



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
MONDAY, NOVEMBER 18, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, October 24, 2024.
- B. Consider approving Friendswood Trails Section 3A-4A Final Plat located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).
- C. Consider approving Friendswood Trails Section 4B-5A Final Plat, located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).

4. ACTION ITEMS

A. SITE PLAN: HARDBALL ACADEMY AT 2907 W PARKWOOD AVE.

Consider approving the site plan for Hardball Academy to be located at 2907 W Parkwood Ave.

B. PRELIMINARY PLAT: LAUREL PARK FRIENDSWOOD III LOCATED AT 214 S FRIENDSWOOD DRIVE

Consider approving the Preliminary Plat of Laurel Park Friendswood III, located at 214 S Friendswood Drive and being a tract of land containing 1.9850 acres situated in Lot 3, Block 2 of Friendswood Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 238, Page 14 in the official public records of real property of Galveston County, Texas, being all of a called 1.7947 acre tract of land as conveyed to the Laurel Park Friendswood III Ltd by deed recorded in Galveston County Clerk's File Number 2021056103 and a called 8291.50 square foot tract of land as conveyed to Laurel Park Friendswood III, Ltd., by deed recorded in Galveston County Clerk's File Number 2021056104, in Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, December 12, 2024. We will have our annual retreat on December 5 at 6pm.

- B. Receive the October 2024 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

6. ADJOURNMENT

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

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



Approved for posting by:
Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings Act
this 12th day of November 2024, at 3:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, October 24, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 10-24-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 24, 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
OCTOBER 24, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 24, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON JOE MATRANGA
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

VICE-CHAIRMAN RICHARD SASSON AND COMMISSIONER MARCUS RIVES 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.

**Commissioner Brian Bounds moved to approve CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

- A. Consider approving the minutes of the Planning and Zoning Regular Meeting held Thursday, October 10, 2024.
- B. Consider approving the replat of Lot Twelve (12), Block Two (2), Monte Bello, located at 316 Los Frailes Drive.

4. **ACTION ITEMS**

A. **SITE PLAN: 1500 W PARKWOOD AVE. - CASTLE BIOSCIENCES**

Consider approval of the site plan for Castle Biosciences located at 1500 W Parkwood Ave., Friendswood, Galveston County, Texas.

**Commissioner Marsha Conrad moved to approve the site plan for Castle Biosciences located at 1500 W Parkwood Ave. provided staff obtain clarification on the location of the accessible walkway and the extent of the future Friendswood Parkway. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

Harbin said the proposed project was for Castle Biosciences, who currently lease two floors at 505 S Friendswood Drive, to build its own campus. She said the first building will be 86,000 square feet within four floors. Harbin mentioned the building height is compliant with city ordinance, but that the architects did have to redesign from the original drawing to decrease the building height.

Harbin said the applicant is requesting a 5% deviation in required parking, as allowed by the City's Design Criteria Manual. She explained the commission recently discussed the use of the standard deviation during parking considerations. Harbin provided the number of trees being removed versus the proposed new plantings. She said the landscape architects are proposing the area be reforested and that it should create a nice area, especially for employees.

Harbin said staff did need clarification on the proposed accessible route. She explained the location differed depending on which plan sheet you looked at.

Commissioner Mann asked if the only entrance to the facility was located on W Parkwood Ave. Harbin clarified that once the parkway is constructed, Reserve B would be accessible via a private access easement through Reserve C. Mann was concerned with traffic about which Harbin said she would verify adequacy with the city engineer. Commissioner Bounds asked if a traffic light would be installed and Harbin responded that a light was installed at Friendswood Parkway and would be expanded.

Commissioner Anderson asked if the parkway would be temporary or permanent. Harbin said that Castle Biosciences is responsible for building two lanes of the parkway per TIRZ #2. She said the remaining two lanes would be dedicated by the adjacent property owner and constructed at a later

date.

Chairman Hinckley asked why the future parkway terminated so early. Harbin said the developer is responsible for extending the parkway to the edge of Reserve A and that staff will have the drawings corrected. Hinckley confirmed the detention pond would be built prior to the building, to which Harbin said the pond plans and private civil work permits have been issued and are under construction. He mentioned the landscape plan shows plantings on property outside Reserve B. Harbin explained the developer was spreading the tree mitigation to other areas and pre-planning for the required landscape buffers. Hinckley asked if a sidewalk was required along Narnia Way. Harbin answered that Narnia Way is a private road and does not require the installation of a sidewalk. Lastly, Hickley said the proposed site would be a research facility and hopefully not create the type of traffic the nearby school did.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meeting for (i) Thursday, November 14, 2024. There will not be a meeting on Thursday, November 28 due to the Thanksgiving holiday.
- 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.

Councilman Matranga said the last council meeting saw a presentation about expanding the public library and constructing a new community center. He explained there is no funding for either project, but the designs were a first look and first step to being a possibility in the future. Matranga said the other item of commission concern was that the preliminary assessment plan for the Friendswood City Center was approved. He said the commission would be looking at plats and site plans for the project.

Councilwoman Hanks arrived and announced the Fisd 7th grade girls' softball team was undefeated.

Commissioners Bounds and Conrad said they attended the American Planning Association (APA) conference and learned a lot.

Harbin said she was beginning to plan for the commission's annual retreat and would be sending out possible dates for the beginning of December.

6. ADJOURNMENT

This meeting was adjourned at 06:24 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject:

Consider approving Friendswood Trails Section 3A-4A Final Plat located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).

Action:

SUMMARY / ORIGINATING CAUSE

The Final Plat of Friendswood Trails Sections 3A and 4A is a subdivision of 30.433 acres including 46 lots, 10 reserves, and 40 blocks. Denbury Onshore, LLC, retains ownership of four outparcels impacted by abandoned oil wells. Once the oil wells have been cleaned and released to DR Horton. The version of the plat presented before platted the four outparcels into restricted reserves for future single-family residential lots. However, Debury Onshore has opted instead to plat those sections as "Additions" to the Friendswood Trails sections in the future, rather than "Replats."

A Subdivision Variance was granted in August 2022 to reduce the minimum block length of 300 feet for one street - Narrows Trail.

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

Recommended Action: Approval

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

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

P&Z Action Options:

- 1) 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.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Construction of the subdivision is nearing completion. Once the plat is approved and recorded, the developer can begin selling lots to builders for construction of new homes.

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Friendswood Trails Sec 3A and 4A Final Plat
2. Ordinance 2016-19 Friendswood Trails Exhibit B
3. Friendswood Trails Location Map

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNIE LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP AND DENBURY ONSHORE, LLC, ACTING BY AND THROUGH AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL, BEING A REPRESENTATIVE OF DENBURY ONSHORE, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS, OF THE 30.125 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FRIENDSWOOD TRAILS SECTION 3A AND 4A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE LOEB, DIVISION VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY:
ERNIE LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE LOEB, DIVISION VICE PRESIDENT, FOR D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, DENBURY ONSHORE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

DENBURY ONSHORE, LLC

BY:
AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL

STATE OF TEXAS
COUNTY OF _____

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

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 55.234 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNIE LOEB, DIVISION VICE PRESIDENT DATE

STATE OF TEXAS

COUNTY OF _____

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

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, DENBURY ONSHORE, LLC, OWNER OF THE REMAINDER OF A 31.871 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 3A AND 4A, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

AUSTIN V. HENLEY, ASSISTANT GENERAL COUNSEL DATE

STATE OF TEXAS

COUNTY OF _____

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

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

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

KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

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

THIS PLAT THIS _____ DAY OF _____, 20____.

BY:
TOM HINCKLEY
CHAIRMAN

ATTEST:
BECKY BENNETT
ASSISTANT PLANNER

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

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

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

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR DATE

DIRECTOR DATE

GCDDD REF: G220003

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

GENERAL NOTES:

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

ELEVATION = 26.11' NAVD88 (2001 ADJ.)

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

ELEVATION = 35.35 NAVD88 (2001 ADJ.)

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

- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0201G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

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

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

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

- 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.

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

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

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

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

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

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

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

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

- THIS PLAT IS SUBJECT TO INSTRUMENTS RECORDED AT VOL. 1930, PG. 600, G.C.D.R. & UNDER G.C.C.F. NOS 2019069867, 2020000819, 2020001044, 2020001046, 2020011539, AND 2020075394.

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

- 10' WET UTILITY EASEMENT (0.032 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-1) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.099 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-2) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- WET UTILITY EASEMENT (0.128 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-3) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.181 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-4) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.096 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-5) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.113 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-6) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.032 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-7) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.032 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-8) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 10' WET UTILITY EASEMENT (0.069 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT E-9) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.049 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-1) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.153 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-2) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.233 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-3) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.295 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-4) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.145 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-5) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.169 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-6) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.048 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-7) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.048 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-8) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

- 15' DRY UTILITY EASEMENT (0.104 ACRE) PER DEVELOPMENT EASEMENT AGREEMENT (EXHIBIT F-9) RECORDED UNDER DOCUMENT NO. 2020075394, G.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.U.E. INDICATES WET UTILITY EASEMENT
- D.U.E. INDICATES DRY UTILITY EASEMENT
- RES. INDICATES RESERVE
- R.O.W. INDICATES RIGHT-OF-WAY
- G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
- G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
- G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
- G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
- G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
- G.C.C.D. INDICATES GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
- (S) INDICATES SET SURVEY ROD
- (F) INDICATES FOUND SURVEY ROD
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- INDICATES STREET NAME CHANGE

STATE OF TEXAS
COUNTY OF GALVESTON

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

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

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

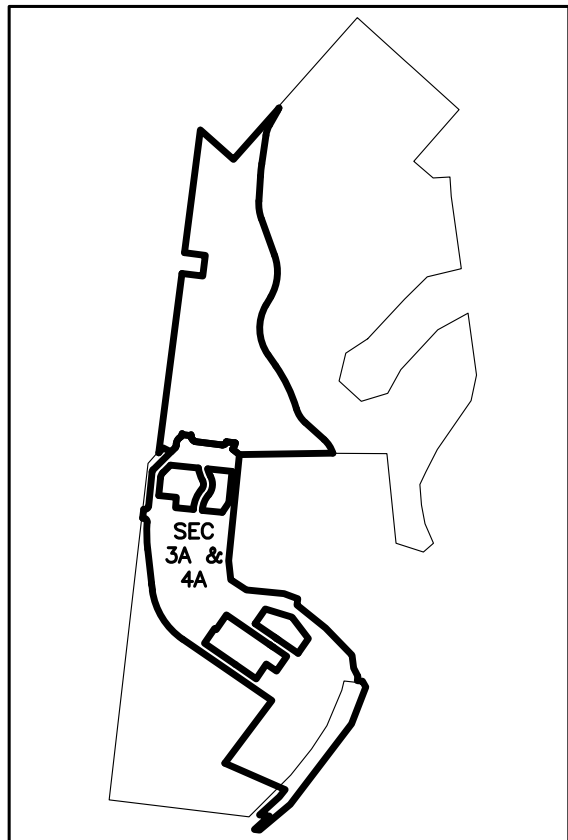
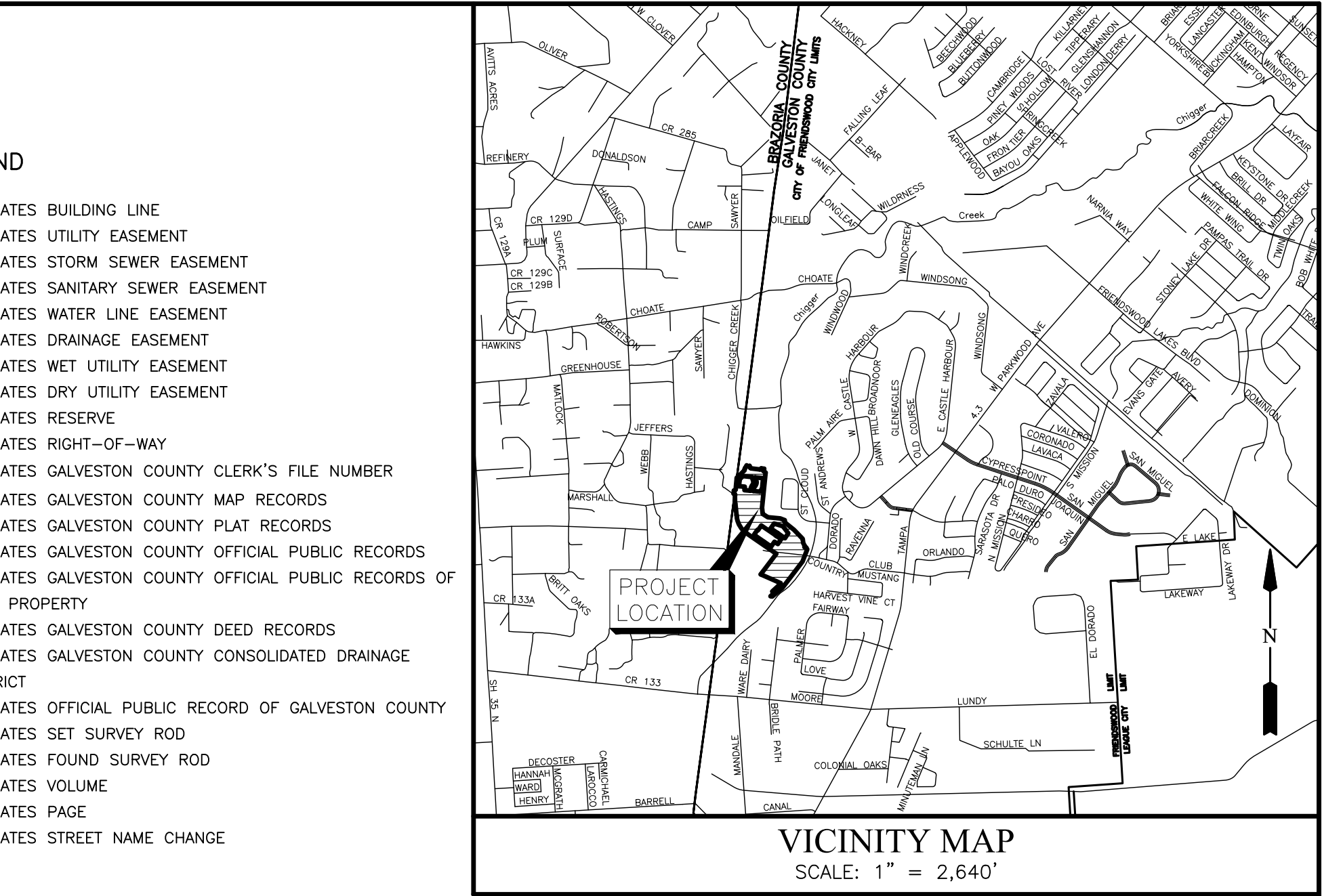
20____, AT _____ O'CLOCK _____M., IN DOCUMENT NUMBER _____

GALVESTON COUNTY OFFICIAL PUBLIC RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY



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

A SUBDIVISION OF 30.125 ACRES OF LAND SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84 AND MARY SLOAN SURVEY, ABSTRACT 184, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF FRIENDSWOOD TRAILS SECTION 1, 2 AND COMMERCIAL RECORDED IN DOC. NO. 2019069867, G.C.M.R.

REASON FOR REPLAT: TO SEPARATE PREVIOUSLY PLATTED RESERVE "T" INTO 2 NEW RESERVES, "A" & "C", AND TO EXTEND THE FRIENDSWOOD TRAIL RIGHT-OF-WAY ACROSS CHIGGER CREEK.

45 LOTS 10 RESERVES (12.856 AC.) 4 BLOCKS

OCTOBER 28, 2024 JOB NO. 1931-3101

OWNERS:

**D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP**

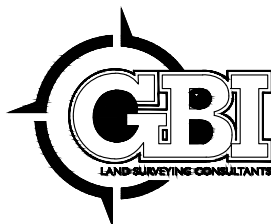
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 77407
PH: 281.566.2100

OWNERS:

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

SURVEYOR:

ENGINEER:



GBI PARTNERS

4724 VISTA ROAD 18PELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

LJA Engineering, Inc.

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

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

FIELD NOTES FOR 30.125 ACRES

BEING A TRACT CONTAINING 30.125 ACRES OF LAND LOCATED IN THE WILLIAM HENRY SURVEY, ABSTRACT NO. 84 AND THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 30.125 ACRES BEING COMPRISED OF PORTIONS OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295, A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453 AND RESTRICTED RESERVE "T" OF FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, A SUBDIVISION RECORDED UNDER G.C.C.F. NO. 2019069867. SAID 30.125 ACRES BEING 36.172 ACRES SAVE AND EXCEPT FOUR (4) TRACTS CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES OF LAND, SAID 30.125 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

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

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING ELEVEN (11) COURSES:

- 1.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;
- 2.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 3.) SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 4.) 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 37 DEGREES 38 MINUTES 39 SECONDS EAST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 5.) 9.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 34 SECONDS AND A CHORD WHICH BEARS SOUTH 37 DEGREES 38 MINUTES 39 SECONDS EAST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 6.) 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 57 DEGREES 48 MINUTES 16 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 7.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 180.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 8.) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS NORTH 52 DEGREES 21 MINUTES 21 SECONDS EAST, 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 9.) SOUTH 82 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 10.) 46.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 56 MINUTES 13 SECONDS WEST, 45.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 11.) SOUTH 51 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 57.80 FEET TO THE EAST LINE OF SAID 55.234 ACRES AND WEST LINE OF BLOCK 3 OF REPLAT AND EXTENSION OF SUNMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.);

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

- 1.) SOUTH 05 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 714.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
- 2.) SOUTH 08 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 128.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
- 3.) SOUTH 57 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 125.06 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 55 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.6 FEET;
- 4.) SOUTH 84 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 253.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
- 5.) SOUTH 69 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 97.70 FEET TO A POINT FROM WHICH A WROUGHT IRON FENCE POST BEARS NORTH 61 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.7 FEET;
- 6.) SOUTH 06 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 42.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;
- 7.) SOUTH 51 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 246.88 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 88 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF 0.4 FEET;
- 8.) SOUTH 44 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 252.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 3 AND BEING AN ANGLE POINT IN THE WEST LINE OF BLOCK 2 OF SAID REPLAT AND EXTENSION OF SUNMEADOW SECTION 1;

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

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

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

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

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

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

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

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

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

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

THENCE, WITH A NORTHERLY LINE OF SAID 31.871 ACRES, NORTH 66 DEGREES 23 MINUTES 45 SECONDS WEST, AT 63.83 FEET PASS THE WEST LINE OF AFORESAID RESTRICTED RESERVE "T", AND CONTINUING FOR A TOTAL DISTANCE OF 441.64 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND;

THENCE, WITH THE COMMON LINE BETWEEN SAID 31.871 ACRES AND 55.234 ACRES, NORTH 36 DEGREES 58 MINUTES 08 SECONDS EAST, A DISTANCE OF 524.76 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND;

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

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

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, 397.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 52 SECONDS AND A CHORD WHICH BEARS NORTH 31 DEGREES 44 MINUTES 14 SECONDS WEST, A DISTANCE OF 385.85 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY ON A COMMON LINE BETWEEN SAID 55.234 ACRES AND AFORESAID 31.871 ACRES;

THENCE, WITH SAID COMMON LINE, NORTH 08 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

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

- 1.) 10.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 35 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 2.) NORTH 06 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 228.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 3.) 181.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 01 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND AFORESAID 31.871 ACRES, 38.47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 09 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 34.78 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

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

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

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES, SOUTH 84 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 6.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

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

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, NORTH 05 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS" FOUND AT A COMMON RE-ENTRANT CORNER BETWEEN SAID 31.871 ACRES AND AFORESAID 55.234 ACRES;

THENCE, WITH COMMON LINES BETWEEN SAID 55.234 ACRES AND 31.871 ACRES, THE FOLLOWING THREE (3) COURSES:

- 1.) NORTH 05 DEGREES 39 MINUTES 53 SECONDS EAST, A DISTANCE OF 12.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A POINT OF CURVATURE TO THE RIGHT;
- 2.) 17.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 10 MINUTES 56 SECONDS AND A CHORD WHICH BEARS NORTH 25 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT A POINT OF TANGENCY;
- 3.) NORTH 45 DEGREES 00 MINUTES 24 SECONDS EAST, AT 169.48 FEET PASS A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND FOR REFERENCE, AND CONTINUING THROUGH AND ACROSS SAID 55.234 ACRES FOR A TOTAL DISTANCE OF 209.64 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING FOUR (4) COURSES:

- 1.) 19.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 48 MINUTES 00 SECONDS AND A CHORD WHICH BEARS NORTH 22 DEGREES 06 MINUTES 24 SECONDS EAST, 19.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 2.) 60.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 49 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 28 DEGREES 07 MINUTES 16 SECONDS EAST, 58.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 3.) 21.68 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 32 DEGREES 11 MINUTES 44 SECONDS EAST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 4.) NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, A DISTANCE OF 0.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.172 GROSS ACRES OF LAND, SAVE AND EXCEPT THE FOLLOWING FOUR (4) TRACTS OF LAND CONTAINING 1.451 ACRES, 0.900 ACRE, 2.507 ACRES AND 1.189 ACRES, AND LEAVING A NET AREA OF 30.125 ACRES OF LAND.

