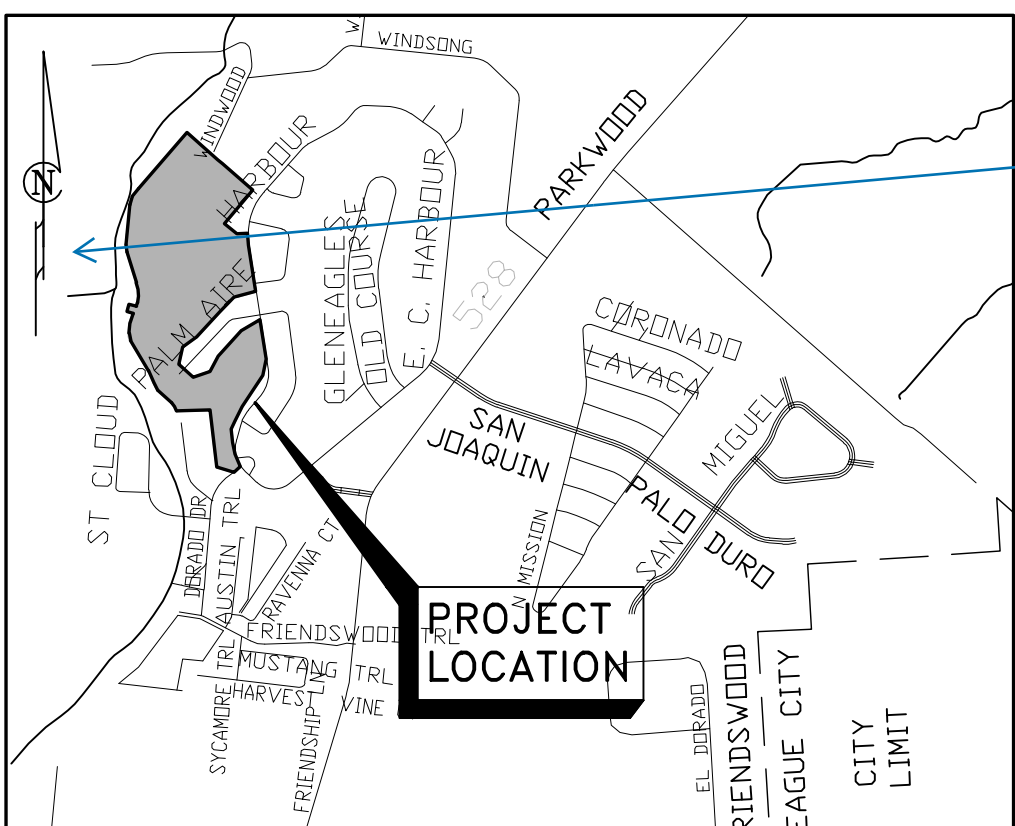
| Comment ID | Page Reference | Annotation Type | Reviewer : Department    | Status | Review Comments                                                                                                                                       | Applicant Response Comments |
|------------|----------------|-----------------|--------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 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<br>Assistant Planner                                                 |                             |
| 3          | Sheet2of2      | Free Text       | Becky Bennett : Planning | Open   | Tom Hinckley<br>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°07'43"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       |

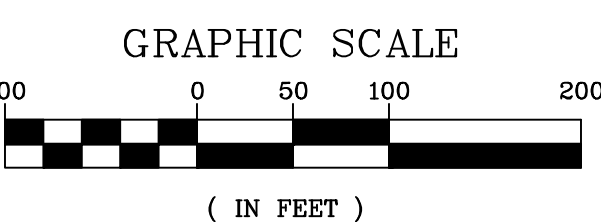
| CURVE | RADIUS (FT) | DELTA ANGLE | ARC LENGTH (FT) | CHORD BEARING | CHORD LENGTH (FT) |
|-------|-------------|-------------|-----------------|---------------|-------------------|
| C1    | 490.00      | 33°00'18"   | 281.91          | N00°02'39"E   | 278.38            |
| C2    | 200.00      | 4°34'41"    | 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°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           | S13°25'54"W   | 35.30             |
| C17   | 70.00       | 20°20'02"   | 24.84           | S13°25'55"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"   | 110.09          | 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.



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 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.