SAVE AND EXCEPT TRACT 1:
FIELD NOTES FOR 1.451 ACRES

BEING A TRACT CONTAINING 1.451 ACRES OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 1.451 ACRES BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295 AND A PORTION OF A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 1.451 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

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

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

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND AFORESAID 55.234 ACRES, 41.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 20 MINUTES 18 SECONDS AND A CHORD WHICH BEARS NORTH 25 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.39 FEET TO A POINT OF TANGENCY;

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

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

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

- 1.) 89.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 10 MINUTES 46 SECONDS AND A CHORD WHICH BEARS NORTH 55 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.02 FEET TO A POINT OF REVERSE CURVATURE;
- 2.) 61.86 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 05 MINUTES 23 SECONDS AND A CHORD WHICH BEARS NORTH 52 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 57.99 FEET TO A POINT OF REVERSE CURVATURE;
- 3.) 142.28 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 26 MINUTES 33 SECONDS AND A CHORD WHICH BEARS SOUTH 23 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A POINT OF TANGENCY;
- 4.) SOUTH 05 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.53 FEET TO A POINT ON AN UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS NORTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 194.38 FEET;

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

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

SAVE AND EXCEPT TRACT 2:
FIELD NOTES FOR 0.900 ACRE

BEING A TRACT CONTAINING 0.900 ACRE OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 0.900 ACRE BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295 AND A PORTION OF A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER G.C.C.F. NO. 2016078453. SAID 0.900 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

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

THENCE, THROUGH AND ACROSS SAID 31.871 ACRES AND SAID 55.234 ACRES, NORTH 17 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 2,020.03 FEET TO THE POINT OF BEGINNING AND BEING ON AN UPPER SOUTH LINE OF SAID 31.871 ACRES, FROM WHICH POINT A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" BEARS NORTH 84 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 180.38 FEET;

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

- 1.) NORTH 05 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 7.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 2.) 105.16 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 26 MINUTES 33 SECONDS AND A CHORD WHICH BEARS NORTH 23 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 103.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 3.) 136.09 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 70 DEGREES 53 MINUTES 06 SECONDS AND A CHORD WHICH BEARS NORTH 05 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 127.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 4.) 52.07 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 32 MINUTES 58 SECONDS AND A CHORD WHICH BEARS NORTH 20 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 51.87 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE NORTH LINE OF SAID 31.871 ACRES;

THENCE, WITH SAID NORTH LINE AND THROUGH AND ACROSS AFORESAID 55.234 ACRES, SOUTH 84 DEGREES 19 MINUTES 52 SECONDS EAST, AT 126.14 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "S.D. ELLIS 6261" FOUND AT THE MOST EASTERLY NORTHER CORNER OF SAID 31.871 ACRES AND A RE-ENTRANT CORNER ON THE WESTERLY LINE OF SAID 55.234 ACRES, AND CONTINUING FOR A TOTAL DISTANCE OF 163.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

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

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

THENCE, WITH AN UPPER SOUTH LINE OF SAID 31.871 ACRES, NORTH 84 DEGREES 19 MINUTES 52 SECONDS WEST, A DISTANCE OF 134.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.900 ACRE OF LAND.

SAVE AND EXCEPT TRACT 3:
FIELD NOTES FOR 2.507 ACRES

BEING A TRACT CONTAINING 2.507 ACRE OF LAND LOCATED IN THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS. SAID 2.507 ACRE BEING A PORTION OF A CALL 31.871 ACRE TRACT OF LAND RECORDED IN THE NAME OF DENBURY ONSHORE, LLC UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2016078453. SAID 2.507 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMM

LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 82°38'39" E	60.00'	L56	N 59°05'21" W	13.00'	C1	25.00'	49°40'47"	21.68'	S 17°29'03" E	21.00'	C44	100.00'	6°05'23"	10.63'	S 58°28'47" E	10.62'
L2	S 07°21'21" W	0.52'	L57	S 34°33'55" W	120.02'	C2	60.00'	9°21'34"	9.80'	S 37°38'39" E	9.79'	C45	55.00'	63°03'36"	60.53'	S 23°54'18" E	57.52'
L3	S 82°38'39" E	180.19'	L58	S 07°21'21" W	65.33'	C3	25.00'	49°40'47"	21.68'	S 57°48'16" E	21.00'	C46	85.00'	90°00'00"	133.52'	S 52°21'21" W	120.21'
L4	S 82°38'39" E	60.00'	L59	S 05°40'08" W	118.55'	C4	25.00'	90°00'00"	39.27'	N 52°21'21" E	35.36'	C47	25.00'	91°41'13"	40.01'	S 51°30'45" W	35.87'
L5	S 51°28'54" E	57.80'	L60	S 08°02'18" E	37.26'	C5	85.00'	31°09'45"	46.23'	S 22°56'13" W	45.66'	C48	170.00'	35°26'33"	105.16'	S 12°03'08" E	103.49'
L6	S 06°14'43" E	128.20'	L61	N 48°24'03" W	62.08'	C6	480.00'	47°23'52"	397.08'	N 51°44'14" W	385.85'	C49	470.00'	11°54'51"	97.73'	S 00°17'17" E	97.56'
L7	S 57°04'43" E	125.06'	L62	S 05°40'08" W	89.87'	C7	330.00'	1°47'35"	10.33'	N 07°08'30" W	10.33'	C50	70.00'	6°25'32"	7.85'	S 09°27'29" E	7.85'
L8	S 69°55'01" E	92.70'	L63	S 05°40'08" W	110.51'	C8	1030.00'	10°04'19"	181.06'	N 01°12'33" W	180.83'	C51	90.00'	12°51'03"	20.19'	S 06°14'43" E	20.20'
L9	S 06°32'19" E	47.00'	L64	S 06°14'43" E	44.22'	C9	25.00'	88°09'39"	38.47'	N 40°15'13" W	34.78'	C52	70.00'	6°25'32"	7.85'	S 03°01'57" E	7.85'
L10	S 07°09'29" E	85.87'	L65	N 82°38'39" W	61.94'	C10	25.00'	90°00'00"	39.27'	S 03°59'57" E	35.36'	C53	120.00'	49°11'23"	103.02'	S 30°56'24" E	99.89'
L11	S 27°15'57" E	62.35'	L66	N 05°40'08" W	33.23'	C11	25.00'	39°10'56"	17.10'	N 25°15'21" E	16.77'	C54	25.00'	42°02'52"	18.35'	S 76°27'32" E	17.94'
L12	S 07°22'03" W	29.52'	L67	S 05°40'08" W	110.51'	C12	25.00'	45°48'00"	69.58'	N 22°06'24" E	19.46'	C55	60.00'	147°09'20"	154.10'	S 23°54'18" E	115.10'
L13	S 83°20'07" E	35.37'	L68	S 06°14'43" E	44.22'	C13	60.00'	57°49'43"	10.96'	N 28°01'16" E	58.02'	C56	25.00'	42°02'52"	18.35'	S 28°38'56" W	17.94'
L14	S 29°26'22" E	45.11'	L69	S 82°38'39" E	8.21'	C14	25.00'	49°40'47"	21.68'	N 32°11'44" E	21.00'	C57	25.00'	54°37'24"	23.83'	S 19°41'12" E	22.94'
L15	N 83°23'20" W	34.57'	L70	S 05°40'08" W	36.47'	C15	230.00'	22°19'00"	89.58'	N 18°36'55" W	89.02'	C58	70.00'	12°43'20"	15.54'	S 40°38'14" E	15.51'
L16	N 48°07'14" E	135.00'	L71	S 05°40'08" W	110.51'	C16	50.00'	70°53'06"	61.86'	N 05°40'08" E	57.99'	C59	25.00'	46°49'35"	20.43'	S 57°41'22" E	19.87'
L17	N 83°33'16" E	65.83'	L72	S 06°14'43" E	44.22'	C17	230.00'	35°26'33"	142.28'	N 23°23'25" E	140.02'	C60	25.00'	46°49'35"	20.43'	S 75°29'03" W	19.87'
L18	N 47°35'30" E	178.83'	L73	N 08°02'18" E	37.26'	C18	60.00'	39°20'18"	41.20'	S 25°20'15" W	40.39'	C61	70.00'	10°55'03"	126.96'	N 75°58'13" W	110.26'
L19	N 38°54'18" E	62.76'	L74	N 49°01'55" E	21.03'	C19	170.00'	35°26'33"	105.16'	S 23°23'25" W	103.49'	C62	25.00'	49°10'17"	21.46'	N 48°35'50" W	20.80'
L20	N 08°02'18" E	37.26'	L75	N 23°03'23" E	98.81'	C20	110.00'	70°53'06"	136.09'	S 05°40'08" W	127.57'	C63	330.00'	17°44'54"	102.22'	N 64°18'32" W	101.82'
L21	N 84°20'03" W	80.24'	L76	S 24°37'56" W	43.83'	C21	170.00'	17°32'58"	52.07'	S 05°59'55" E	51.87'	C64	25.00'	53°20'53"	23.28'	N 71°40'51" E	22.45'
L22	N 06°28'08" E	60.01'	L77	N 08°00'10" E	59.34'	C22	130.00'	6°05'23"	13.82'	S 58°28'47" E	13.81'	C65	60.00'	50°40'44"	53.07'	S 70°30'56" E	51.36'
L23	N 84°20'03" E	6.66'	L78	N 00°25'30" E	47.10'	C23	20.00'	12°10'45"	4.25'	S 55°26'06" E	4.24'	C66	25.00'	49°40'47"	21.68'	N 72°30'57" E	21.00'
L24	N 05°39'57" E	76.07'	L79	S 82°22'30" W	132.00'	C24	130.00'	6°05'23"	13.82'	S 52°23'24" E	13.81'	C67	25.00'	88°18'47"	38.53'	S 38°29'15" E	34.83'
L25	N 05°40'06" E	140.01'	L80	N 51°24'31" W	70.24'	C25	70.00'	6°05'23"	7.44'	N 52°23'24" W	7.44'	C68	230.00'	35°26'33"	142.28'	S 12°03'08" E	140.02'
L26	N 05°39'53" E	12.50'	L81	N 59°27'44" W	69.98'	C26	80.00'	12°10'45"	17.01'	N 55°26'06" W	16.97'	C69	530.00'	11°54'51"	110.21'	S 00°17'17" E	110.01'
L27	N 07°21'21" E	0.52'	L82	N 34°33'54" E	124.72'	C27	70.00'	6°05'23"	7.44'	N 58°28'47" W	7.44'	C70	130.00'	6°25'32"	14.58'	S 09°27'29" E	14.57'
L28	N 84°19'52" E	188.60'	L83	N 34°33'54" E	147.37'	C28	55.00'	90°00'00"	86.39'	N 52°21'21" E	77.78'	C71	30.00'	12°51'03"	6.73'	S 06°14'43" E	6.71'
L29	N 05°40'08" E	7.53'	L84	N 04°31'10" W	67.76'	C29	80.00'	39°20'18"	61.79'	S 25°20'15" W	60.59'	C72	130.00'	6°25'32"	14.58'	S 03°01'57" E	14.57'
L30	S 84°19'52" E	120.38'	L85	N 04°31'29" E	67.14'	C30	1000.00'	11°54'40"	207.89'	S 00°17'23" E	207.51'	C73	180.00'	18°01'54"	56.65'	S 19°15'40" E	56.42'
L31	S 04°38'03" W	70.02'	L86	N 05°40'08" E	70.00'	C31	300.00'	1°47'35"	9.39'	S 07°08'30" E	9.39'	C74	25.00'	74°26'14"	32.48'	S 12°56'30" W	30.24'
L32	S 84°20'04" E	118.35'	L87	S 08°48'09" E	62.25'	C32	450.00'	47°23'53"	372.46'	S 31°44'14" E	361.74'	C75	25.00'	98°12'06"	42.85'	N 80°44'20" W	37.79'
L33	S 05°40'06" W	118.55'	L88	N 18°42'06" E	125.21'	C33	300.00'	25°24'04"	134.20'	S 88°16'07" E	133.28'	C76	420.00'	23°35'59"	172.98'	N 19°50'17" W	171.77'
L34	S 45°00'24" W	69.11'	L89	S 02°16'36" E	12.25'	C34	200.00'	35°26'33"	123.72'	S 12°04'08" E	121.75'	C77	270.00'	1°47'35"	8.45'	N 07°08'30" W	8.45'
L35	N 84°19'52" W	163.66'	L90	S 07°28'47" E	118.77'	C35	80.00'	70°53'06"	98.97'	S 05°40'08" W	92.78'	C78	970.00'	11°54'40"	201.65'	N 00°17'23" W	201.29'
L36	N 05°40'08" E	210.03'	L91	N 34°33'55" E	85.47'	C36	200.00'	35°26'33"	123.72'	S 23°23'25" W	121.75'	C79	25.00'	74°24'17"	32.47'	N 67°21'46" E	30.23'
L37	N 33°50'46" E	79.42'	L92	N 07°37'30" E	30.55'	C37	500.00'	11°54'51"	103.97'	N 00°17'17" E	103.78'	C80	25.00'	63°03'36"	27.52'	S 23°54'18" E	26.94'
L38	S 84°19'52" E	134.38'	L93	N 34°33'54" W	120.23'	C38	100.00'	6°25'32"	11.21'	S 09°27'29" E	11.21'	C81	25.00'	54°37'24"	23.83'	S 34°56'13" W	22.15'
L39	S 05°40'08" W	7.53'	L94	S 00°45'35" E	68.13'	C39	60.00'	12°51'03"	13.46'	S 06°14'43" E	13.43'	C82	70.00'	15°00'59"	18.35'	S 54°44'25" W	18.29'
L40	S 34°33'55" W	120.02'	L95	S 54°41'37" E	118.87'	C40	100.00'	6°25'32"	11.21'	S 03°01'57" E	11.21'	C83	25.00'	16°56'02"	27.02'	S 78°11'59" W	25.73'
L41	N 72°49'57" W	187.03'	L96	N 59°29'53" W	60.00'	C41	150.00'	49°11'23"	128.78'	S 30°56'24" E	124.86'	C84	270.00'	15°23'57"	72.57'	N 63°08'03" W	72.35'
L42	N 37°22'53" W	180.45'	L97	S 44°01'53" E	82.69'	C42	100.00'	6°05'23"	10.63'	S 52°23'24" E	10.62'	C85	419.99'	74°26'18"	57.11'	N 51°32'28" W	57.06'
L43	N 34°33'55" E	120.02'	L98	N 41°13'50" E	16.07'	C43	50.00'	12°10'45"	10.63'	S 55°26'06" E	10.61'	C86	25.00'	97°48'22"	42.68'	N 01°15'26" E	37.68'
L44	S 59°26'06" E	159.00'	L99	S 27°42'30" E	1.33'												
L45	S 59°26'06" E	159.22'	L100	S 72°42'30" E	62.20'												
L46	N 59°26'06" W	70.01'	L101	S 16°24'11" E	66.34'												
L47	N 55°28'16" W	121.01'	L102	S 05°40'08" W	49.72'												
L48	N 59°26'06" W	160.22'	L103	S 18°48'09" E	13.46'												
L49	N 59°26'06" W	107.00'	L104	S 42°20'16" E	20.37'												
L50	N 34°33'55" E	120.10'	L105	S 57°04'43" E	130.79'												
L51	S 59°22'51" E	83.01'	L106	S 62°35'39" E	34.74'												
L52	N 34°33'55" E	120.02'	L107	S 55°27'44" E	70.83'												
L53	S 59°26'05" E	168.99'	L108	S 51°46'54" E	66.35'												
L54	S 59°26'11" E	251.07'	L109	S 07°37'30" W	41.19'												
L55	S 34°33'55" W	120.02'	L110	S 36°06'09" E	14.02'												

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

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

LOT AREA TABLE			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQ.FT.
BLOCK 3 LOT 1	13,290 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 2	8,759 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 3	8,409 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 4	8,414 SQ.FT.	70' X 120'	8,400 SQ.FT.
BLOCK 3 LOT 5	7,453 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 6	7,249 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 7	7,252 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 8	7,256 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 9	7,259 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 10	7,200 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 11	7,221 SQ.FT.	60' X 120'	7,200 SQ.FT.
BLOCK 3 LOT 12	7,415 SQ.FT.	60' X 120'	7,200 SQ.FT.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.142	93,284	RESTRICTED TO DRAINAGE EASEMENT, DEDICATED TO G.C.C.D.D.
B	3.470	151,168	RESTRICTED TO OPEN SPACE/TRAIL
C	1.110	48,332	RESTRICTED TO DRAINAGE EASEMENT / ACCESS EASEMENT, DEDICATED TO G.C.C.D.D.
D	0.387	16,879	RESTRICTED TO OPEN SPACE
E	0.785	34,196	RESTRICTED TO OPEN SPACE
F	0.060	2,618	RESTRICTED TO OPEN SPACE
G	0.242	10,521	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.259	11,261	RESTRICTED TO LIFT STATION, DEDICATED TO CITY OF FRIENDSWOOD
I	4.387	191,113	RESTRICTED TO DETENTION
J	0.014	631	RESTRICTED TO OPEN SPACE, DEDICATED TO G.C.C.D.D.
TOTAL	12.856	560,003	

LOT SUMMARY			
LOT SIZES	SECTION 1/2	SECTION 3A AND 4A	TOTAL LOTS
55'x125'	62 LOTS	-----	62 LOTS
60'x120'	-----	8 LOTS	8 LOTS
65'x125'	68 LOTS	-----	68 LOTS
70'x120'	-----	37 LOTS	37 LOTS
90'x120'	-----	-----	-----
TOTAL	130 LOTS	45 LOTS	175 LOTS

FRIENDSWOOD TRAILS PUD 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
				FRONT	REAR	INTERIOR	SIDES					
							EXTERIOR (CORNER LOT)					
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 x 120	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
60 x 120	2.7	7200	60	25	25	5	25	20	35	2	NO	45%
65 x 120	2.7	8125	65	25	25	5	25	20	35	2	NO	45%
70 x 120	2.7	8400	70	25	25	5	25	20	35	2	NO	40%
90 x 120	2.7	10800	90	25	25	10	25	20	40	2	NO	40%
120 x 130	2.7	15600	120	25	25	10	25	20	40	2	NO	35%

P.U.D. AMENITY SUMMARY				
AMENITY	P.U.D.	SECTION 1-2	SECTION 3A-4A	TOTAL
TRAIL (LINEAR FEET)	21,171 L.F.	7,320 L.F.	5,716 L.F.	13,036 L.F.
DETENTION POND #1	6.52 AC.	8.176 AC.	—	8.176 AC.
DETENTION POND #2	7.17 AC.	—	4.387 AC.	4.387 AC.
DETENTION POND #3	4.57 AC.	—	—	—
DETENTION POND #4	6.02 AC.	—	—	—
PARK #1	2.2 AC.	1.7642 AC.	—	1.7642 AC.
PARK #2	3.28 AC.	—	—	—
POCKET PARK / OPEN SPACE	57.52 AC.	9.0003 AC.	4.944 AC.	13.9443 AC.
TOTAL GREEN AREA	80.29 AC.	18.9405 AC.	9.331 AC.	28.2715 AC.

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

A SUBDIVISION OF 30.125 ACRES OF LAND SITUATED IN THE WILLIAM HENRY SURVEY,
ABSTRACT 84 AND MARY SLOAN SURVEY, ABSTRACT 184, CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF RESERVE "T" OF FRIENDSWOOD TRAILS SECTION 1,
2 AND COMMERCIAL RECORDED IN DOC. NO. 2019069867, G.C.M.R.

REASON FOR REPLAT: TO SEPARATE PREVIOUSLY PLATTED RESERVE "T" INTO 2 NEW RESERVES, "A" & "C", AND TO EXTEND THE FRIENDSWOOD TRAIL RIGHT-OF-WAY ACROSS CHIGGER CREEK.

45 LOTS 10 RESERVES (12.856 AC.) 4 BLOCKS

OCTOBER 28, 2024 JOB NO. 1931-310

OWNERS:

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 7
PH: 281.566.2100

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

SURVEYOR

ENGINEER:



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

LJA Engineering, Inc.

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



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

ZONING CHANGE

FROM:

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

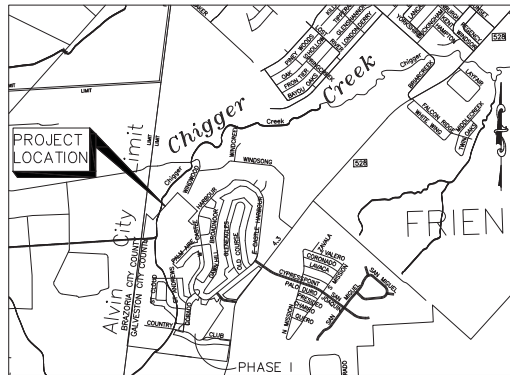
TO:

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

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



NEIGHBORHOOD COMMERCIAL (NC)



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

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS

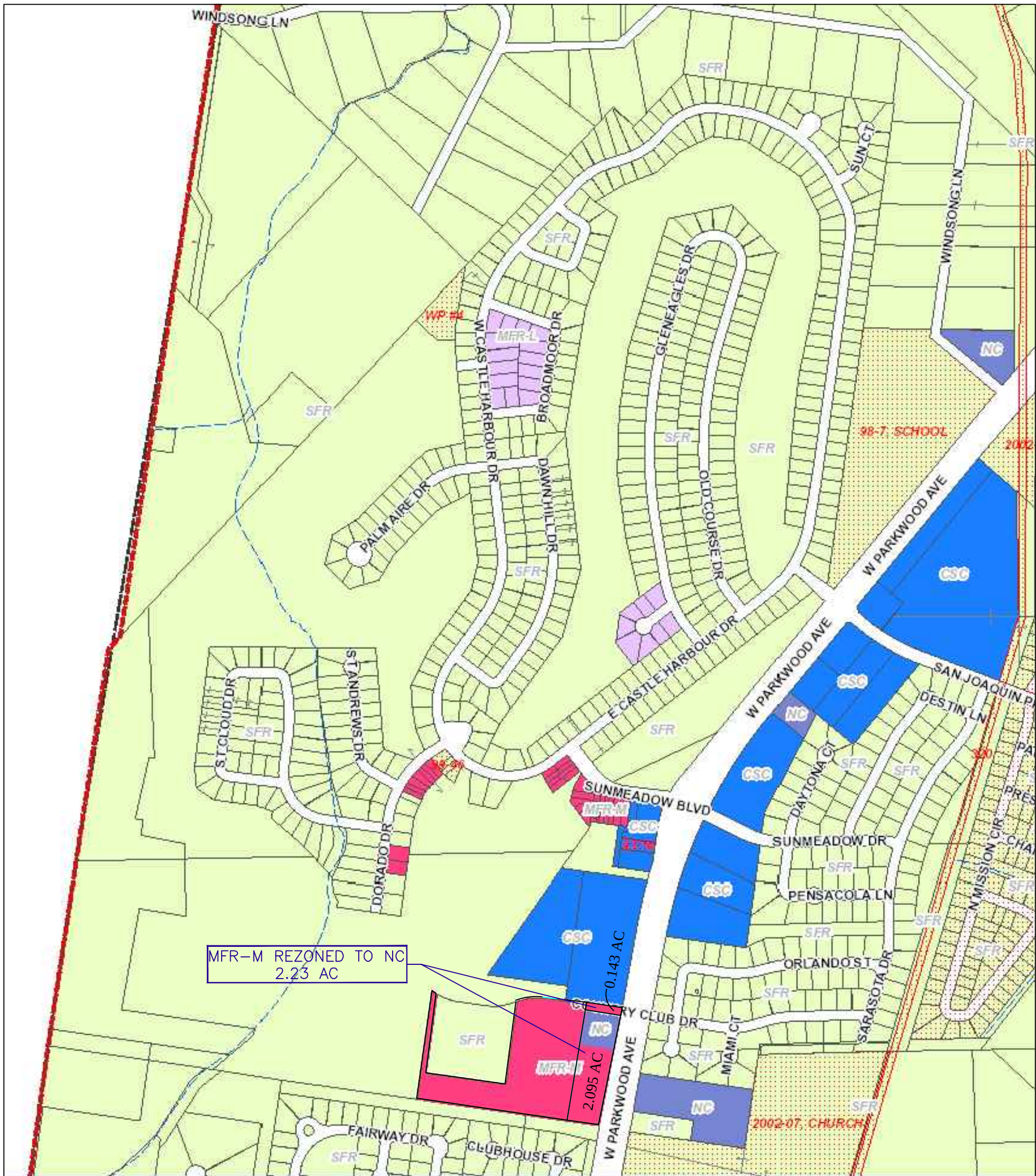


CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

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

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



EXISTING ZONING MAP
(NTS)

Metes and bounds description

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

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

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

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

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

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

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

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

Tract 2: 2.095 acres

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

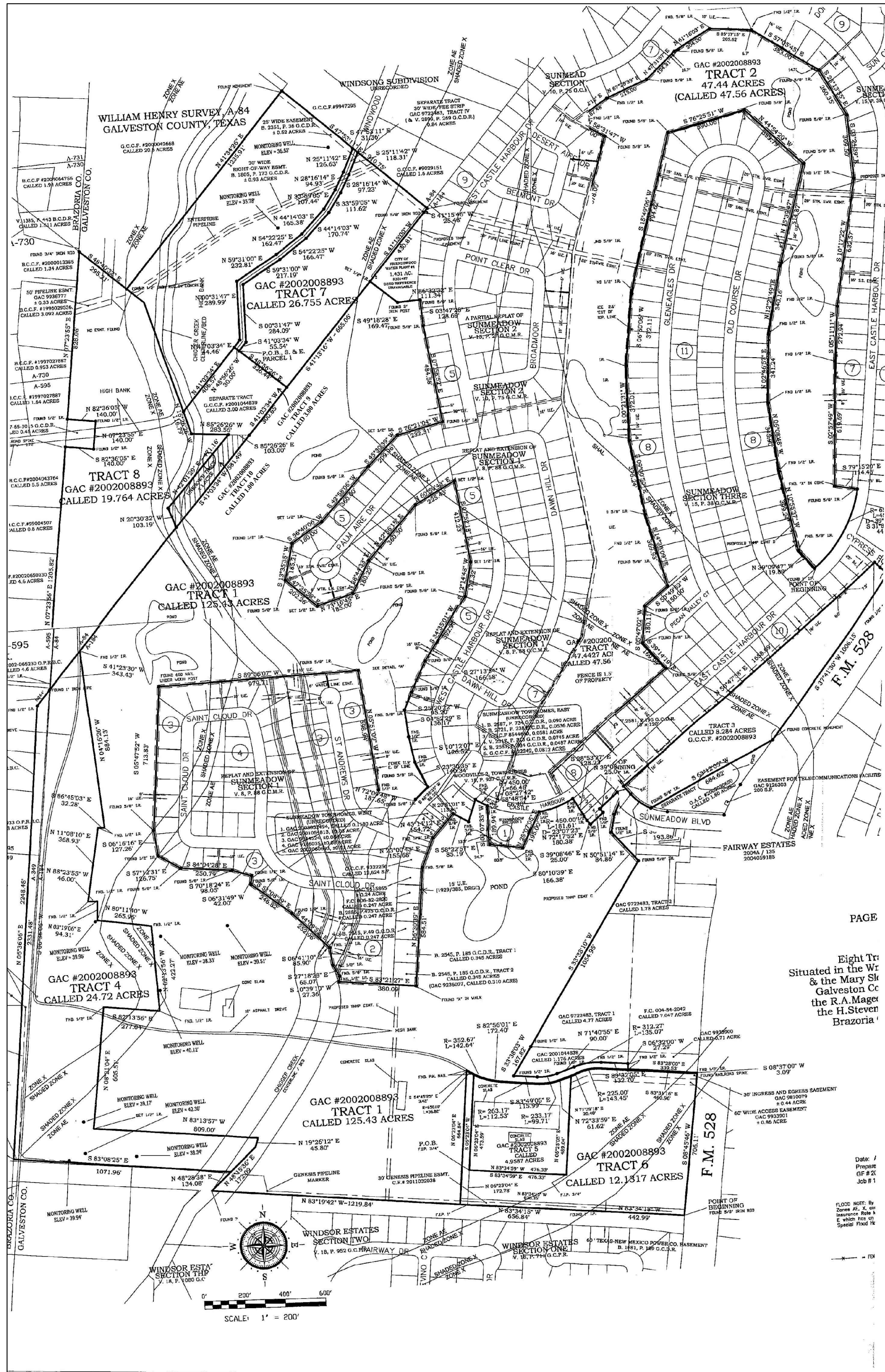
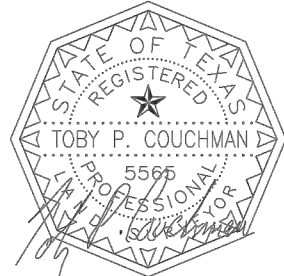
BEGINNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

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

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

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

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



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

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

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

Trees & Green Space

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

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

Density

The proposed PUD plan provides the following lot mixtures:

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

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

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

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

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

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

Amenity

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

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.20 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

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

Drainage

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

Water & Sewer

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

Project Phasing

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

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

Section 1: Gated Sections with 50 ft Road ROW.

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

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

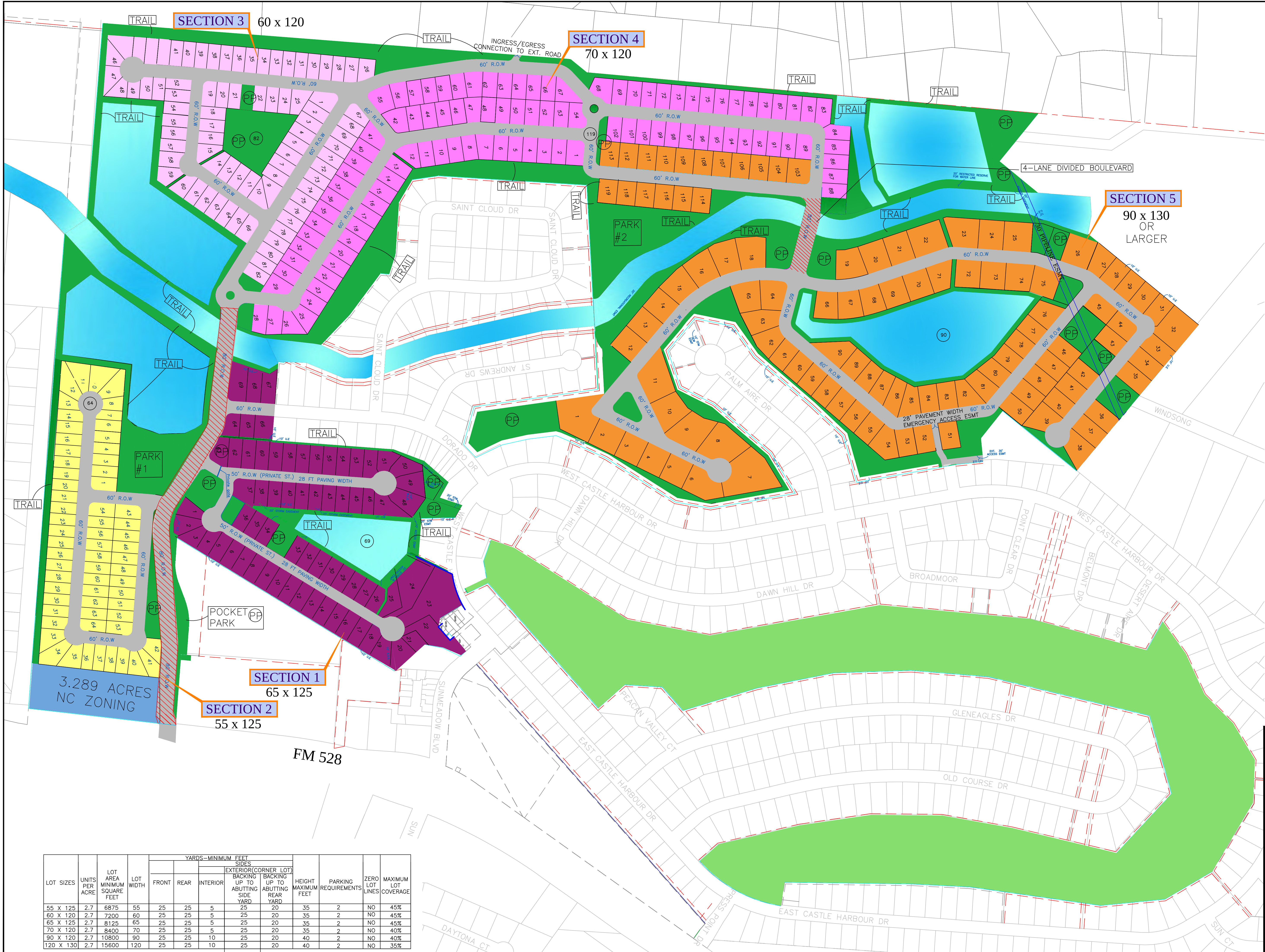
PUD NARRATIVE

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

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

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



AMENITY SUMMARY

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

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

LEGEND

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



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

LOT SUMMARY

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

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

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

FRIENDSWOOD TRAILS

**GENERAL LAND
USE AND DENSITY
PLAN**

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

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



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



NOTE:

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

DISCLAIMER:

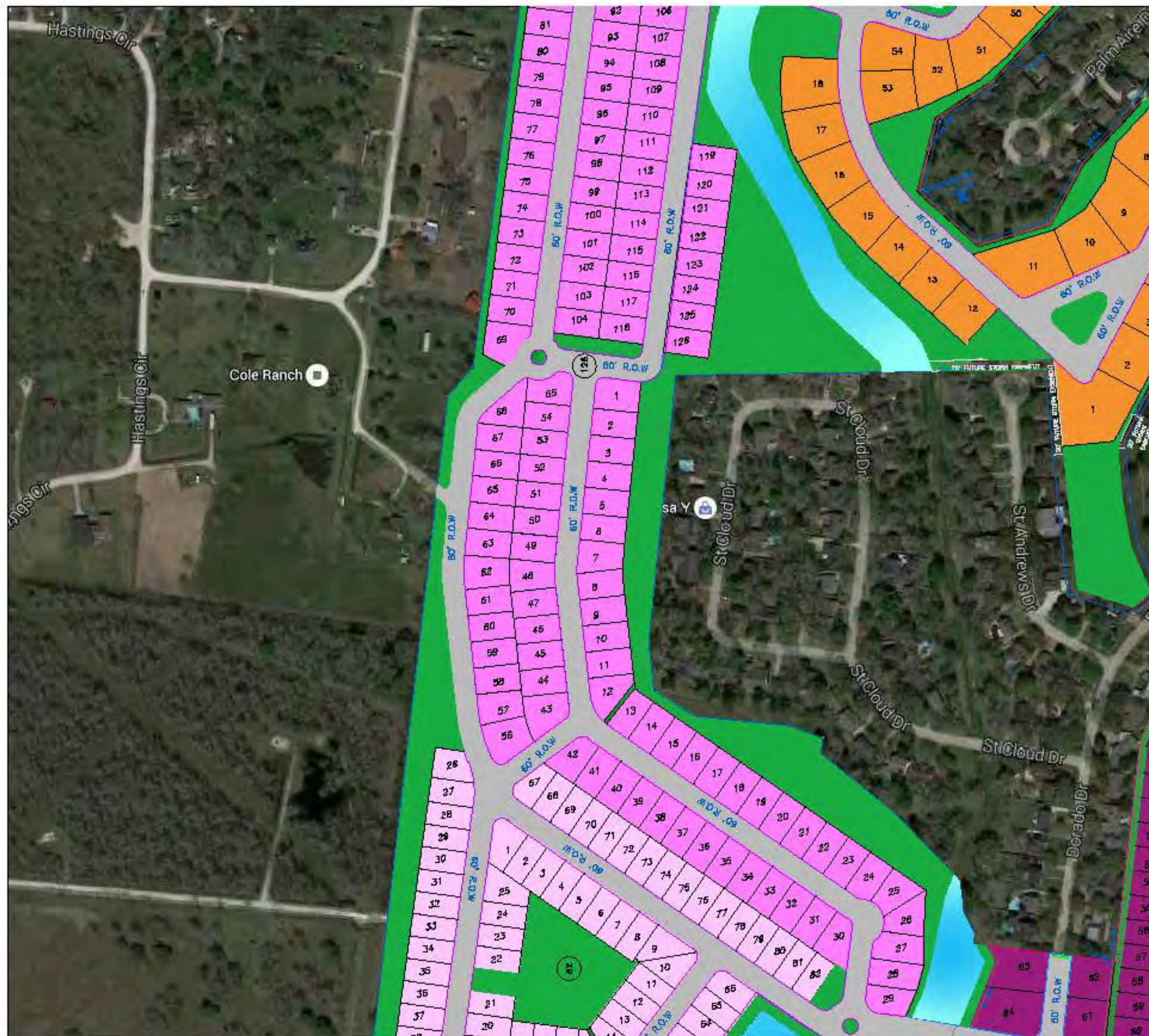
THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE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

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

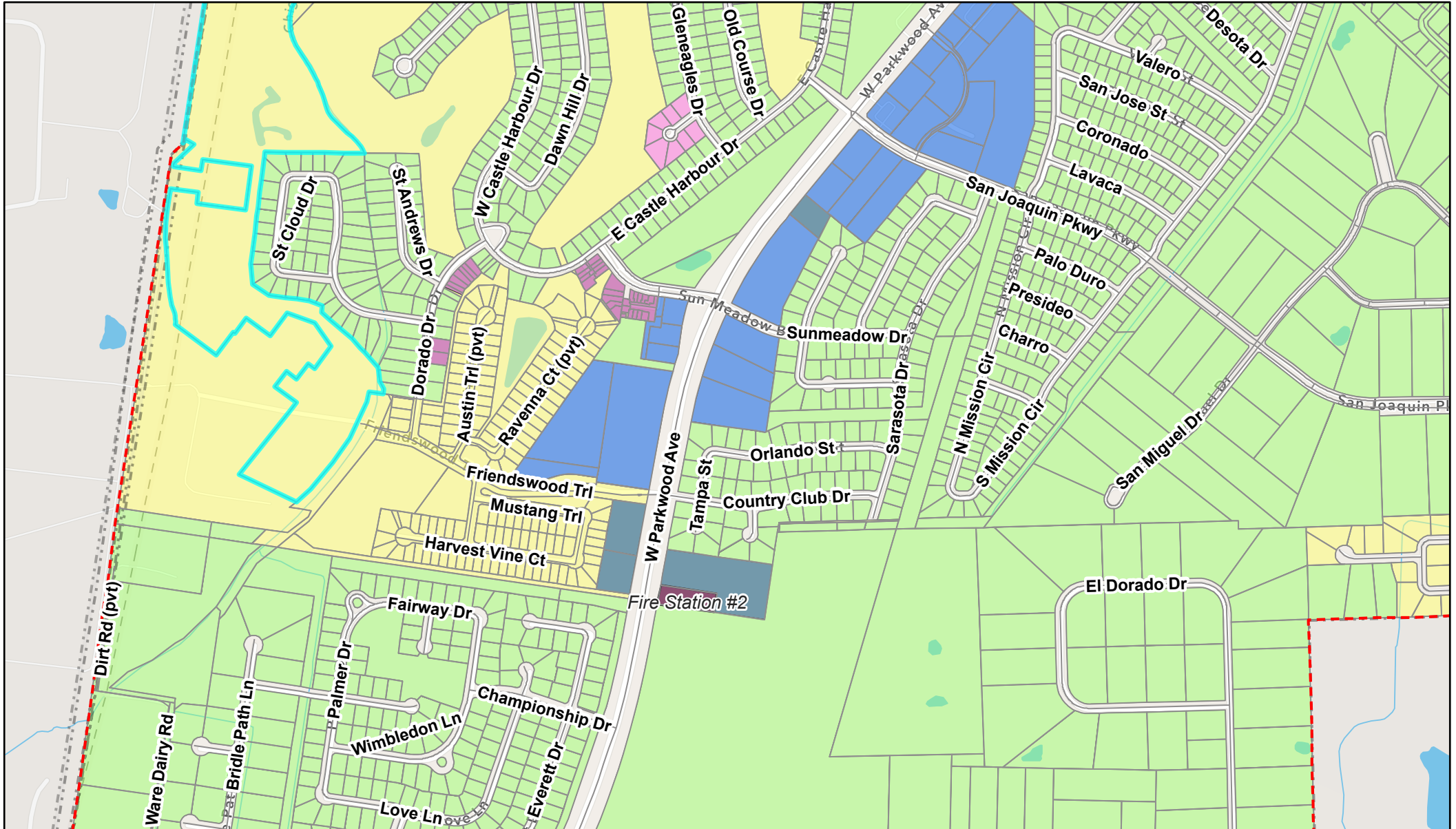
FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

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

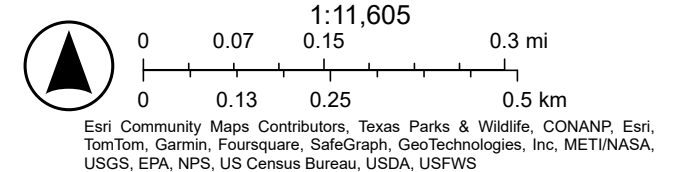


City of Friendswood



11/7/2024, 1:39:02 PM

- | | | | |
|--|---|---|---|
| City Limit | Streets | MFR-L | PUD |
| Parcels | Surrounding Cities | MFR-M | SFR |
| Fire Station #2 | Zoning by Parcel | NC | |
| | | | |





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject: Consider approving Friendswood Trails Section 4B-5A Final Plat, located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).

Action:

SUMMARY / ORIGINATING CAUSE

This plat is the fourth section of Friendswood Trails Subdivision and consists of 46 residential lots, being 70-feet and 90-feet wide. The Friendswood Trails Planned Unit Development 2016-19 was approved July 11, 2016. The PUD plan is attached for reference. The preliminary plat was approved in June 2023.

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

Recommended Action: Approval

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

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

P&Z Action Options:

- 1) 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.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Construction of the subdivision is nearing completion. Once the plat is approved and recorded, the developer can begin selling lots to builders for construction of new homes.