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 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

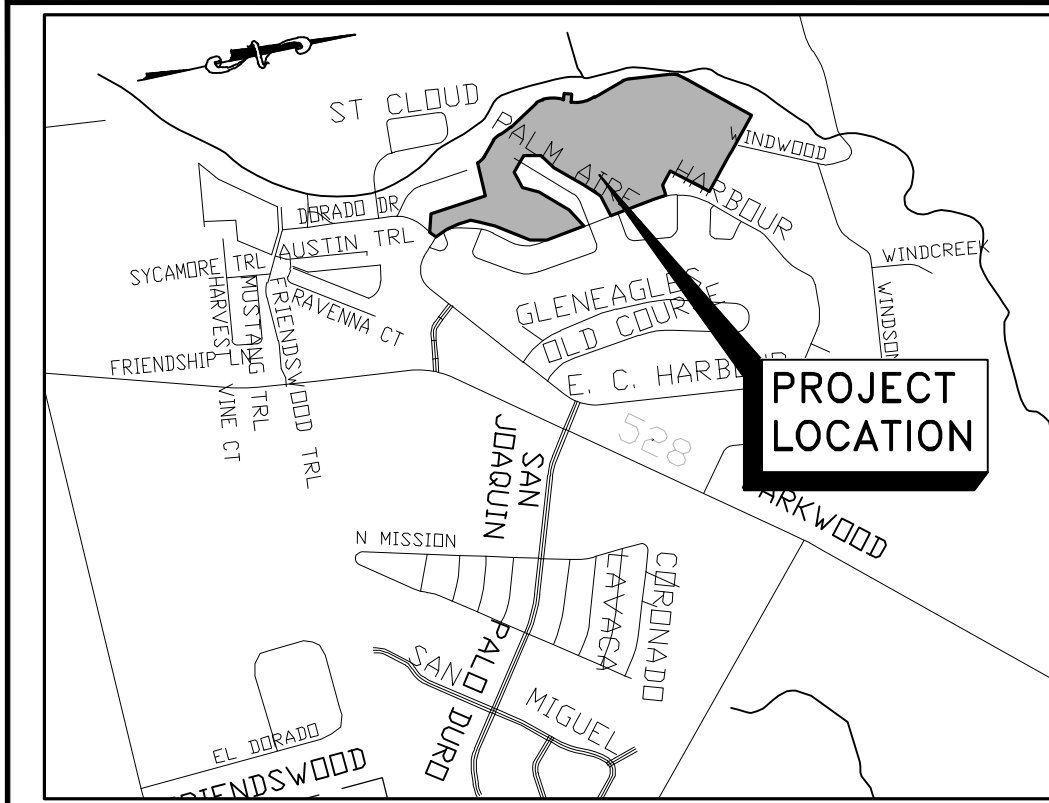
SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84  
AND THE MARY SLOAN SURVEY, ABSTRACT 184  
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