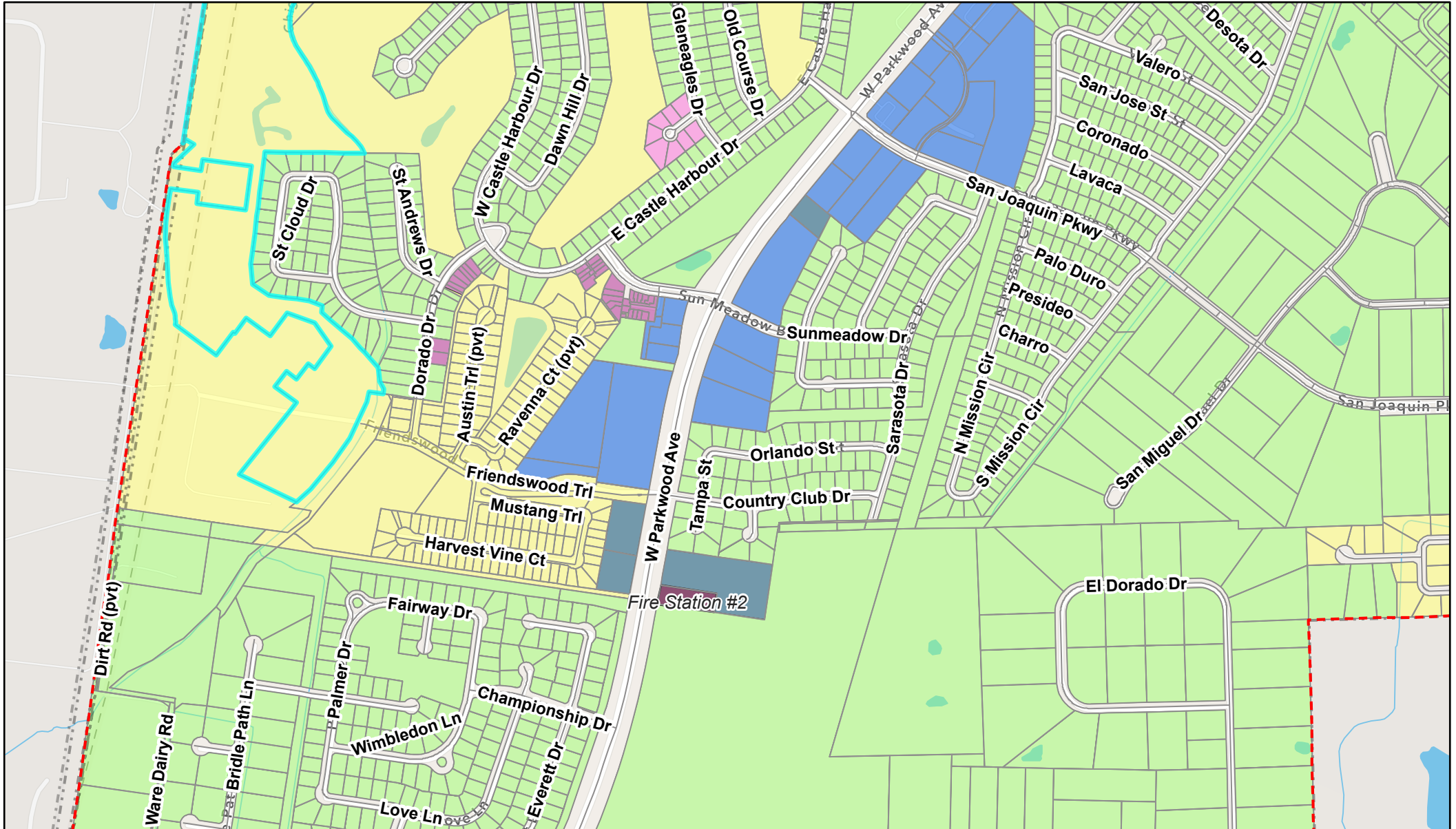
RECOMMENDATIONS

n/a

ATTACHMENTS

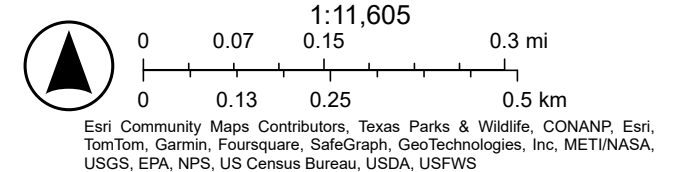
1. Friendswood Trails Location Map
2. Friendswood Trails Sec 4B -5A Final Plat
3. Ordinance 2016-19 Friendswood Trails Exhibit B

City of Friendswood



11/7/2024, 1:39:02 PM

- | | | | |
|--|---|---|---|
| City Limit | Streets | MFR-L | PUD |
| Parcels | Surrounding Cities | MFR-M | SFR |
| Public Facilities | Zoning by Parcel | NC | |
| Fire Station #2 | CSC | | |



STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNIE LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP OWNERS HEREINAFTER REFERRED TO AS OWNERS, OF THE 29.964 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FRIENDSWOOD TRAILS SECTION 4B AND 5A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE LOEB, DIVISION VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNIE LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE LOEB, DIVISION VICE PRESIDENT, FOR D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 55.234 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 4B AND 5A, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNIE LOEB, DIVISION VICE PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF _____

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

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

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED NOR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT

KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD TRAILS SECTION 4B AND 5A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
TOM HINCKLEY
CHAIRMAN

ATTEST: _____
BECKY BENNETT
ASSISTANT PLANNER

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

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

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

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

GCDDO REF: G220008

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

BEING A TRACT CONTAINING 29.964 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 29.964 ACRES BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295. SAID 29.964 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A DISC STAMPED "AMOCO PRODUCTION COMPANY" FOUND AT THE NORTH CORNER OF A CALL 26.755 ACRE TRACT OF LAND (STYLED "TRACT 7") RECORDED IN THE NAME OF FRIENDSWOOD TRAILS, LLC UNDER G.C.C.F. NO. 2016078526, 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), FROM WHICH POINT A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 3.332 ACRES BEARS SOUTH 48 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 428.52 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID 26.755 ACRES AND SAID 40 ACRES, SOUTH 41 DEGREES 36 MINUTES 57 SECONDS WEST, AT 690 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 780.55 FEET TO A POINT AT THE EXISTING CENTER THREAD OF CHIGGER CREEK (AKA CHIGGER BAYOU) FOR THE POINT OF BEGINNING, THE NORTHEAST CORNER OF AFORESAID 55.234 ACRES AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

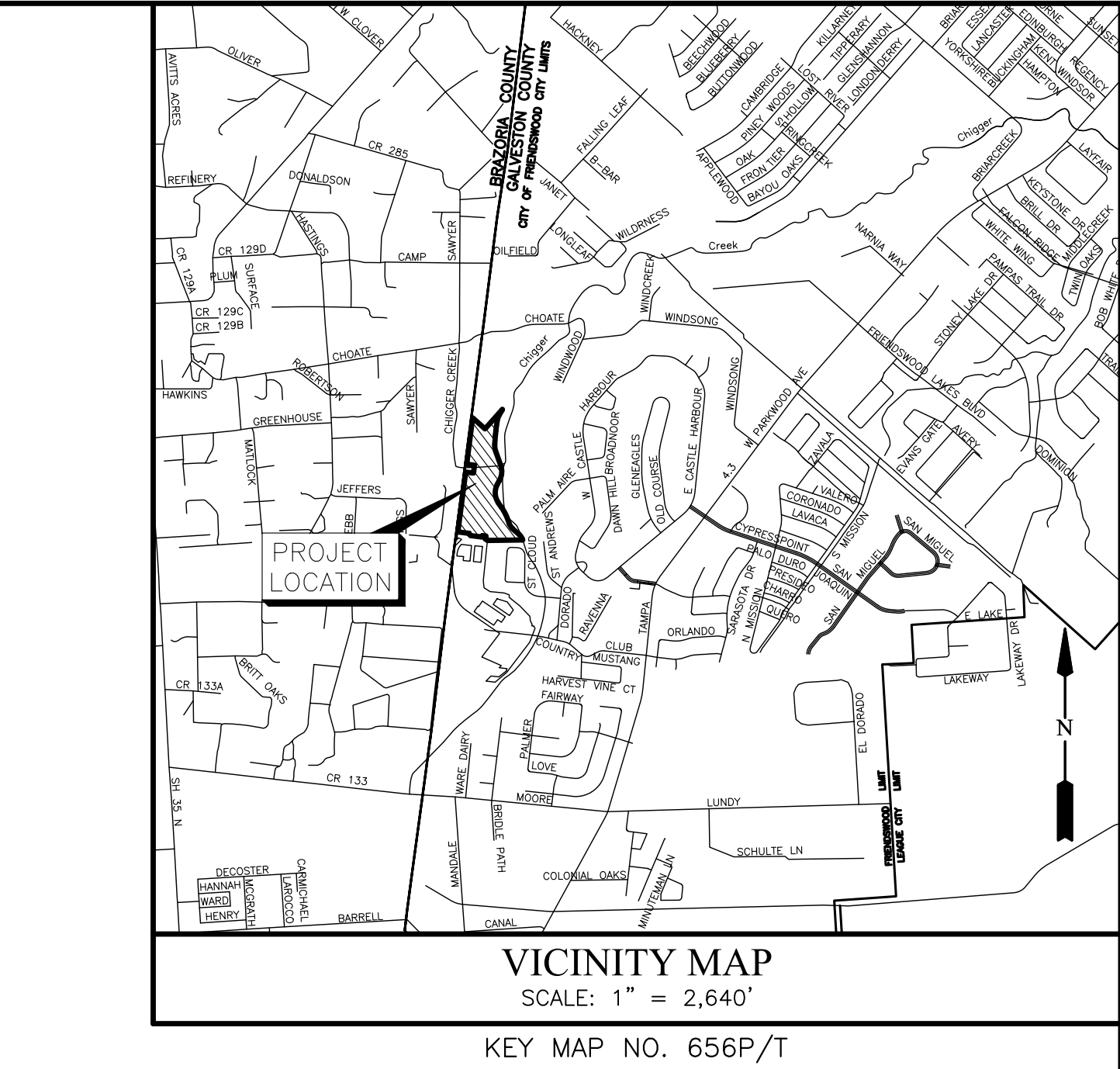
THENCE, WITH THE EAST LINE OF SAID 55.234 ACRES AND THE MEANDERS OF SAID CHIGGER CREEK, THE FOLLOWING SIXTEEN (16) COURSES:

- 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 SOUTH 27 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 15.98 FEET TO A POINT OF TANGENCY;
- SOUTH 29 DEGREES 20 MINUTES 26 SECONDS WEST, A DISTANCE OF 114.91 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 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 SOUTH 18 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 72.90 FEET TO A POINT OF TANGENCY;
- SOUTH 08 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 191.98 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 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 SOUTH 05 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 83.36 FEET TO A POINT OF TANGENCY;
- SOUTH 03 DEGREES 33 MINUTES 38 SECONDS WEST, A DISTANCE OF 166.68 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 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 SOUTH 08 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 121.24 FEET TO A POINT OF TANGENCY;
- SOUTH 19 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 259.44 FEET TO A POINT OF TANGENCY;
- 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 SOUTH 05 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 278.02 FEET TO A POINT OF TANGENCY;
- SOUTH 30 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 65.17 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 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 SOUTH 02 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 332.94 FEET TO A POINT OF TANGENCY;
- SOUTH 34 DEGREES 53 MINUTES 23 SECONDS EAST, A DISTANCE OF 90.72 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- 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 SOUTH 25 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 318.70 FEET TO A POINT OF REVERSE CURVATURE;
- 110.59 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 109.19 FEET TO A POINT OF TANGENCY;
- SOUTH 48 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 170.51 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- 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 SOUTH 32 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 107.86 FEET TO A POINT ON THE NORTH LINE OF BLOCK 3 OF REPLAT AND EXTENSION OF SUNMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FROM WHICH POINT A FOUND 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID BLOCK 3 BEARS NORTH 89 DEGREES 06 MINUTES 49 SECONDS EAST, A DISTANCE OF 353.77 FEET;

THENCE, WITH THE NORTH LINE OF SAID BLOCK 3, COMMON WITH SAID 55.234 ACRES, SOUTH 89 DEGREES 06 MINUTES 49 SECONDS WEST, AT 50 FEET PASS A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 626.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 3;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING SIXTEEN (16) COURSES:

- NORTH 51 DEGREES 28 MINUTES 54 SECONDS WEST, A DISTANCE OF 57.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 46.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 09 MINUTES 45 SECONDS AND A CHORD WHICH BEARS NORTH 22 DEGREES 56 MINUTES 13 SECONDS EAST, 45.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 21 MINUTES 21 SECONDS WEST, 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 180.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 57 DEGREES 48 MINUTES 16 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 9.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 34 SECONDS AND A CHORD WHICH BEARS NORTH 37 DEGREES 38 MINUTES 39 SECONDS WEST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 17 DEGREES 29 MINUTES 03 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;



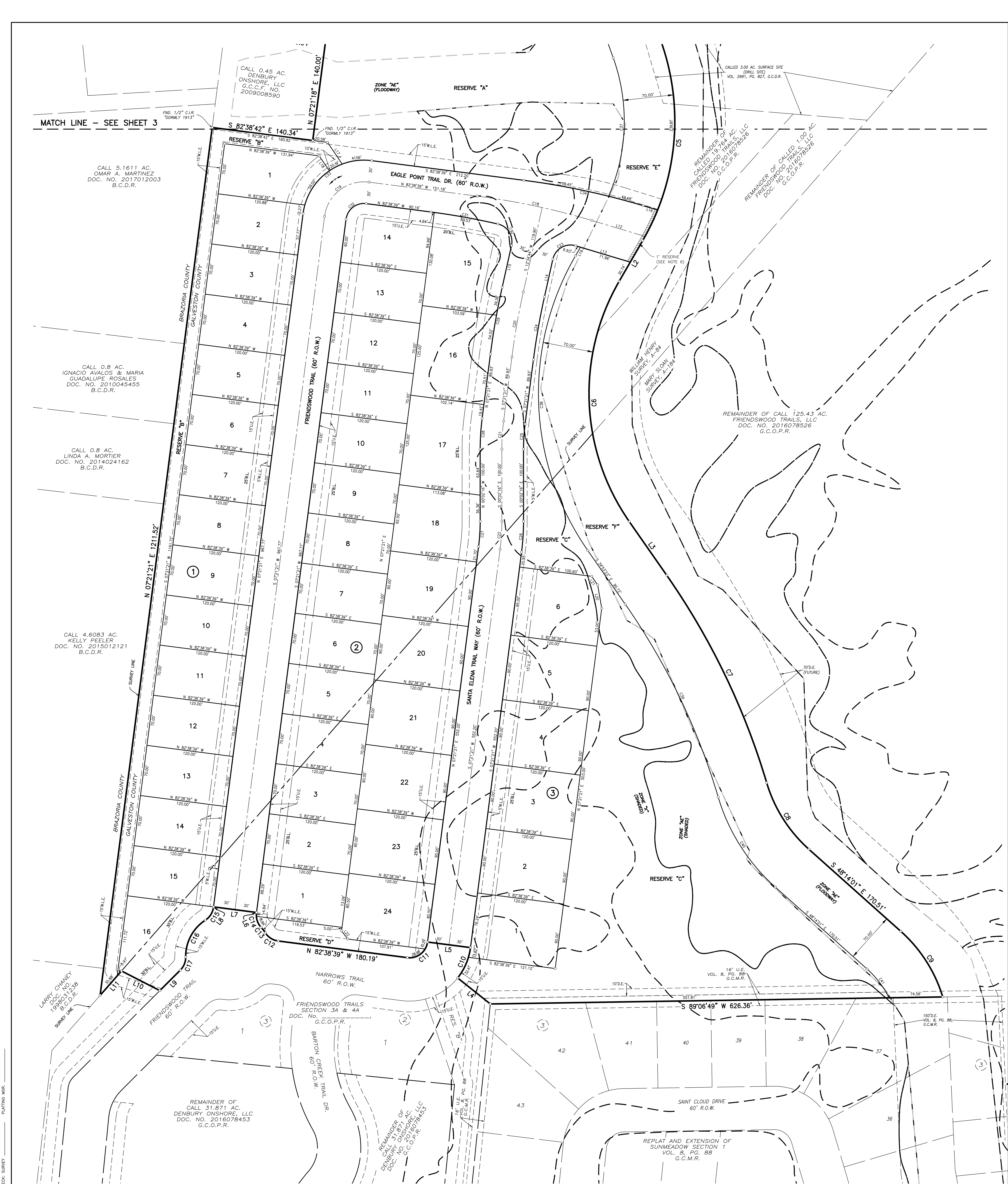
- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 32 DEGREES 11 MINUTES 44 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 60.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 49 MINUTES 43 SECONDS AND A CHORD WHICH BEARS SOUTH 28 DEGREES 07 MINUTES 16 SECONDS WEST, 58.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 19.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 48 MINUTES 00 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 06 MINUTES 24 SECONDS WEST, 19.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- SOUTH 45 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 40.16 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 62 DEGREES 52 MINUTES 25 SECONDS WEST, A DISTANCE OF 59.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE COMMON SURVEY LINE BETWEEN AFORESAID HENRY SURVEY AND AFORESAID SLOAN SURVEY;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND WITH SAID COMMON SURVEY LINE, SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND ON THE WEST LINE OF SAID 55.234 ACRES, THE EAST LINE OF A TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 1998031238, THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, AND THE OCCUPIED EAST SURVEY LINE OF THE HENRY STEVENS SURVEY, A-595, IN SAID BRAZORIA COUNTY;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID COMMON COUNTY LINE, SAID EAST LINE AND WEST LINES, AND THE EAST LINES OF THOSE FOUR (4) TRACTS OF LAND BE

LAST SAVED: 11/23/2024 8:42 PM BY: GEOFF FREEMAN - PLOT DATE: 11/23/2024 8:43 PM BY: GEOFF FREEMAN
PLOT NAME: L:\PROJECTS\1\PLATING\1931\02 PLATING\FRIENDSWOOD TRAILS 4B & 5A

MILAR CHECK SURVEY
PLATING MGR.



A PARTIAL FINAL PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A

A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

46 LOTS 6 RESERVES (16.475 AC.) 3 BLOCKS
NOVEMBER 03, 2024 JOB NO. 1931-3106C

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

SURVEYOR:

ENGINEER:



GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77305
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LAST SAVED: 11/23/2024 8:42 PM BY: GEOFF FREEMAN - PLOT DATE: 11/23/2024 8:43 PM BY: GEOFF FREEMAN
PART NAME: I:\PROJECTS\PLATTING\1931\01_PLATTING\FRIENDSWOOD TRAILS SECTION 4B & 5A

WILKIN CHECK SURVEY
PLATTING MGR.

LEGEND:

- | | |
|----------------|---|
| B.L. | INDICATES BUILDING LINE |
| U.E. | INDICATES UTILITY EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| D.E. | INDICATES DRAINAGE EASEMENT |
| I.E./P.U.E | INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT |
| RES. | INDICATES RESERVE |
| G.C.C.F. | INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER |
| G.C.M.R. | INDICATES GALVESTON COUNTY MAP RECORDS |
| G.C.P.R. | INDICATES GALVESTON COUNTY PLAT RECORDS |
| G.C.O.P.R. | INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS |
| G.C.O.P.R.R.P. | INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| G.C.D.R. | INDICATES GALVESTON COUNTY DEED RECORDS |
| (S) | INDICATES SET SURVEY ROD |
| (F) | INDICATES FOUND SURVEY ROD |



60 30 0 60
SCALE: 1" = 60'

A PARTIAL FINAL PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A

A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
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Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

PLATING: MGR.
MILWAUKEE CHECK: SURVEY

LAST SAVED: 11/23/2024 8:42 PM BY: GEORGE FREEMAN - PLOT DATE: 11/23/2024 8:43 PM BY: GEORGE FREEMAN
PART NAME: I:\PROJECTS\1\PLATING\131\131.01 PLAT\FRIENDSWOOD TRAILS\FRIENDSWOOD TRAILS 4B & 5A.DWG

LOT AREA TABLE – BLOCK 1			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQ.FT.
LOT 1	9,332 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 2	8,404 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 3	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 4	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 5	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 6	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 7	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 8	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 9	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 10	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 11	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 12	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 13	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 14	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 15	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 16	10,848 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE – BLOCK 2			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQ.FT.
LOT 1	8,771 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 2	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 3	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 4	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 5	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 6	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 7	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 8	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 9	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 10	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 11	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 12	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 13	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 14	10,066 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 15	13,737 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 16	12,794 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 17	13,238 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 18	10,909 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 19	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 20	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 21	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 22	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 23	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 24	10,803 SQ.FT.	90' X 120'	10,800 SQ.FT.

LOT AREA TABLE – BLOCK 3			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQ.FT.
LOT 1	10,805 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 2	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 3	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 4	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 5	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 6	11,350 SQ.FT.	90' X 120'	10,800 SQ.FT.