85 LOTS 4 BLOCKS 17 RESERVES

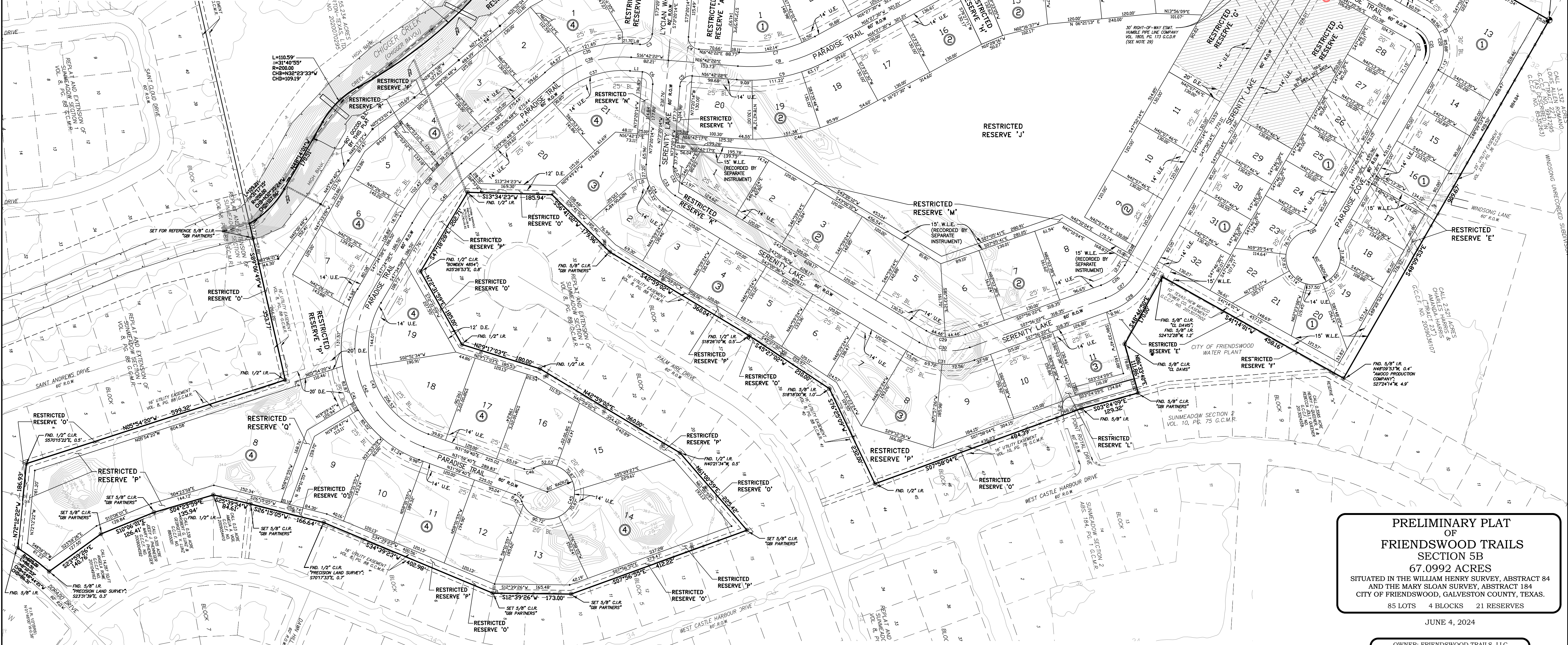
JANUARY 24, 2024

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





VICINITY MAP  
SCALE: 1"=2000'



PRELIMINARY PLAT  
OF  
FRIENDSWOOD TRAILS  
SECTION 5B  
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 21 RESERVES

JUNE 4, 2024

OWNER: FRIENDSWOOD TRAILS, LLC.  
MANAGING MEMBER: HARVEY DEORRING  
ADDRESS: P.O. BOX 512  
FRIENDSWOOD, TEXAS 77549  
PHONE: 512-796-7608

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

**Everest Design Group, Inc.**  
Planning, Engineering, Construction Management  
907 S. FRIENDSWOOD DRIVE, STE 200  
FRIENDSWOOD, TX 77546  
PHONE: 281-999-3770 FAX: 281-648-2294

| CURVE TABLE |             |             |                 |               |                   |
|-------------|-------------|-------------|-----------------|---------------|-------------------|
| 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           | N82°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"   | 222.36          | 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"  | 48.27           | S76°41'49"W   | 41.17             |
| C19         | 25.00       | 89°28'09"   | 39.04           | S13°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°36'36"E   | 21.00             |

| CURVE TABLE |             |             |                 |               |                   |
|-------------|-------------|-------------|-----------------|---------------|-------------------|
| CURVE       | RADIUS (FT) | DELTA ANGLE | ARC LENGTH (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C24         | 60.00       | 27°19'34"   | 21.91           | N42°13'20"E   | 21.68             |
| C25         | 25.00       | 49°40'42"   | 21.68           | N22°56'06"W   | 21.00             |
| C26         | 100.00      | 39°55'58"   | 69.69           | N27°54'18"W   | 68.29             |
| C27         | 130.00      | 39°55'58"   | 90.60           | N27°54'18"W   | 88.78             |
| C28         | 160.00      | 39°55'58"   | 111.51          | N27°54'18"W   | 109.27            |
| C29         | 100.00      | 50°56'58"   | 88.92           | N17°32'07"E   | 86.02             |
| 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°40'42"   | 21.68           | S56°50'03"W   | 21.00             |
| C45         | 60.00       | 27°19'34"   | 21.91           | N42°13'20"E   | 21.68             |
| C46         | 25.00       | 49°40'42"   | 21.68           | N22°56'06"W   | 21.00             |

| LINE TABLE |             |             |  |
|------------|-------------|-------------|--|
| LINE       | BEARING     | LENGTH (FT) |  |
| L1         | N16°42'22"E | 27.25       |  |
| L2         | N70°59'39"W | 33.66       |  |
| L3         | S15°59'54"E | 25.00       |  |
| L4         | S89°06'49"W | 10.04       |  |
| L5         | N00°55'08"E | 22.78       |  |
| L6         | S78°04'36"E | 25.00       |  |
| L7         | N75°56'54"E | 26.19       |  |
| L8         | N16°42'22"E | 17.17       |  |

| SECTION | BLOCK | LOTS | SQ. FT. | ACRES   |
|---------|-------|------|---------|---------|
| 5       | 1     | 32   | 476,055 | 10.9287 |
| 5       | 2     | 20   | 346,340 | 7.9509  |
| 5       | 3     | 11   | 201,563 | 4.6272  |
| 5       | 4     | 21   | 586,915 | 13.4737 |

| RESERVE TABLE |                                                                  |                |
|---------------|------------------------------------------------------------------|----------------|
| RES           | PURPOSE                                                          | SQ. FT. ACRES  |
| A             | RESTRICTED RESERVE (LANDSCAPING/AMENITY/PARK USE)                | 13,051 0.8996  |
| B             | RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)                    | 12,259 0.2814  |
| C             | RESTRICTED RESERVE (LANDSCAPING)                                 | 6,852 0.1573   |
| D             | RESTRICTED RESERVE (LANDSCAPING/PARK USE)                        | 43,973 1.0095  |
| E             | RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)            | 43,005 0.9873  |
| F             | RESTRICTED RESERVE (UTILITY USE)                                 | 4,325 0.0993   |
| 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 (RESTRICTED TO DETENTION POND USE ONLY)       | 280,180 6.4320 |
| K             | RESTRICTED RESERVE (LANDSCAPING)                                 | 2,557 0.0587   |
| L             | RESTRICTED RESERVE (INGRESS/EGRESS EASEMENT)                     | 10,081 0.2310  |
| M             | RESTRICTED RESERVE (UTILITY USE)                                 | 16,584 0.3807  |
| N             | RESTRICTED RESERVE (LANDSCAPING/PARK USE)                        | 3,284 0.0754   |
| O             | RESTRICTED RESERVE (UTILITY USE)                                 | 39,757 0.9170  |
| P             | RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)                    | 134,601 3.0927 |
| 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/PARK 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 |

**LEGEND**

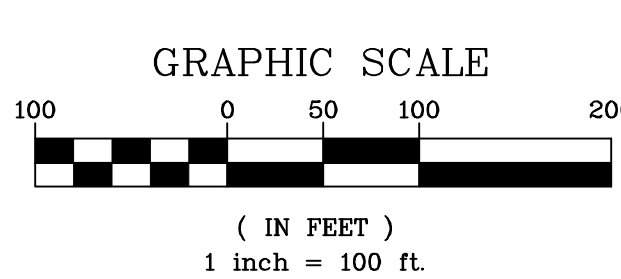
- CONTROL MONUMENT
- FLAGS TO DENOTE WHERE STREET ADDRESS START AND END
- DRY WELL
- BUFFER AREA FOR DRY WELL (BY BP COMPANY)

**BENCHMARK**  
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096, BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK, APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.

ELEVATION = 26.11 NAVD88 (2001 ADJ.)

**T.B.M.**  
"X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRIVE.

ELEVATION = 35.35 NAVD88 (2001 ADJ.)



**FLOOD STATEMENT**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0201G, MAP REVISED AUGUST 15, 2019, THE SURVEYED TRACT LIES PARTIALLY IN ZONE X (UNSHADED), X (SHADED), AND AE. FLOOD ZONE BOUNDARY LIES SHOWN HEREON ARE BASED ON DIRM SHAPE FILES PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.





# Everest Design Group

PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT

June 7, 2024

City of Friendswood  
910 S. Friendswood Drive  
Friendswood, Texas 77546

**RE: Friendswood Trails Section 5 Preliminary Plat**

Dear Sir/Madam:

We have addressed your review comments of April 12, 2024, for the above referenced project as follows:

**Engineering Department:**

1. **Review Comment ID 10:**

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

**Response:**

Complied.

2. **Review Comment ID 11:**

Show existing contours within 200 feet of property to be platted.

**Response:**

Complied.

3. **Review Comment ID 12:**

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

**Response:**

Complied

4. **Review Comment ID 14:**

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

**Response:**

Complied.

5. **Review Comment ID 15:**

Wrong map.

**Response:**

Corrected.



6. **Review Comment ID 16:**

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

**Response:**

Complied.

**Planning Department:**

1. **Review Comment ID 8:**

Draw Section 4B-5A

**Response:**

Complied.

2. **Review Comment ID 9:**

Paradise Estates until the bend.

**Response:**

Paradise Estates was removed.

Paradise Trail will continue to the bend.

3. **Review Comment ID 17:**

Street name should continue from Section 4.

**Response:**

Complied.

4. **Review Comment ID 18:**

Provide recording # on all in this plat.

**Response:**

Provided.

5. **Review Comment ID 19:**

Remove solid line from within Reserve B.

**Response:**

Complied.

6. **Review Comment ID 20:**

Paradise Estates - keep name same.

**Response:**

The owner wants to keep Paradise Trail instead of Paradise Estates.

7. **Review Comment ID 21:**

Draw and label well buffers throughout.

**Response:**

Complied.