LOT SUMMARY				
LOT SIZES	SECTION 1 AND 2	SECTION 3A AND 4A	SECTION 4B AND 5A	TOTAL LOTS
55'x125'	62 LOTS	---	---	62 LOTS
60'x120'	---	8 LOTS	---	8 LOTS
65'x125'	68 LOTS	---	---	68 LOTS
70'x120'	---	37 LOTS	30 LOTS	67 LOTS
90'x120'	---	---	16 LOTS	16 LOTS
TOTAL	130 LOTS	45 LOTS	46 LOTS	221 LOTS

FRIENDSWOOD TRAILS PUD 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
				FRONT	REAR	INTERIOR	SIDES					
							EXTERIOR(CORNER LOT)	BACKING UP TO ABUTTING REAR YARD				
55 X 120	2.7	6,875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7,200	60	25	25	5	25	20	35	2	NO	45%
65 X 120	2.7	8,125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8,400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10,800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15,600	120	25	25	10	25	20	40	2	NO	35%

P.U.D. AMENITY SUMMARY					
AMENITY	P.U.D.	SECTION 1–2	SECTION 3A–4A	SECTION 4B–5A	TOTAL
TRAIL (LINEAR FEET)	21,171 L.F.	7,320 L.F.	5,716 L.F.	2,294 L.F.	15,330 L.F.
DETENTION POND #1	6.52 AC.	8.176 AC.	—	—	8.176 AC.
DETENTION POND #2	7.17 AC.	—	4.387 AC.	—	4.387 AC.
DETENTION POND #3	4.57 AC.	—	—	5.478 AC.	5.478 AC.
DETENTION POND #4	6.02 AC.	—	—	—	—
PARK #1	2.2 AC.	1.7642 AC.	—	—	1.7642 AC.
PARK #2	3.28 AC.	—	—	3.334 AC.	3.334 AC.
POCKET PARK / OPEN SPACE	57.52 AC.	9.0003 AC.	4.944 AC.	3.913 AC.	17.8573 AC.
TOTAL GREEN AREA	80.29 AC.	18.9405 AC.	9.331 AC.	12.725 AC.	40.9965 AC.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	8.650	376,772	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/DETENTION/POCKET PARK
B	0.626	27,267	RESTRICTED TO OPEN SPACE/UTILITIES/DRAINAGE/TRAIL
C	3.336	145,308	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/PARK
D	0.115	4,995	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/POCKET PARK
E	1.830	79,704	RESTRICTED TO DRAINAGE EASEMENT, DEDICATED TO G.C.C.D.D.
F	1.918	83,541	RESTRICTED TO DRAINAGE EASEMENT, DEDICATED TO G.C.C.D.D.
TOTAL	16.475	717,587	

GENERAL NOTES:

- BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096, BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.
ELEVATION = 26.11' NAVD88 (2001 ADJ.)
I.B.M.L. "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.)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986942125.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C02010, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH
LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
- FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- 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.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC. SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- THIS PLAT IS SUBJECT TO AN UNDEFINED ELECTRIC UTILITY EASEMENT PER F.N. 8712854, G.C.O.P.R.
- THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN INSTRUMENT RECORDED AT VOL. 1930, PG. 600, G.C.D.R.; HOWEVER, NONE OF THE WATER WELLS REFERENCED IN THIS DOCUMENT ARE WITHIN THE BOUNDARIES OF THIS PLAT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°20'26" W	114.91'
L2	S 30°04'11" W	65.17'
L3	S 34°53'23" E	90.72'
L4	N 51°28'54" W	57.80'
L5	N 82°38'39" W	60.00'
L6	N 07°21'21" E	0.52'
L7	N 82°38'39" W	60.00'
L8	N 07°21'21" W	0.52'
L9	S 45°00'24" W	40.16'
L10	N 62°52'25" W	59.63'
L11	S 41°13'50" W	44.86'
L12	N 73°20'14" W	76.74'
L13	N 73°20'14" W	78.89'
L14	S 12°34'44" W	53.35'
L15	N 12°34'44" E	59.28'
L16	S 73°20'14" E	21.05'
L17	N 34°15'51" W	36.37'
L18	S 34°15'51" E	25.00'
L19	S 30°04'11" W	14.05'
L20	S 09°51'11" E	32.79'
L21	N 34°53'23" W	14.43'
L22	S 37°38'39" E	14.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	200.00'	4°34'41"	15.98'	S 27°03'06" W	15.98'
C2	200.00'	21°00'10"	73.31'	S 18°50'21" W	72.90'
C3	1000.00'	4°46'38"	83.38'	S 05°56'57" W	83.36'
C4	300.00'	23°18'58"	122.08'	S 08°05'51" E	121.24'
C5	330.00'	49°49'31"	286.97'	S 05°09'26" W	278.02'
C6	310.00'	64°57'34"	351.46'	S 02°24'36" E	332.94'
C7	1000.00'	18°20'17"	320.06'	S 25°43'14" E	318.70'
C8	200.00'	31°40'55"	110.59'	S 32°23'33" E	109.19'
C9	200.00'	31°17'15"	109.21'	S 32°35'24" E	107.86'
C10	85.00'	31°09'45"	46.23'	N 22°56'13" E	45.66'
C11	25.00'	90°00'00"	39.27'	S 52°21'21" W	35.36'
C12	25.00'	49°40'47"	21.68'	N 57°48'16" W	21.00'
C13	60.00'	9°21'34"	9.80'	N 37°38'39" W	9.79'
C14	25.00'	49°40'47"	21.68'	N 17°29'03" W	21.00'
C15	25.00'	49°40'47"	21.68'	S 32°11'44" W	21.00'
C16	60.00'	57°49'43"	60.56'	S 28°07'16" W	58.02'
C17	25.00'	45°48'00"	19.98'	S 22°06'24" W	19.48'
C18	1000.00'	9°18'25"	162.44'	N 77°59'27" W	162.26'
C19	55.00'	90°00'00"	86.39'	S 52°21'21" W	77.78'
C20	1000.00'	5°13'23"	91.16'	S 09°58'02" W	91.13'
C21	300.00'	7°23'37"	38.71'	S 03°39'32" W	38.69'
C22	300.00'	7°23'37"	38.71'	S 03°39'32" W	38.69'
C23	25.00'	94°05'02"	41.05'	S 59°37'15" W	36.59'
C24	970.00'	5°13'23"	88.43'	S 09°58'02" W	88.40'
C25	270.00'	7°23'37"	34.84'	S 03°39'32" W	34.82'
C26	330.00'	7°23'37"	42.58'	S 03°39'32" W	42.55'
C27	270.00'	7°23'37"	34.84'	N 03°39'32" E	34.82'
C28	330.00'	7°23'37"	42.58'	N 03°39'32" E	42.55'
C29	1030.00'	5°13'23"	93.90'	N 09°58'02" E	93.86'
C30	25.00'	89°35'27"	39.09'	N 32°12'59" W	35.23'
C31	960.00'	5°37'56"	94.37'	N 79°49'41" W	94.33'
C32	25.00'	90°00'00"	39.27'	S 52°21'21" W	35.36'
C33	85.00'	90°00'00"	133.52'	N 52°21'21" E	120.21'
C34	1040.00'	9°18'25"	168.93'	S 77°59'27" E	168.75'
C35	1070.00'	4°46'38"	89.22'	S 05°56'57" W	89.19'
C36	370.00'	23°18'58"	150.57'	S 08°05'51" E	149.53'
C37	260.00'	43°18'32"	196.53'	S 01°53'56" W	191.88'
C38	380.00'	64°57'34"	430.83'	S 02°24'36" E	408.12'
C39	930.00'	18°20'17"	297.66'	S 25°43'14" E	296.39'
C40	270.00'	31°40'55"	149.30'	S 32°23'33" E	147.40'
C41	130.00'	22°09'31"	50.28'	S 37°09'16" E	49.96'

A PARTIAL FINAL PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A
A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

46 LOTS 6 RESERVES (16.475 AC.) 3 BLOCKS
NOVEMBER 03, 2024 JOB NO. 1931–3106C

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 – RICHMOND, TEXAS 77407
PH: 281.566.2100



SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBP&LS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:

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

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

FRIENDSWOOD TRAILS SECTION 4B AND 5A
LIA JOB NO. 1931–31XX

ZONING CHANGE

FROM:

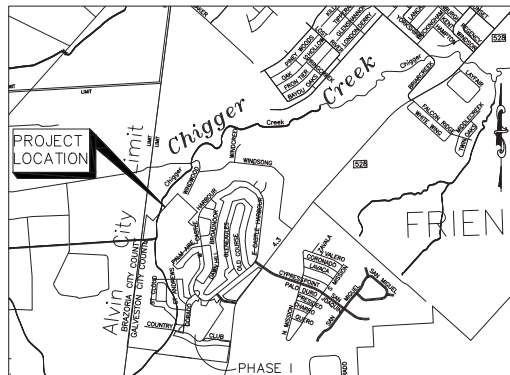
SINGLE FAMILY RESIDENTIAL (SFR)
MULTIFAMILY RESIDENTIAL (MFR-M)

TO:

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

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

NEIGHBORHOOD COMMERCIAL (NC)



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

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS

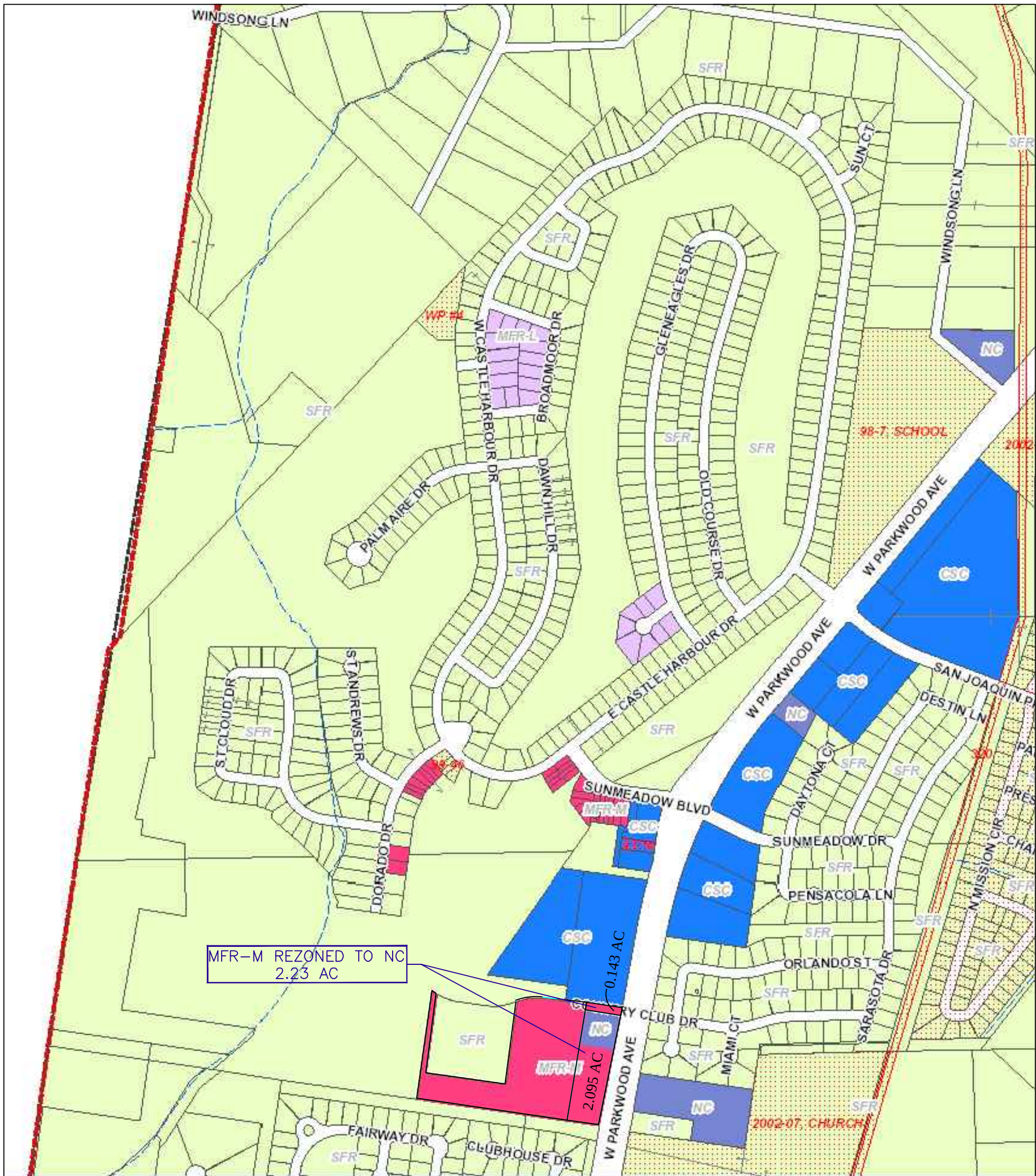


CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

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

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



EXISTING ZONING MAP
(NTS)

Metes and bounds description

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

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

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

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

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

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

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

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

Tract 2: 2.095 acres

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

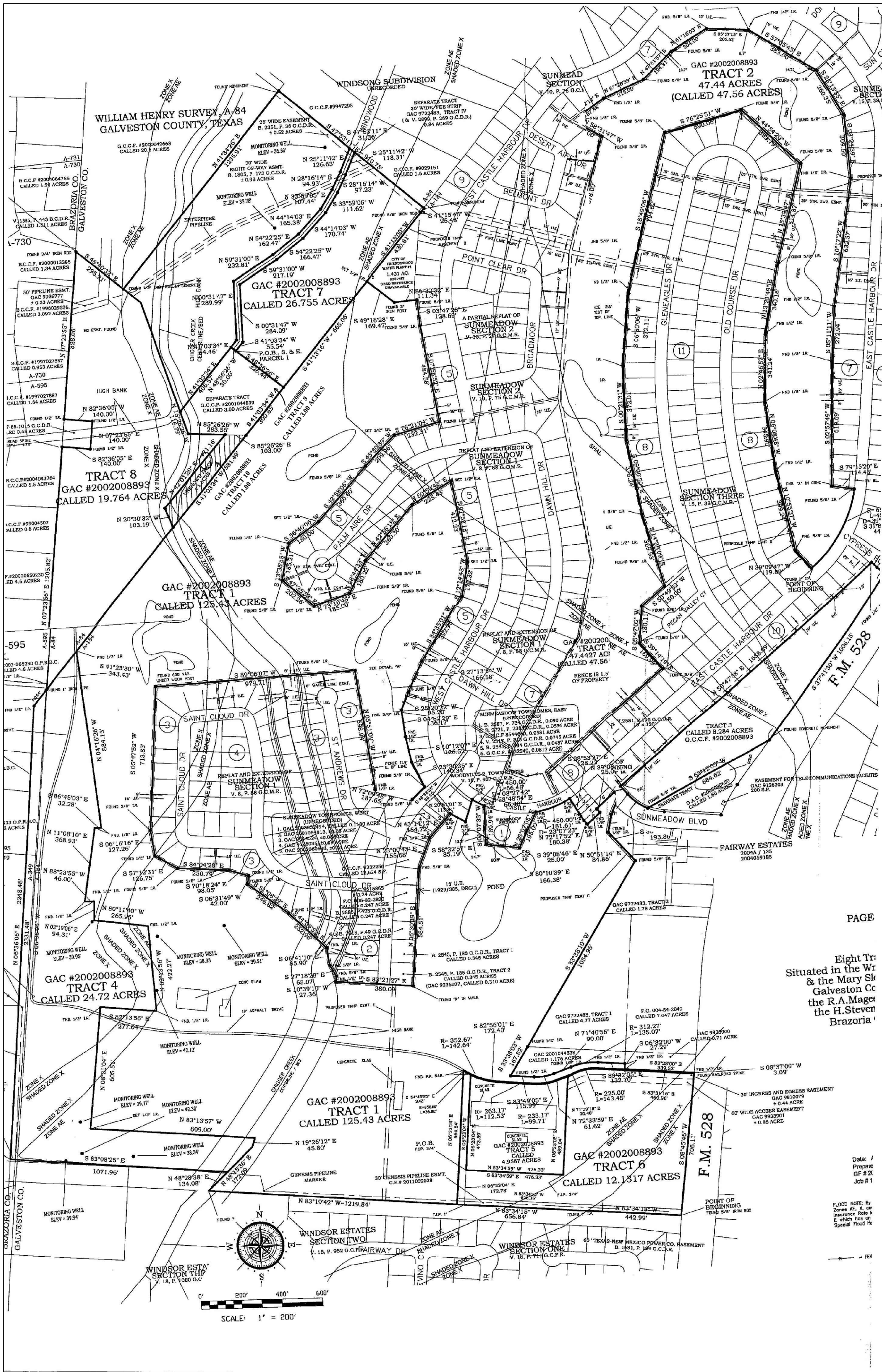
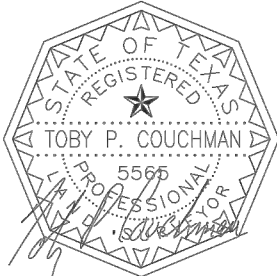
BEGINNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

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

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

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

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



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

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

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

Trees & Green Space

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

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

Density

The proposed PUD plan provides the following lot mixtures:

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

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

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

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

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

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

Amenity

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

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.20 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

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

Drainage

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

Water & Sewer

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

Project Phasing

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

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

Section 1: Gated Sections with 50 ft Road ROW.

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

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

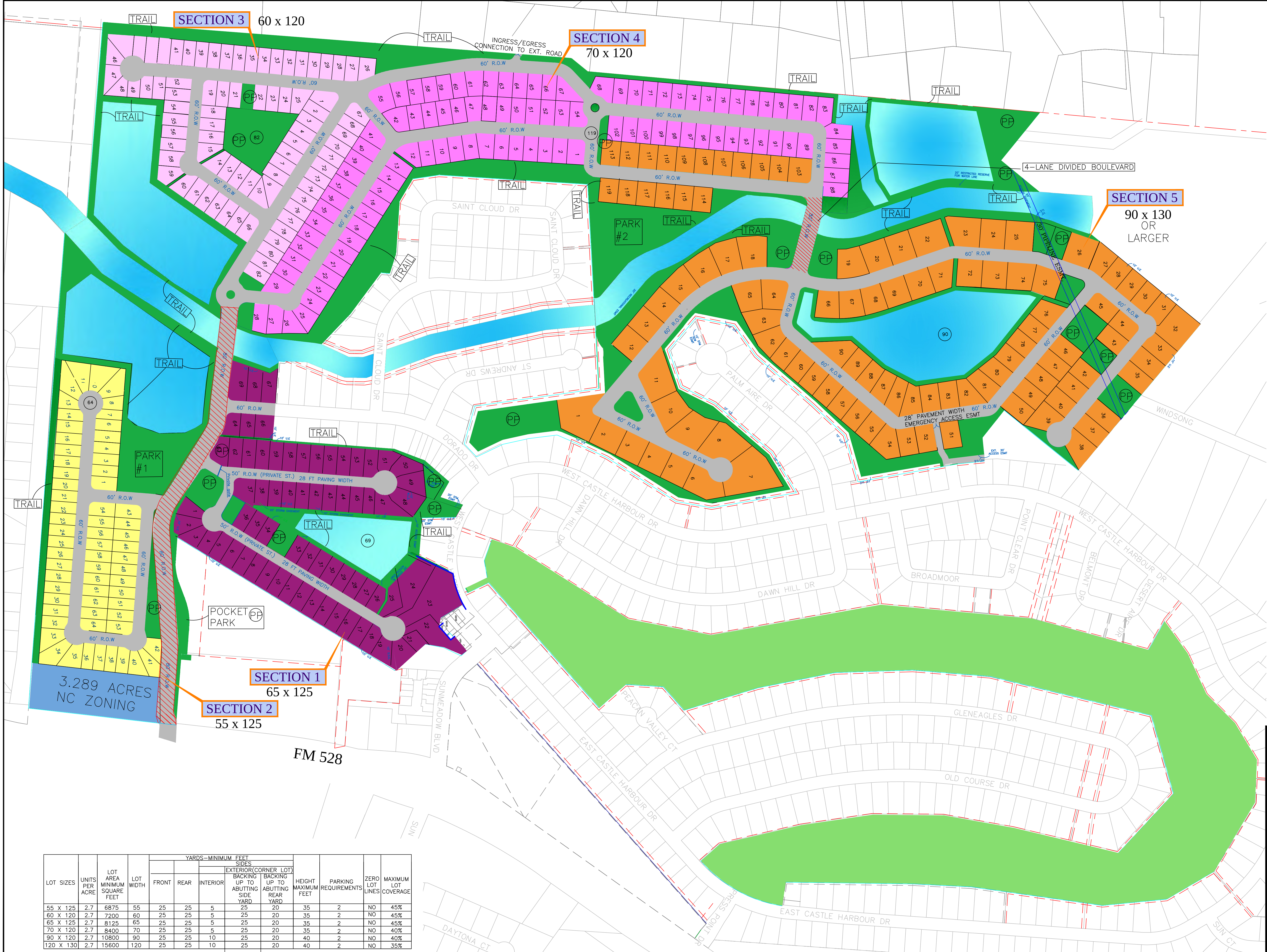
PUD NARRATIVE

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

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

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



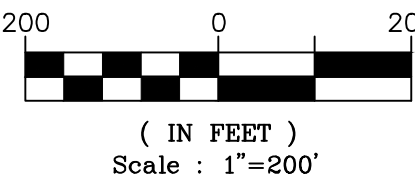
AMENITY SUMMARY

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

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

LEGEND

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



LOT SUMMARY

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

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

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

FRIENDSWOOD TRAILS

GENERAL LAND
USE AND DENSITY
PLAN

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

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



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



NOTE:

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

DISCLAIMER:

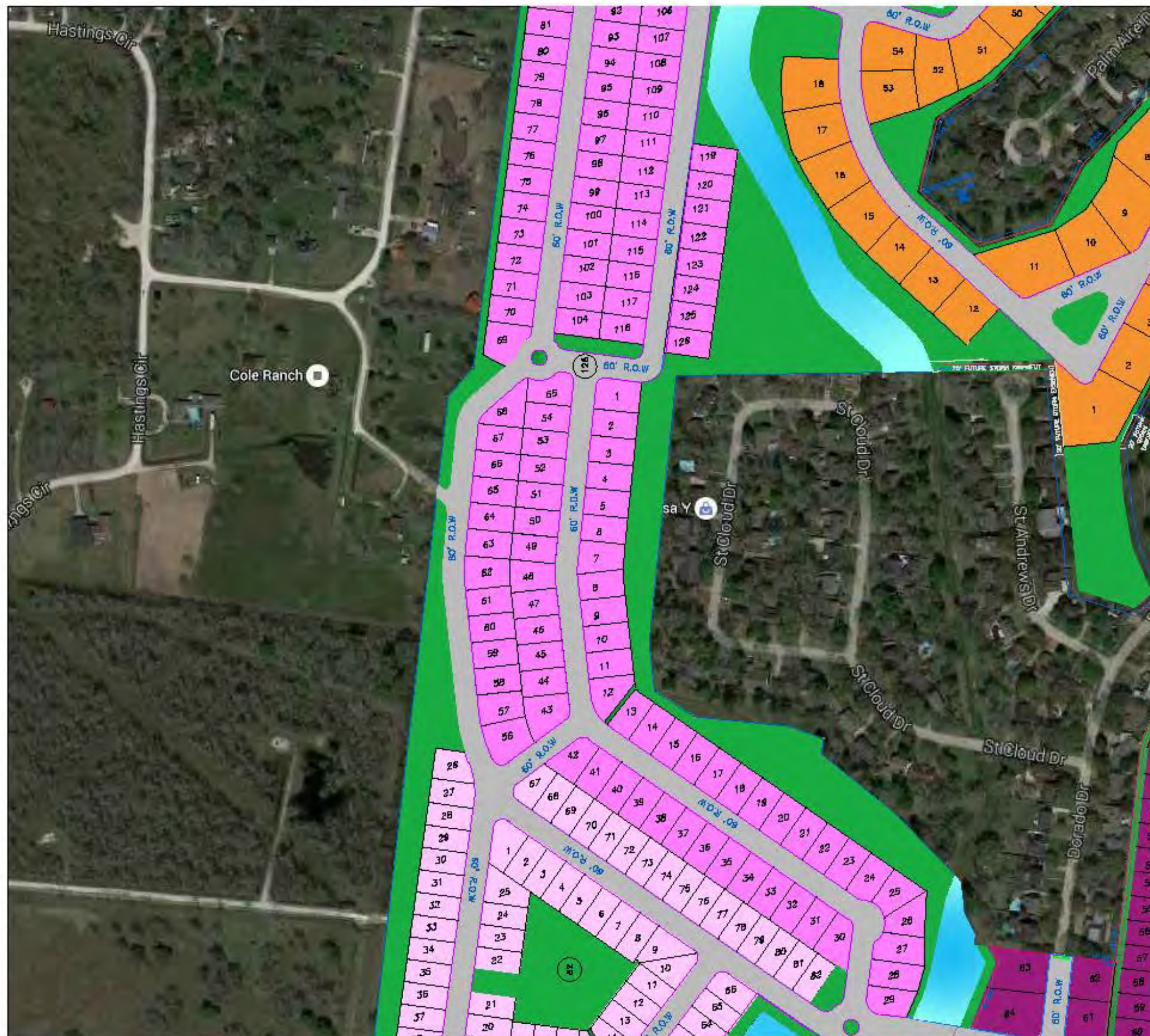
THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE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

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

FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

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





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject: **SITE PLAN: HARDBALL ACADEMY AT 2907 W PARKWOOD AVE.**

Consider approving the site plan for Hardball Academy to be located at 2907 W Parkwood Ave.

Action:

SUMMARY / ORIGINATING CAUSE

Hardball Academy is planning to construct a one-story, 15,000-square-foot building with a baseball field behind the building. The owner currently has other locations in the region that he will be relocating to this facility once it is complete. This project began prior to the changes in tree mitigation requirements, so it is grandfathered under the old requirements.

The required parking is 105 spaces. The applicant submitted a Design Modification Form to the City Engineer to reduce the required parking to 75 spaces. The request was approved by the City Engineer and is attached for informational purposes.

Zoning - Community Shopping Center (CSC); subject to the Community Overlay District (COD)
Plat - Joyful Park Subdivision; 10-foot waterline easement abandonment - approved Oct/Nov 2024

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

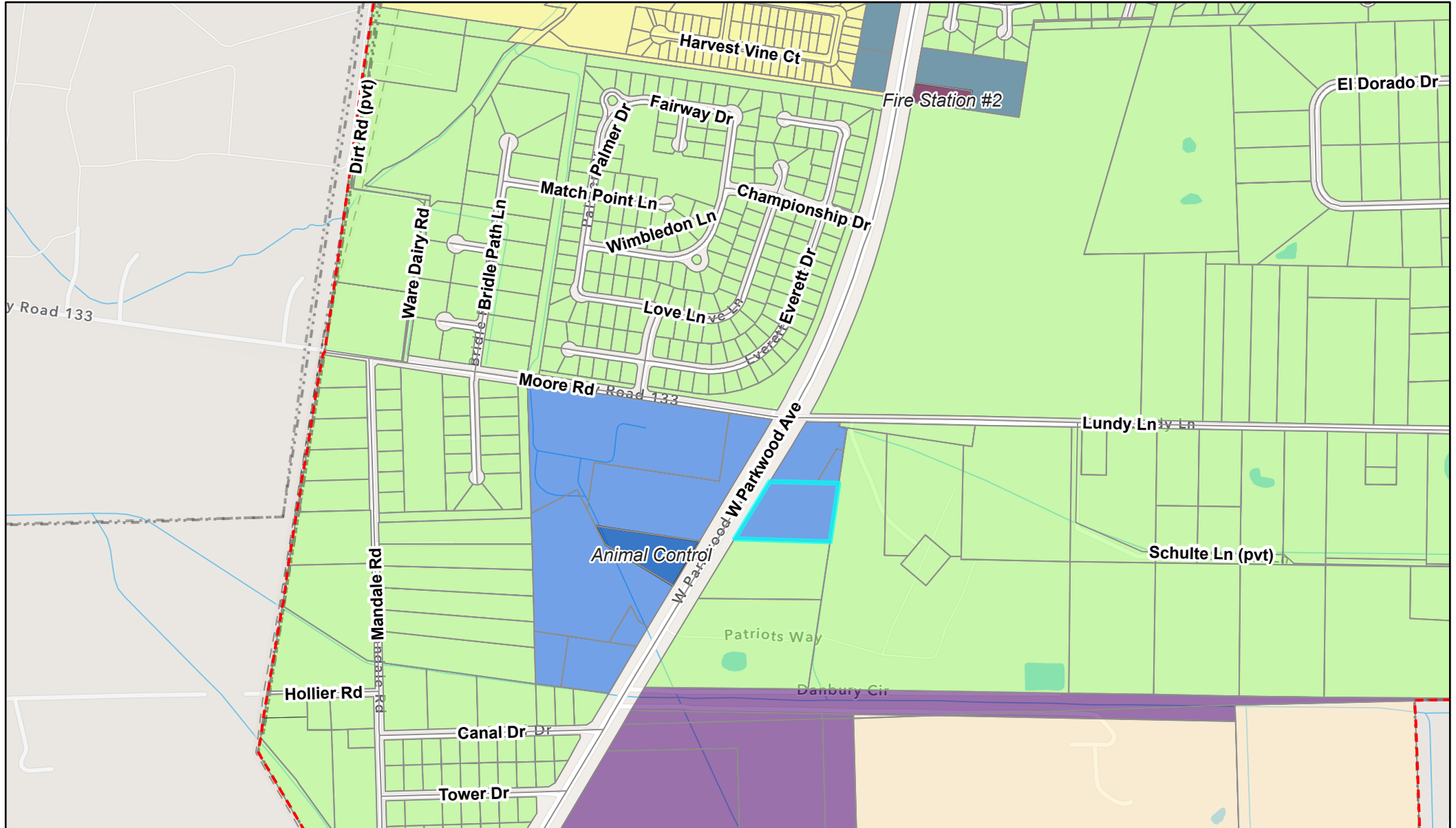
RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current city codes. This plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

1. Hardball Academy Location Map
2. Hardball Academy Plans
3. Approved Parking Modification Request

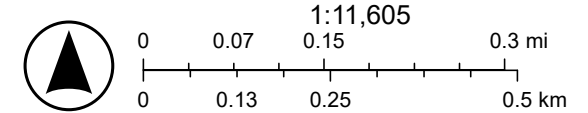
City of Friendswood



11/7/2024, 1:33:56 PM

- City Limit
- Parcels
- Public Facilities
- Animal Control
- Fire Station #2
- Streets
- Surrounding Cities

- Zoning by Parcel
- BP
 - CSC
 - LI
 - NC
 - PUD
 - SFR



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

HARDBALL ACADEMY

2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546



ARCHITECTURE PLANNING INTERIOR DESIGN

15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

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ISSUE FOR PERMIT: MAY 20, 2024

BUILDING CODE AND PROJECT INFORMATION

TDLR# TABS2023003548

LEGAL DESCRIPTION

JOYFUL PARK, RESERVE "C", 4.5 ACRE PARCEL

SCOPE OF WORK

CONSTRUCTION OF NEW PRE-ENGINEERED METAL BUILDING AND DEVELOPMENT OF 4.5 ACRES FOR USE AS YOUTH BASEBALL TRAINING FACILITY

CODES

2018 IBC WITH CITY OF FRIENDSWOOD AMENDMENTS
2017 NEC WITH CITY OF FRIENDSWOOD AMENDMENTS
2018 IPC WITH CITY OF FRIENDSWOOD AMENDMENTS
2018 IFC WITH CITY OF FRIENDSWOOD AMENDMENTS
2018 IECC WITH CITY OF FRIENDSWOOD AMENDMENTS
2018 IMC WITH CITY OF FRIENDSWOOD AMENDMENTS

OCCUPANCY CLASSIFICATION, EGRESS & OCCUPANT LOADS

OCCUPANCY TYPE: B - BUSINESS
A3 - ASSEMBLY
CONSTRUCTION TYPE: II-B
ALLOWABLE HEIGHT: 75 FT
ACTUAL HEIGHT: 35 FT

ALLOWABLE BUILDING AREA PER FLOOR: 76,000 S.F.

TOTAL ALLOWABLE BUILDING AREA:

FIRST FLOOR 76,000 S.F.

ACTUAL BUILDING AREA:

FIRST FLOOR - B 2,250 S.F.
- A3 12,750 S.F.

TOTAL: 15,000 S.F.

OCCUPANT LOAD: B - BUSINESS
FACTOR: 150 GROSS SQ.FT./ OCCUPANTS

OCCUPANT LOAD: A3 - ASSEMBLY
FACTOR: 50 GROSS SQ.FT./ OCCUPANTS

FIRST FLOOR - B 15 OCCUPANTS
- A3 255 OCCUPANTS

TOTAL: 270 OCCUPANTS

EXITS REQUIRED: 2
EXITS PROVIDED: 3

WIDTH OF EXITS REQUIRED: 54 IN.
WIDTH OF EXITS PROVIDED: 132 IN MINIMUM

MAXIMUM ALLOWABLE TRAVEL DISTANCE: 300 FT.
MAXIMUM ACTUAL TRAVEL DISTANCE: 146'-1" FT.

PLUMBING FACILITIES REQUIRED PROVIDED

WATER CLOSETS MEN: 3 4
WATER CLOSETS WOMEN: 3 4

LAVATORIES MEN: 2 2

LAVATORIES WOMEN: 2 2

FIRE RESISTANCE (HRS.)

EXTERIOR BEARING WALLS 0
INTERIOR BEARING WALLS 0
STRUCTURAL FRAME 0
CORRIDORS 0
SHAFT ENCLOSURE 0
ROOFS/CEILINGS: 0
EXTERIOR DOORS AND WINDOWS 0
SMOKE BARRIER SEPARATIONS 0

FIRE EXTINGUISHERS CLASS 2A MAX. SEP. 75 FT.

ALARM SYSTEMS REF: _____
SPRINKLER: YES
SPRINKLER TYPE: NFPA 13
STANDPIPE: YES
CLASS: WET

SITE

CURRENT ZONING: CSC
PROPOSED ZONING: CSC

REQUIRED SET BACKS
FRONT: 30'
BACK: 15'
SIDES: 25' SOUTH
10' NORTH

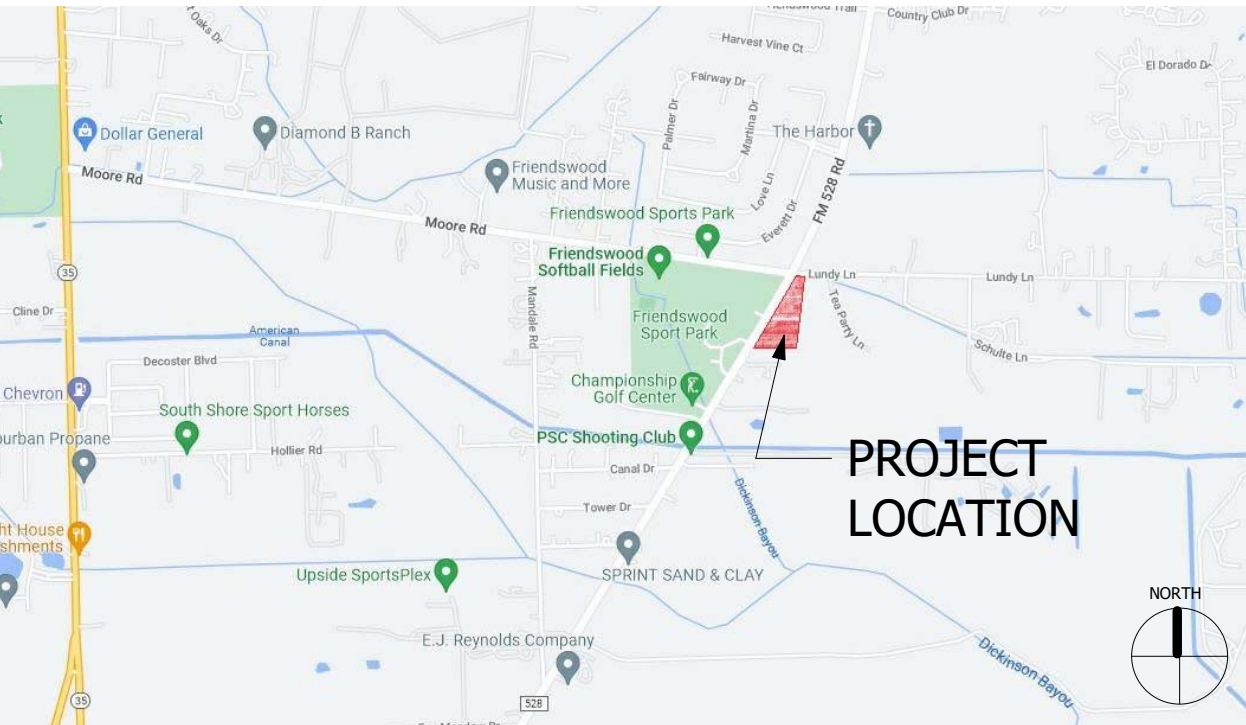
PARKING SPACES REQUIRED: 105
PARKING SPACES PROVIDED: 75* VARIANCE APPLIED FOR

ACCESSIBLE PARKING SPACES REQUIRED: 3
ACCESSIBLE PARKING SPACES PROVIDED: 3

RENDERING



VICINITY MAP



ABBREVIATIONS

ABBR	DEFINITION	ABBR	DEFINITION
AC	AIR CONDITIONER	INCL	INCLUDING
ACT	ACOUSTICAL CEILING TILE	INS	INSULATION
ADD	ADDITIONAL	INT	INTERIOR
ADJ	ADJACENT	JAN	JANITOR
AFF	ABOVE FINISH FLOOR	JC	JANITOR'S CLOSET
AFC	AT FINISH CEILING	JOINT	JOINT
ALUM	ALUMINUM	LP	LOW POINT
ARCH	ARCHITECTURAL	LAM	LAMINATED
BD	BOARD	LAV	LAVATORY
BFF	BELOW FINISH FLOOR	LGT	LIGHTING
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MBM	METAL BUILDING MANUFACTURER
BM	BEAM	MECH	MECHANICAL
BO	BOTTOM OF	MEMB	MEMBRANE
BRG	BEARING	MFR	MANUFACTURER
CB	CHALKBOARD	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CIP	CAST-IN-PLACE	MO	MASONRY OPENING
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NO	NO
CLD	CLOSE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONIT	CONTRIBUTOR	OPP HD	OPPOSITE HAND
CPT	CERAMIC TILE	PART	PARTITION
CT	DETAIL	PC	PRECAST
DET	DETAIL	PEMB	PRE-ENGINEERED METAL BUILDING
DF	DRINKING FOUNTAIN	PLAM	PLASTIC LAMINATE
DI	DIAMETER	PT	PRESSURE TREATED
DN	DOWN	PTD	PAINTED
DR	DOOR	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	R	RADIUS or RISER
ELEC	ELECTRICAL	RA	RETURN AIR
ELEV	ELEVATION or ELEVATOR	RD	ROOF DRAIN
EXT	EXTERIOR	REF	REFERENCE
EQ	EQUAL	REF	REINFORCING or REINFORCED
EQUIP	EQUIPMENT	REQ	REQUIRED
EXIST	EXISTING	REV	REVISION
FD	FLOOR DRAIN	RTU	ROUGH OPENING
FE	FIRE EXTINGUISHER	RTU	ROOF TOP UNIT
FEC	FIRE EXTINGUISHER CABINET	SECT	SECTION
FF	FINISH FLOOR	SIM	SIMILAR
PFE	FINISH FLOOR ELEVATION	SPEC	SPECIFICATION
FFT	FINISH FLOOR TRANSITION	SQ	SQUARE
FIN	FINISH	SSTL	STAINLESS STEEL
FKT	FIXTURE	STD	STANDARD
FR	FIRE-RATED	STL	STEEL
FRP	FIBERGLASS REINFORCED PLASTIC	STRUC	STRUCTURAL
FT	FIRE RETARDANT TREATED	SUSP	SUSPENDED
FT	FOOT	TREAD	TREAD
FV	FIELD VERIFY	TBD	TO BE DETERMINED or TACKBOARD
GA	GALVANIZED	TO	TRENCH DRAIN
GALV	GALVANIZED	TO	TO
GC	GENERAL CONTRACTOR	TOS	TOP OF CONCRETE
GL	GLASS	TOS	TOP OF STEEL
GYP BD	GYP SUM BOARD	TOW	TOP OF WALL
HIC	HANDICAP ACCESSIBLE	THK	THICK
HDW	HARDWARE	TYP	TYPICAL
HGT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	WD	WOOD
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	WIDW	WIDE FLANGE
IN	INCH	WPR	WATERPROOFING

GENERAL

T-1.00 TITLE SHEET
PHOTO1 PHOTOMETRIC - SITE
PHOTO2 PHOTOMETRIC - SITE

CIVIL

C 0.0 COVER SHEET
C 0.1 GENERAL NOTES
C 0.2 GENERAL NOTES
C 1.0 OVERALL LAYOUT
C 1.1 DIMENSION CONTROL PLAN
C 2.0 GRADING PLAN
C 2.1 DRAINAGE PLAN
C 3.0 DRAINAGE AREA MAPS
C 3.1 STORM SEWER DRAINAGE AREA MAP
C 3.2 DETENTION CALCULATIONS
C 3.3 STORM SEWER CALCULATIONS
C 3.4 TYPICAL POND SECTION
C 4.0 SITE UTILITY LAYOUT
C 5.0 FIRE ACCESS PLAN
C 6.0 SWPPP
C 7.0 DRIVEWAY PLAN & PROFILE
C 8.0 FM 528 UTILITY PLAN & PROFILE 1+00to5+00
C 8.1 FM 528 UTILITY PLAN & PROFILE 5+00to9+00
C 8.2 FM 528 UTILITY PLAN & PROFILE 9+00toEND
C 8.3 FM 528 WATER CROSSING STA 1+00toEND
C 9.0 SWPPP DETAILS
C 9.1 SWPPP DETAILS
C 9.2 SWPPP DETAILS
C 9.3 SWPPP DETAILS
C 10.0 STORM DETAILS
C 10.1 STORM DETAILS
C 10.2 STORM DETAILS
C 10.3 STORM DETAILS
C 10.4 SET DETAIL
C 11.0 SANITARY DETAILS
C 11.1 SANITARY DETAILS
C 12.0 WATER DETAILS
C 12.1 WATER DETAILS
C 12.2 METER AND VAULT DETAILS
C 13.0 PAVING DETAILS
C 13.01 PAVING DETAILS
C 13.02 PAVING DETAILS
C 13.2 DRIVEWAY DETAILS
C 13.3 DRIVEWAY DETAILS
C 14.0 TCP DETAILS

ARCHITECTURAL

A-0.00 ACCESSIBILITY ROUTE COMPLIANCE
A-0.10 ACCESSIBILITY ELEMENT COMPLIANCE
A-0.20 EGRESS PLAN
A-1.00 FLOOR PLAN-DIMENSIONED
A-1.10 FLOOR PLAN-ANNOTATED
A-1.20 EQUIPMENT LAYOUT PLAN
A-1.30 ENLARGED RESTROOM PLANS
A-2.00 DOOR/WIN/HARD SCHEDULE
A-3.00 INTERIOR PARTITIONS
A-4.00 RCP-FIRST FLOOR
A-4.10 RCP-HIGH BAY
A-5.00 ROOF PLAN
A-6.00 EXTERIOR BUILDING ELEVATIONS
A-6.10 EXTERIOR BUILDING ELEVATIONS
A-7.00 BUILDING SECTIONS
A-7.10 BUILDING SECTIONS
A-8.00 WALL SECTIONS
A-9.00 EXTERIOR TRIMS
A-10.00 INTERIOR ELEVATIONS
A-11.00 MILLWORK DETAILS
A-12.00 FINISHED FLOOR
A-12.02 RESTROOM ACCESSORIES
A-13.00 POWER PLAN-1ST FLOOR
A-14.00 EXTERIOR SIGNAGE
A-14.10 INTERIOR SIGNAGE

STRUCTURAL

S0.01 GENERAL NOTES
S0.02 GENERAL NOTES
S0.03 GENERAL NOTES
S0.04 TESTING NOTES
S1.01 FOUNDATION PLAN
S2.01 FOUNDATION DETAILS
S2.02 FOUNDATION DETAILS

M.E.P.