8. **Review Comment ID 22:**  
Verify 30' BL instead of 25'.

**Response:**  
Complied.

9. **Review Comment ID 23:**  
Pipeline missing. Add esmt, pipeline, and 50' setback.

**Response:**  
Complied.

10. **Review Comment ID 24:**  
Combine Reserves M & J so M has road access.

**Response:**  
Complied.

11. **Review Comment ID 25:**  
Incomplete easements. Suggest removing DE and just using the reserve table for use.

**Response:**  
Complied.

12. **Review Comment ID 26:**  
Section 5

**Response:**  
Complied.

13. **Review Comment ID 27:**  
Remove BL from reserve.

**Response:**  
This Building line is for Lot 2, Block 2.

14. **Review Comment ID 28:**  
Many of the reserves could be combined. Use not necessary if in an esmt.

**Response:**  
Acknowledged.

15. **Review Comment ID 29:**  
Park should be on Reserves A, I, P, S.

**Response:**  
Acknowledged.

16. **Review Comment ID 30:**  
Res E has a utility esmt.

**Response:**  
Acknowledged.



17. **Review Comment ID 31:**  
Orientation is okay for this plat.

**Response:**  
Acknowledged.

18. **Review Comment ID 32:**  
PUD has this as park reserve, not a lot.

**Response:**  
Owner would like to swap the park for this lot to Reserved D.

19. **Review Comment ID 33:**  
Easements are incomplete.

**Response:**  
Corrected.

20. **Review Comment ID 1:**  
Section 5.

**Response:**  
Corrected.

21. **Review Comment ID 2:**  
Becky Bennett Assistant Planner.

**Response:**  
Corrected.

22. **Review Comment ID 3:**  
Tom Hinckley Chairman.

**Response:**  
Corrected.

23. **Review Comment ID 4:**  
Duplicate numbers.

**Response:**  
Corrected.

24. **Review Comment ID 5:**  
"HOA shall be responsible".

**Response:**  
Acknowledged.

25. **Review Comment ID 6:**  
Remove note 27 - wrong section.

**Response:**  
Complied.



26. **Review Comment ID 34:**

Remove note 26, there are no 1' reserves.

**Response:**

Complied.

27. **Review Comment ID 35:**

Add PUD lot count.

**Response:**

Complied.

28. **Review Comment ID 36:**

Section 5B.

**Response:**

Complied.

Sincerely,

Sel Thint, P.E.  
Managing Partner

**Friendswood, Texas**

910 S Friendswood Drive  
Friendswood, TX 77546



**Final Report - Corrections Required**  
**Application No. PLT2024-0418**  
**Address : \_\_\_\_\_**

**Submission Documents:**

| Document Name                     | Document ID |
|-----------------------------------|-------------|
| 1_Preliminary Plat Set_6.7.24.pdf | 56713       |

**Reviewer Contact Information:**

| Reviewer Name  | Reviewer Email            | Reviewer Phone No.: |
|----------------|---------------------------|---------------------|
| Becky Bennett  | bbennett@friendswood.com  | 1                   |
| Jil Arias      | jarias@friendswood.com    | 1                   |
| Steve Vavrecka | svavrecka@friendswood.com | 1                   |