MEP1.01 MEP SITE PLAN
M-1.01 MECHANICAL PLAN
M-2.01 MECHANICAL SCHEDULES AND DETAILS
E-1.01 ELECTRICAL LIGHTING PLAN
E-1.02 ELECTRICAL POWER PLAN
E-2.01 ELECTRICAL LIGHTING PLAN - HIGH BAY
E-3.01 ELECTRICAL SCHEDULES AND DETAILS
E-3.02 ELECTRICAL SCHEDULES AND DETAILS
P-1.01 PLUMBING PLAN
P-2.01 PLUMBING SCHEDULES AND DETAILS

LANDSCAPE

LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS AND SCHEDULES
TD-1 TREE DISPOSITION
TD-2 TREE DISPOSITION SPECS AND DETAILS

ARCHITECTURAL SITE

SP-1.00 SITE PLAN - DIMENSIONED
SP-1.10 SITE PLAN - ANNOTATED
SP-1.20 SITE PLAN - EXPANSION JOINT LAYOUT
SP-2.00 SITE DTEAILS
SP-2.10 SITE DETAILS

DRAWING SYMBOLS LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	NORTH ARROW		PARTITION TYPE		COLUMN GRID
	DRAWING NAME, NUMBER, AND SCALE		DOOR IDENTIFICATION		CENTERLINE
	ENLARGED DETAIL REFERENCE		ROOM NAME		BREAK LINE
	ROOM NUMBER		SPOT ELEVATION		
	EXTERIOR ELEVATION		INTERIOR ELEVATION		
	BUILDING SECTION		DIMENSION LINES		
	WALL SECTION		MATCH LINE		
	SECTION DETAIL		REVISION NUMBER & AFFECTED AREA		
	VERTICAL ELEVATION		FIRE EXTINGUISHER		

TYPICAL MOUNTING HEIGHTS:

CONVENIENCE OUTLETS 15" (FLOOR TO BOTTOM OF BOX UNLESS OTHERWISE NOTED ON PLAN)
LIGHT SWITCHES 45" (FLOOR TO BOTTOM OF BOX)
FIRE ALARM PULL STATIONS 48" (FLOOR TO BOTTOM OF PULL)
TELEPHONE OUTLETS 15" (FLOOR TO BOTTOM OF BOX OR AS NOTED ON PLAN)
WALL TELEPHONE OUTLETS 45" (FLOOR TO BOTTOM OF BOX)
DATA CABLE OUTLETS 15" (FLOOR TO BOTTOM OF BOX)
SMOKE AND HEAT DETECTORS CEILING MOUNTED

GENERAL NOTES:

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS.
2. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
3. ALL DIMENSIONS ARE TO FINISHED FACE OF PARTITIONS.
4. ALL DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE A MIN. 18" CLEAR ON THE PULL SIDE, A MIN. 12" CLEAR ON THE PUSH SIDE WHEN DOOR IS EQUIPPED WITH BOTH A LATON AND CLOSER.
5. ALL DOORS TO RECEIVE NEW AMERICAN DISABILITIES ACT COMPLIANT HARDWARE.

PROJECT TEAM

ARCHITECT/CONTRACTOR
SLI GROUP
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650

STRUCTURAL ENGINEER
CJG ENGINEERS
3200 WILCREST DR., SUITE 305
HOUSTON, TX 77042
713-780-3345

SURVEYOR

CIVIL ENGINEER
Gunda Corporation
11750 Katy Freeway, Suite 300
Houston, Texas 77079
713-541-3530

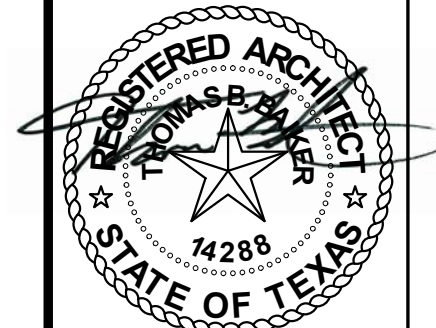
MEP ENGINEER
JONES ENGINEERS, L.P.
9820 WHITHORN DR.
HOUSTON, TX 77095
713-222-7766

GEOTECHNICAL



PRINT DATE:

7/17/2024 11:00:40 AM



DRAWING TITLE

TITLE SHEET

DRAWN BY CM SHEET NO.

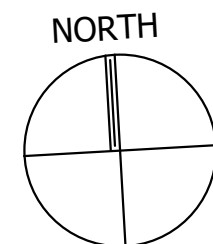
CHECKED BY TB

APPROVED BY TB

T-1.00

Project Number : 8845

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF SIX (6) MONTHS.



1 SITE
SCALE: 1"=40'-0"

1. PAVING EXPANSION JOINTS ARE TO BE 30'-0" O.C. RE: SP-1.20
2. PAVING CONTROL JOINTS ARE TO BE 15'-0" O.C. RE: SP-1.20
3. SIDEWALK EXPANSION JOINTS ARE TO BE 10'-0" O.C. RE: SHEET SP-2.10
4. SIDEWALK CONTROL JOINTS ARE TO BE 5'-0" O.C. RE: SHEET SP-2.10
5. 75 TOTAL PARKING PAVED SPACES PROVIDED 3 HANDICAP ACCESSIBLE SPACES
6. RE: A-14.00 SIGNAGE PACKAGE FOR ALL SITE SIGNAGE
7. SLI TO PROVIDE PORTABLE TOILET & DUMPSTER ON SITE DURING CONSTRUCTION
8. DOWNSPOUTS SHALL DISCHARGE THRU SIDEWALKS RE: 9/SP-2.00 AND 10/SP-2.00
9. PARKING STALLS SHALL BE 9'X19' U.N.O.
10. PAVEMENT THICKNESS SHALL BE 5" U.N.O.
11. FIRE LANE DESIGNATION SHALL COMPLY WITH CITY CODE CHAPTER 82, DIVISION 2 AND SHALL BE MARKED NO PARKING FIRE LANE TOW AWAY ZONE AT 30 FOOT INTERVALS.
12. PARKING STRIPING SHALL BE WHITE.
13. BASEBALL DIAMOND AND ALL ASSOCIATED ITEMS (FENCING, BASES, ETC.) ARE TO BE FURNISHED AND INSTALLED BY OWNER. THESE ITEMS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INCLUDED IN THIS CONTRACT.
14. ACCESS TO ADJACENT PROPERTIES AND COMMON DRIVEWAYS MAY BE REQUIRED.
15. THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY OVERLAY DISTRICT AND SHALL COMPLY WITH THE CITY ORDINANCES IN THE COD.

FITNESS AND RECREATIONAL SPORTS:
7 SPACES PER 1,000 SQ.FT. GFA

SPACES REQUIRED: 105 SPACES
SPACES PROVIDED: 75 SPACES*

*VARIANCE APPLIED FOR

LARGE PARKING LOT (MORE THAN 20 CARS):
30,450 SQ.FT. x 20% = 6,090 REQUIRED
151,580 PROVIDED
287,465 TOTAL SITE

6,090 x .5 = 3,045 SQ.FT. ISLANDS REQUIRED
3,118 SQ.FT. PROVIDED

 4", 5", 6", OR 7" CONCRETE PAVEMENT
RE: CIVIL

 FIRELANE
RE: GENERAL NOTE 11

 DESIGNATED LANDSCAPING AREA

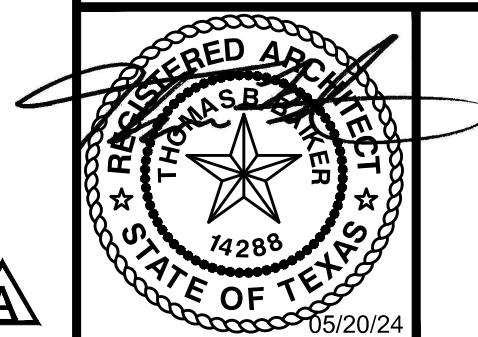


2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546

PROJECT NUMBER: 8845

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PRINT DATE Jul 25, 2024 - 3:11pm

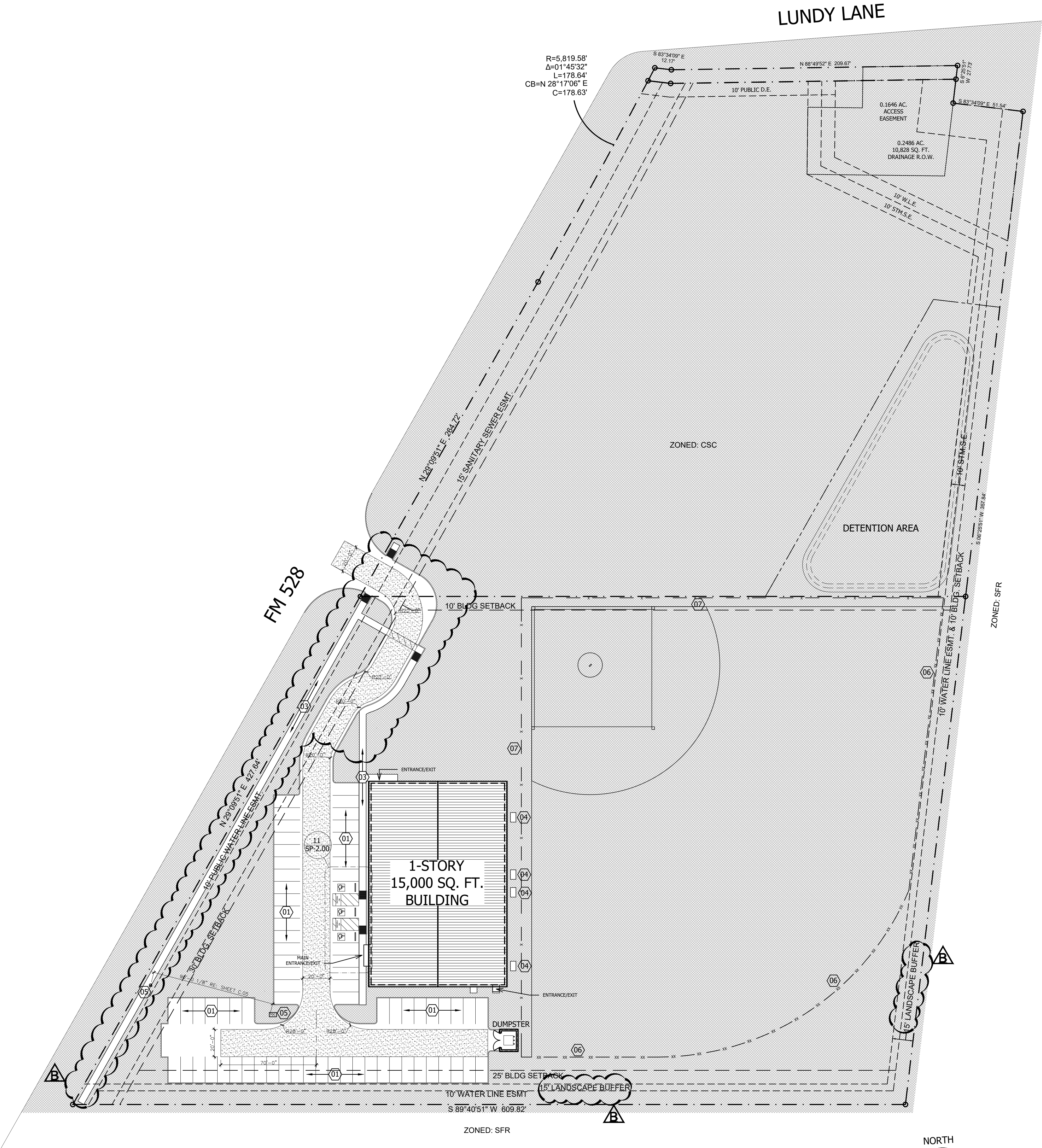


DRAWING TITLE
SITE PLAN - DIMENSION

DRAWN BY	CM	SHEET NO. SP-1.00
CHECKED BY	TB	
APPROVED BY	TB	

NOTE:

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF SIX (6) MONTHS.



GENERAL NOTES:

- PAVING EXPANSION JOINTS ARE TO BE 30'-0" O.C. RE: SP-1.20
- PAVING CONTROL JOINTS ARE TO BE 15'-0" O.C. RE: SP-1.20
- SIDEWALK EXPANSION JOINTS ARE TO BE 10'-0" O.C. RE: SHEET SP-2.10
- SIDEWALK CONTROL JOINTS ARE TO BE 5'-0" O.C. RE: SHEET SP-2.10
- 75 TOTAL PARKING PAVED SPACES PROVIDED 3 HANDICAP ACCESSIBLE SPACES
- RE: A-14.00 SIGNAGE PACKAGE FOR ALL SITE SIGNAGE
- SLI TO PROVIDE PORTABLE TOILET & DUMPSTER ON SITE DURING CONSTRUCTION
- DOWNSPOUTS SHALL DISCHARGE THRU SIDEWALKS RE: 9/SP-2.00 AND 10/SP-2.00
- PARKING STALLS SHALL BE 9'X19' U.N.O.
- PAVEMENT THICKNESS SHALL BE 5" U.N.O.
- FIRE LANE DESIGNATION SHALL COMPLY WITH CITY CODE CHAPTER 82, DIVISION 2 AND SHALL BE MARKED NO PARKING FIRE LANE TOW AWAY ZONE AT 30 FOOT INTERVALS.
- PARKING STRIPING SHALL BE WHITE.
- BASEBALL DIAMOND AND ALL ASSOCIATED ITEMS (CHAIN LINK FENCING, BASES, ETC.) ARE TO BE FURNISHED AND INSTALLED BY OWNER. THESE ITEMS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INCLUDED IN THIS CONTRACT.
- ACCESS TO ADJACENT PROPERTIES AND COMMON DRIVEWAYS MAY BE REQUIRED.
- THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY OVERLAY DISTRICT AND SHALL COMPLY WITH THE CITY ORDINANCES IN THE COD.

KEYED NOTES:

- NEW 4" WIDE WHITE PARKING STRIPES
- EXISTING ROAD EDGE TO REMAIN. FRONT OF NEW CURB TO ALIGN WITH ROAD EDGE.
- NEW SIDEWALK. RE: GENERAL NOTES 3 & 4 SHEET SP-1.20 AND DETAILS 10 & 12 SHEET SP-2.00.
- PLACEMENT OF HVAC EQUIPMENT PADS ARE TO BE COORDINATED WITH MEP AND CIVIL DRAWINGS.
- LOCATION OF PROPOSED FIRE HYDRANT AND FDC. RE: CIVIL SHEET C-5.0
- 8'-0" HIGH WOOD PLANK FENCE. RE: 01/SP-2.10
- 8'-0" HIGH FENCE BY OWNER. RE: GENERAL NOTE 13

LEGEND

- 4", 5", 6", OR 7" CONCRETE PAVEMENT
RE: CIVIL
- FIRELANE
RE: GENERAL NOTE 11
- DESIGNATED LANDSCAPING AREA



ARCHITECTURE | DESIGN | CONSTRUCTION.
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com



HARDBALL ACADEMY
2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546

PROJECT NUMBER : 8845

ISSUED FOR CLIENT APPROVAL		DATE
ISSUED FOR BIDDING		08/19/22
ISSUED FOR PERMIT		10/19/22
ISSUED FOR CONSTRUCTION		
REVISIONS		
MARK	DESCRIPTION	DATE
A	ADDENDUM A	06.26.24
B	ADDENDUM B	07.19.24

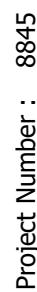
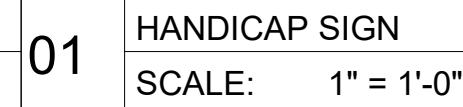
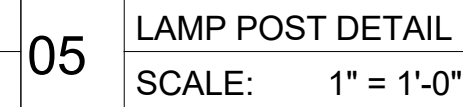
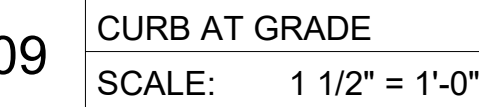
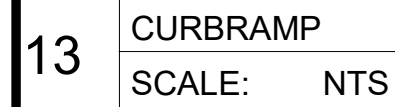
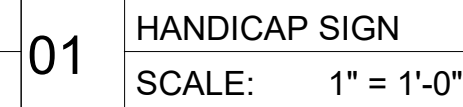
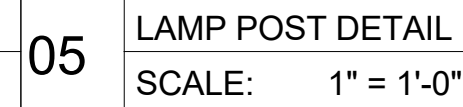
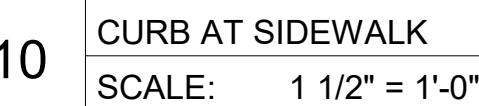
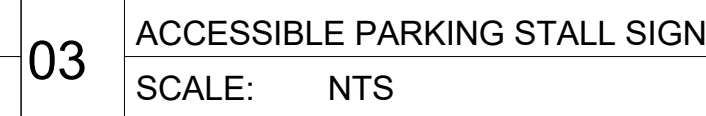
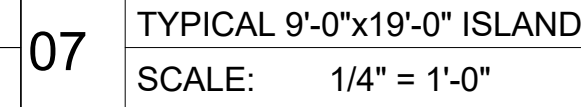
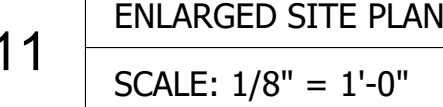
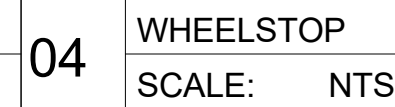
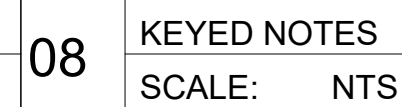
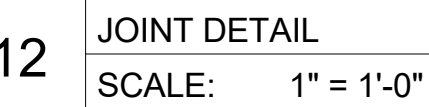
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PRINT DATE Jul 25, 2024 - 3:10pm



DRAWING TITLE		
SITE PLAN - ANNOTATED		
DRAWN BY	CM	SHEET NO.
CHECKED BY	TB	SP-1.10
APPROVED BY	TB	

1 SITE
SCALE: 1"=40'-0"



ISSUED FOR CLIENT APPROVAL	DATE
ISSUED FOR BIDDING	08/19/22
ISSUED FOR PERMIT	10/19/22
ISSUED FOR CONSTRUCTION	

[illegible]