**General Comments**

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

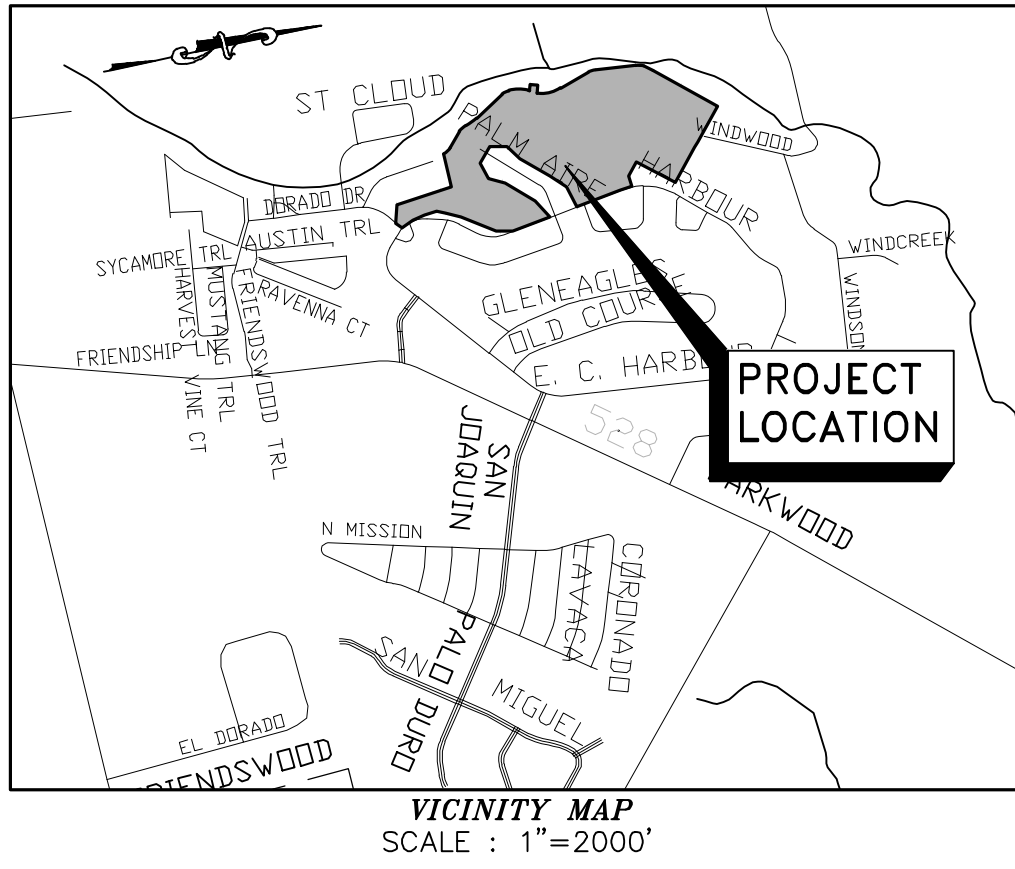
| Comment ID | Page Reference | Annotation Type | Reviewer : Department   | Status | Review Comments                                                                                                                                                                                                                                                                        | Applicant Response Comments |
|------------|----------------|-----------------|-------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 39         | Sheet1of2      | Callout         | Jil Arias : Engineering | Open   | 15' water line easement shall be restricted to water line only (DCM Sec. III Pg. 3)                                                                                                                                                                                                    |                             |
| 40         | Sheet1of2      | Callout         | Jil Arias : Engineering | Open   | 15' water line easement shall be restricted to water line only (DCM Sec. III Pg. 3)                                                                                                                                                                                                    |                             |
| 46         | Sheet1of2      | Callout         | Jil Arias : Engineering | Open   | Need to show existing utilities. Need to determine easements needed to accommodate the existing 12" water line, existing 72" storm sewer (currently in a 25' drainage easement), and future 16" water line. 16" water line shall be in an exclusive 15' water line easement.           |                             |
| 48         | Sheet1of2      | Free Text       | Jil Arias : Engineering | Open   | Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet shall be shown. Sizes of existing utilities and the location of proposed junctions with the existing system shall be shown. (Subdivision Regulations, Preliminary Plat Graphic Requirements) |                             |

| Comment ID | Page Reference | Annotation Type | Reviewer : Department    | Status | Review Comments                                                                                                                                                   | Applicant Response Comments |
|------------|----------------|-----------------|--------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 52         | Sheet1of2      | Callout         | Jil Arias : Engineering  | Open   | There is an existing corner clip easement located somewhere in here that needs to be located and accounted for.                                                   |                             |
| 53         | Sheet1of2      | Callout         | Jil Arias : Engineering  | Open   | 15' easement for future 16" water line should be shifted to the other side of the 72 inch storm sewer.                                                            |                             |
| 54         | Sheet1of2      | Callout         | Jil Arias : Engineering  | Open   | Need permanent vertical control monument w/in 0.5 miles (establish & provide datasheet to City); (Subdivision Regulations, Plat Submittal, Graphic Requirements)  |                             |
| 37         | Sheet1of2      | Free Text       | Becky Bennett : Planning | Open   | DR Horton changed the street names: Lycan Way is now Eagle Point Trail Dr and Dragons Back Way is Santa Elena Trail Way. Okay to leave Serenity Lake at entrance. |                             |
| 43         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Is this to be recorded or has been recorded? Blank line is okay if not recorded yet.                                                                              |                             |
| 44         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Need permission to overlap a water line easement on top of a utility esmt                                                                                         |                             |
| 45         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Documentation required for well setbacks                                                                                                                          |                             |
| 47         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | No end to 12' DEs.                                                                                                                                                |                             |
| 50         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Restricted Reserve O is drawn as an easement.                                                                                                                     |                             |
| 51         | Sheet1of2      | Free Text       | Becky Bennett : Planning | Open   | 84 lots                                                                                                                                                           |                             |
| 57         | Sheet1of2      | Free Text       | Becky Bennett : Planning | Open   | Reserve P & Q have the same uses. Combine reserves.                                                                                                               |                             |
| 58         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Utility reserves not necessary. Water and sewer lines must be in dedicated easements.                                                                             |                             |
| 59         | Sheet1of2      | Free Text       | Becky Bennett : Planning | Open   | Reserves P and R can be combined.                                                                                                                                 |                             |
| 60         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Res F is drawn within Res E.                                                                                                                                      |                             |
| 61         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Ingress/egress reserve not necessary. Combine with Res P.                                                                                                         |                             |
| 62         | Sheet1of2      | Callout         | Becky Bennett : Planning | Open   | Res P should include trails.                                                                                                                                      |                             |
| 41         | Sheet2of2      | Free Text       | Becky Bennett : Planning | Open   | Include lot summary for entire PUD                                                                                                                                |                             |
| 42         | Sheet2of2      | Free Text       | Becky Bennett : Planning | Open   | 84 lots                                                                                                                                                           |                             |

| Comment ID | Page Reference | Annotation Type | Reviewer : Department         | Status | Review Comments                                                                             | Applicant Response Comments |
|------------|----------------|-----------------|-------------------------------|--------|---------------------------------------------------------------------------------------------|-----------------------------|
| 55         | Sheet2of2      | Free Text       | Becky Bennett : Planning      | Open   | Linear feet of trails being provided. PUD requires 21,171 LF. Provide cumulative calcs.     |                             |
| 56         | Sheet2of2      | Free Text       | Becky Bennett : Planning      | Open   | Open space and pocket parks required by PUD is 57.52 acres. Provide calcs for all sections. |                             |
| 63         | Sheet1of2      | Callout         | Steve Vavrecka : Public Works | Open   | 15' WLE shall be restricted to water line only                                              |                             |
| 64         | Sheet1of2      | Callout         | Steve Vavrecka : Public Works | Open   | 15' WLE shall be restricted to water line only                                              |                             |
| 65         | Sheet1of2      | Callout         | Steve Vavrecka : Public Works | Open   | Lot 4 shown over existing storm sewer?                                                      |                             |
| 66         | Sheet1of2      | Callout         | Steve Vavrecka : Public Works | Open   | Connect WLE                                                                                 |                             |
| 67         | Sheet1of2      | Callout         | Steve Vavrecka : Public Works | Open   | 15' WLE shall be restricted to water line only                                              |                             |

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.



DR Horton changed the street names: Lycan Way is now Eagle Point Trail Dr and Dragons Back Way is Santa Elena Trail Way. Okay to leave Serenity Lake at entrance.

Documentation required for well setbacks

Lot 4 shown over existing storm sewer?

Reserves P and R can be combined.

Is this to be recorded or has been recorded? Blank line is okay if not recorded yet.

15' WLE shall be restricted to water line only

Need permission to overlap a water line easement on top of a utility easmt

Restricted Reserve O is drawn as an easement.

Reserve P & Q have the same uses. Combine reserves.

Res F is drawn within Res E.

Ingress/egress reserve not necessary. Combine with Res P.

**PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTION 5B**  
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 21 RESERVES

84 lots JUNE 4, 2024

OWNER: FRIENDSWOOD TRAILS, LLC.  
MANAGING MEMBER: HARVEY DÖRRING  
ADDRESS: P.O. BOX 512  
FRIENDSWOOD, TEXAS 77549  
PHONE: 512-796-7608

**GBI PARTNERS**  
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FRIENDSWOOD, TX 77546  
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| CURVE TABLE |             |             |                 |               |                   |
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| CURVE       | RADIUS (FT) | DELTA ANGLE | ARC LENGTH (FT) | CHORD BEARING | CHORD LENGTH (FT) |
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| 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             |
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| 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°51'54"  | 48.37           | S76°41'09"W   | 41.17             |
| C19         | 25.00       | 89°28'09"   | 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°36'36"E   | 21.00             |

| CURVE TABLE |             |             |                 |               |                   |
|-------------|-------------|-------------|-----------------|---------------|-------------------|
| CURVE       | RADIUS (FT) | DELTA ANGLE | ARC LENGTH (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C24         | 60.00       | 27°32'34"   | 292.54          | N42°13'20"E   | 278.38            |
| C25         | 25.00       | 49°40'47"   | 21.68           | N22°56'06"W   | 21.00             |
| C26         | 100.00      | 39°55'58"   | 69.69           | N27°54'18"W   | 68.29             |
| C27         | 130.00      | 39°55'58"   | 90.60           | N27°54'18"W   | 88.78             |
| C28         | 160.00      | 39°55'58"   | 111.51          | N27°54'18"W   | 109.27            |
| C29         | 100.00      | 50°56'58"   | 88.92           | N17°32'07"E   | 86.05             |
| 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"   | 77.71           | 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"   | 170.85          | S38°20'53"E   | 179.74            |
| C39         | 530.00      | 18°28'10"   | 161.18          | S38°20'53"E   | 170.11            |
| C40         | 500.00      | 18°28'10"   | 151.50          | 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           | S67°50'03"W   | 21.00             |
| C45         | 60.00       | 27°32'34"   | 292.54          | N42°13'20"E   | 278.38            |
| C46         | 25.00       | 49°40'47"   | 21.68           | N07°09'16"E   | 21.00             |

| LINE TABLE |             |             |  |
|------------|-------------|-------------|--|
| LINE       | BEARING     | LENGTH (FT) |  |
| L1         | N16°42'22"E | 27.25       |  |
| L2         | N70°59'39"W | 33.66       |  |
| L3         | S15°59'54"E | 25.00       |  |
| L4         | S89°06'49"W | 10.04       |  |
| L5         | N00°55'08"E | 22.78       |  |
| L6         | S78°04'36"E | 25.00       |  |
| L7         | N75°56'54"E | 26.19       |  |
| L8         | N16°42'22"E | 17.17       |  |

| SECTION | BLOCK | LOTS | SQ. FT  | ACRES   |
|---------|-------|------|---------|---------|
| 5       | 1     | 32   | 476,055 | 10.9287 |
| 5       | 2     | 20   | 346,340 | 7.9509  |
| 5       | 3     | 11   | 201,563 | 4.6272  |
| 5       | 4     | 21   | 586,915 | 13.4737 |

15' WLE shall be restricted to water line only

Res P should include trails.

Utility reserves not necessary. Water and sewer lines must be in dedicated easements.

| RES | PURPOSE                                                     | SQ. FT  | ACRES  |
|-----|-------------------------------------------------------------|---------|--------|
| A   | RESTRICTED RESERVE (LANDSCAPING/AMENITY/PARK USE)           | 13,051  | 0.8996 |
| B   | RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)               | 12,259  | 0.2814 |
| C   | RESTRICTED RESERVE (LANDSCAPING)                            | 6,852   | 0.1573 |
| D   | RESTRICTED RESERVE (LANDSCAPING/PARK USE)                   | 43,973  | 1.0095 |
| E   | RESTRICTED RESERVE (LANDSCAPING/UTILITY/DRAINAGE USE)       | 43,005  | 0.9873 |
| F   | RESTRICTED RESERVE (UTILITY USE)                            | 4,325   | 0.0993 |
| G   | RESTRICTED RESERVE (LANDSCAPING/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 (RESTRICTED TO DETENTION POND USE ONLY)  | 280,180 | 6.4320 |
| K   | RESTRICTED RESERVE (LANDSCAPING)                            | 2,557   | 0.0587 |
| L   | RESTRICTED RESERVE (INGRESS/EGRESS EASEMENT)                | 10,081  | 0.2310 |
| M   | RESTRICTED RESERVE (UTILITY USE)                            | 16,584  | 0.3807 |
| N   | RESTRICTED RESERVE (LANDSCAPING/PARK USE)                   | 3,284   | 0.0754 |
| O   | RESTRICTED RESERVE (UTILITY USE)                            | 39,757  | 0.9170 |
| P   | RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)               | 134,601 | 3.0927 |
| 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/PARK USE)           | 16,464  | 0.3780 |
| T   | RESTRICTED RESERVE (CREEK, DEDICATED TO GCDD)               | 103,526 | 2.3766 |
| U   | RESTRICTED RESERVE (CREEK, DEDICATED TO GCDD)               | 121,954 | 2.7997 |

**LEGEND**

- CONTROL MONUMENT
- FLAGS TO DENOTE WHERE STREET ADDRESS START AND END
- DRY WELL
- BUFFER AREA FOR DRY WELL (BY BP COMPANY)

**BENCHMARK**  
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096, BRASS DISC STAMPED "CHIC 0125" SET CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.

ELEVATION = 26.11 NAVD88 (2001 ADJ.)

**GRAPHIC SCALE**  
100 0 50 100 200 ft

**FLOOD STATEMENT**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0201G, MAP REVISED AUGUST 15, 2019, THE SURVEYED TRACT LIES PARTIALLY IN ZONE X (UNSHADED), X (SHADED), AND AE. FLOOD ZONE BOUNDARY LIES SHOWN HEREON ARE BASED ON DIRM SHAPE FILES PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.