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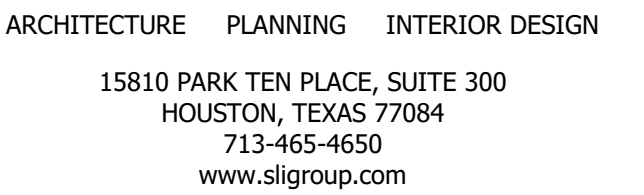
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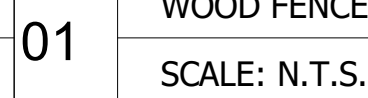
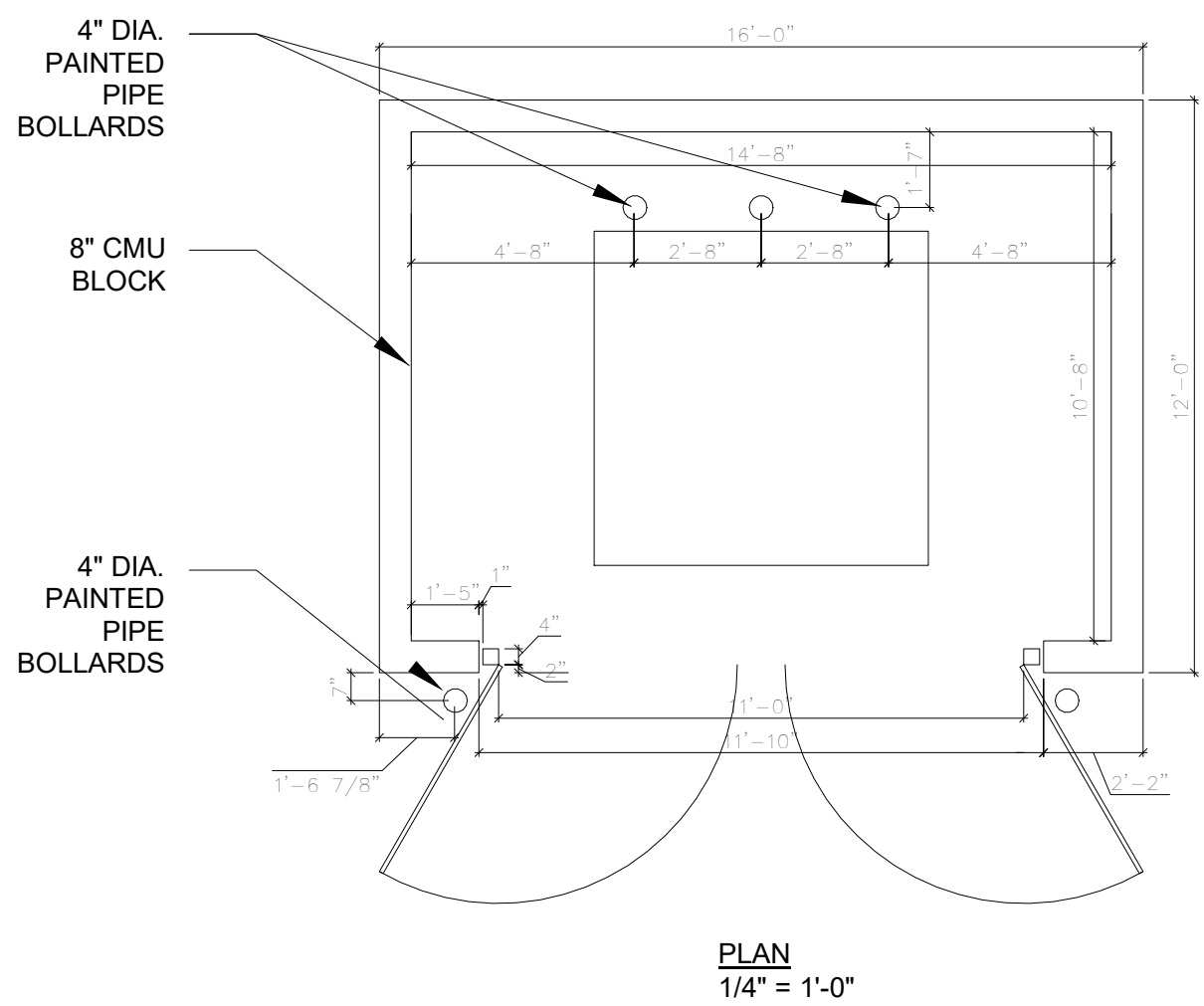
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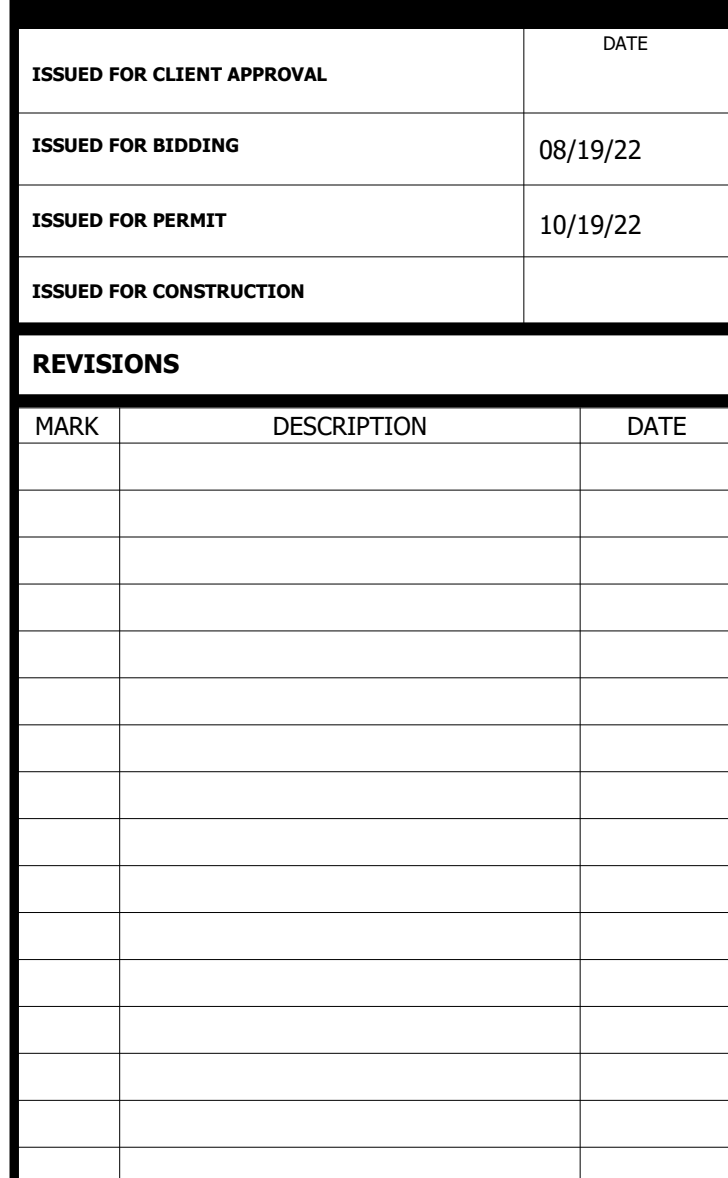


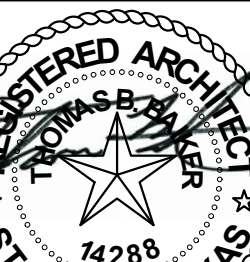
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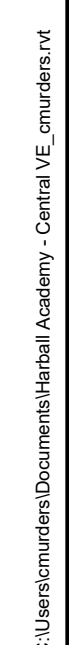
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**HARDBALL
ACADEMY**

HARDBALL ACADEMY

2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546

ISSUED FOR CLIENT APPROVAL	DATE
ISSUED FOR BIDDING	08/19/22
ISSUED FOR PERMIT	10/19/22
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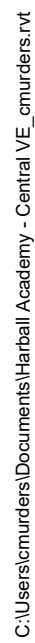


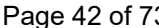
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PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED. IF LEADERS ARE REMOVED OR REMOVED, PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SCREEN; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0 '1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - a. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - b. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - c. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - d. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.0 '1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. PREPARE THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESSING.

E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL, AMENDING AS NEEDED.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT AREAS.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 8" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 8" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE

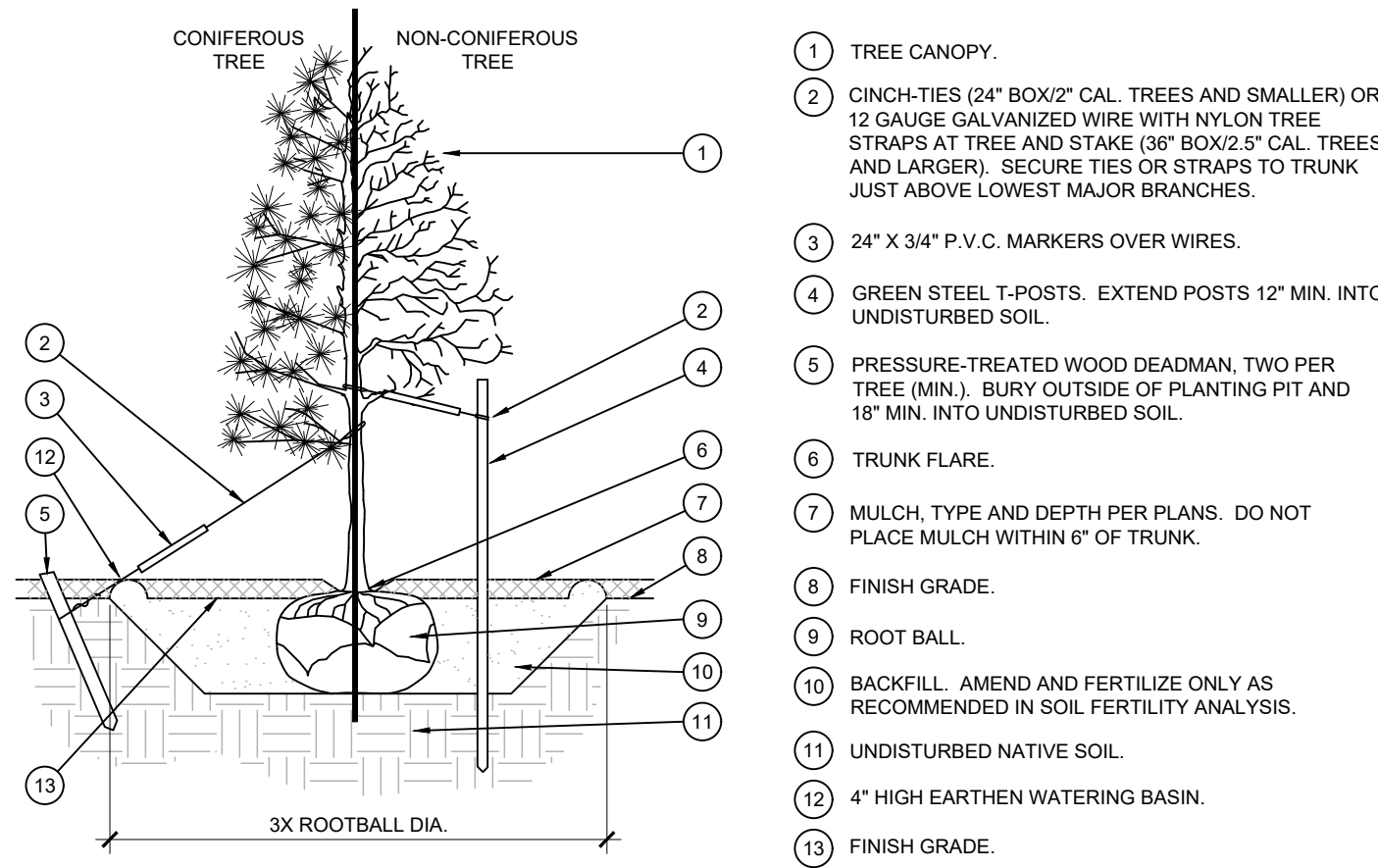
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE

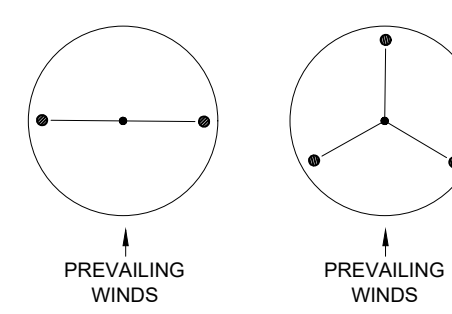
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

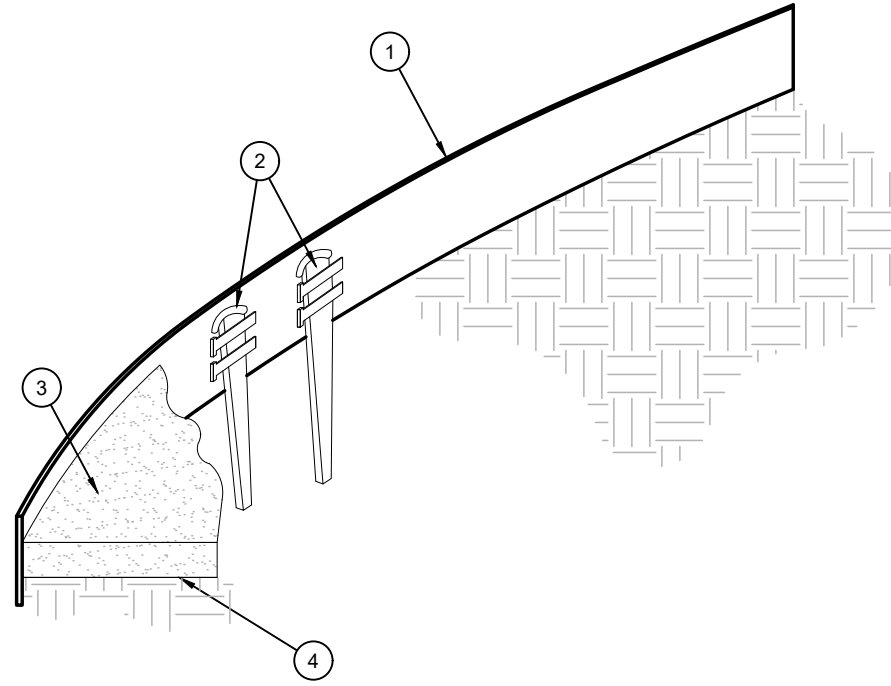
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING SCALE: NOT TO SCALE

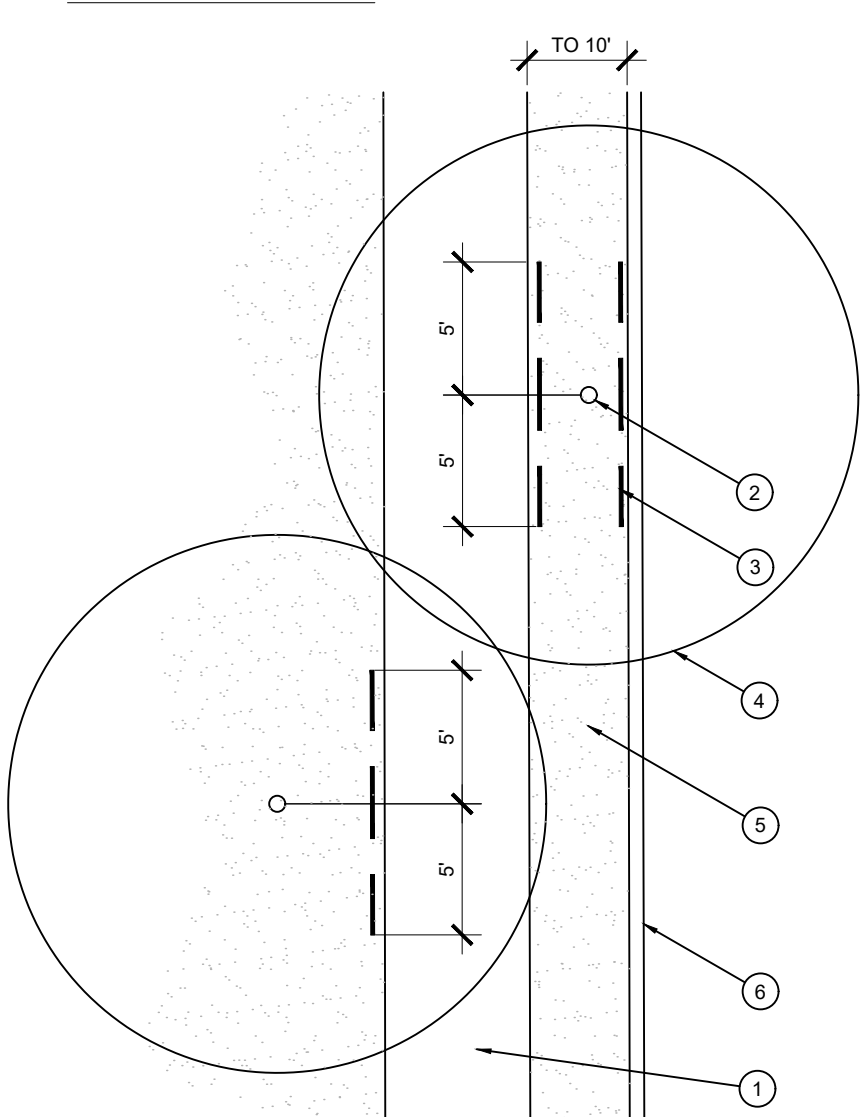


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1\"/>

B STEEL EDGING SCALE: NOT TO SCALE

OPEN LANDSCAPE PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

C ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE



Owner

Project Name
HARBALL ACADEMY
W. PARKWOOD AVENUE
FRIENDSWOOD, TEXAS 77546

LANDSCAPE DETAILS & SPECIFICATIONS

Date	Comment

Project Number	
Date	09/19/2021
Drawn By	EMS
Checked By	EMS/RM

LP-2

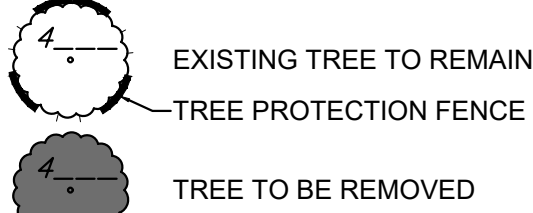
TREE REMOVAL TABLE		
POINT	SIZE	TYPE
4777	32"	TALLOW
4793	26"	ELM CLUSTER
4806	16"	TALLOW
4817	30"	PECAN
4820	18"	PECAN
4822	24"	PECAN
4824	12"	OAK
4825	15"	PECAN
4826	12"	PECAN
4827	24"	OAK CLUSTER
4828	12"	OAK
4830	24"	OAK
4837	20"	OAK CLUSTER
4840	28"	PECAN
4844	16"	CEDAR
4845	26"	PECAN
4846	14"	CEDAR
4847	30"	TALLOW CLUSTER
4848	12"	OAK
4849	22"	OAK
4851	16"	OAK
4854	30"	OAK
4855	32"	OAK
4856	28"	OAK
4857	16"	OAK CLUSTER
4858	24"	OAK
4859	15"	CEDAR
4861	24"	OAK
4862	28"	OAK
4863	18"	OAK
4864	32"	TALLOW
4865	32"	OAK
4866	30"	PECAN
4867	27"	PECAN
4868	22"	PECAN
4869	18"	PECAN
4870	33"	PECAN
4871	24"	PECAN
4872	26"	PECAN
4874	26"	PECAN
4875	22"	HACKBERRY
4877	14"	PECAN

CLASS 1 AND 2
CLASS 3
CLASS 4 (INVASIVE)
UNKNOWN CLASSIFICATION

TREES TO REMAIN (NOT ALL TREES ON THIS LIST ARE SHOWN IN DRAWING)											
POINT	SIZE	TYPE	POINT	SIZE	TYPE	POINT	SIZE	TYPE	POINT	SIZE	TYPE
4701	12"	HACKBERRY	4739	22"	OAK	4778	32"	PINE	4819	24"	PINE
4702	13"	OAK	4740	12"	OAK	4779	13"	OAK	4821	12"	OAK
4703	12"	CEDAR	4741	16"	OAK	4780	14"	OAK	4823	12"	OAK
4704	36"	OAK	4742	13"	OAK	4781	24"	OAK	4829	36"	OAK CLUSTER
4705	14"	ELM	4743	16"	OAK	4782	36"	OAK	4831	32"	OAK
4706	24"	OAK CLUSTER	4744	12"	OAK	4783	26"	OAK	4832	26"	PINE
4707	14"	OAK CLUSTER	4745	15"	TREE	4784	12"	OAK	4833	24"	PECAN
4708	20"	CEDAR	4746	18"	OAK	4785	23"	OAK	4834	26"	PINE
4709	20"	OAK	4747	18"	TREE	4786	15"	OAK	4835	26"	PINE
4710	20"	OAK	4748	22"	OAK	4787	18"	OAK	4836	12"	TREE
4711	20"	OAK	4749	12"	OAK	4788	22"	OAK	4838	32"	CLUSTER
4712	18"	OAK	4750	13"	CEDAR	4789	18"	OAK	4839	13"	PINE
4713	22"	PINE	4751	30"	OAK	4790	16"	OAK	4841	34"	OAK
4714	28"	OAK	4752	12"	OAK	4791	16"	HACKBERRY	4842	14"	OAK CLUSTER
4715	20"	OAK	4753	24"	OAK	4792	19"	OAK	4843	20"	OAK CLUSTER
4716	15"	OAK	4754	12"	WILLOW	4794	24"	OAK	4850	14"	PECAN
4717	24"	OAK	4755	12"	OAK	4795	36"	OAK CLUSTER	4852	18"	PECAN
4718	26"	OAK	4756	24"	CLUSTER	4796	16"	OAK	4853	24"	PECAN
4719	16"	ELM	4757	24"	OAK	4797	24"	OAK CLUSTER	4860	12"	CEDAR
4720	19"	OAK	4758	16"	ELM	4798	27"	OAK	4873	28"	OAK
4721	42"	OAK	4759	12"	OAK	4799	22"	OAK	4876	14"	OAK
4722	22"	OAK	4760	14"	ELM	4800	18"	ELM			
4723	16"	OAK	4761	12"	OAK	4801	18"	OAK			
4724	20"	OAK	4762	12"	OAK	4802	16"	OAK			
4725	19"	OAK	4763	13"	OAK	4803	13"	HACKBERRY			
4726	26"	OAK	4764	12"	OAK	4804	12"	OAK			
4727	18"	ELM	4765	18"	ELM	4805	12"	OAK			
4728	20"	OAK	4766	12"	OAK	4807	12"	HACKBERRY			
4729	12"	OAK	4767	24"	OAK	4808	13"	TREE			
4730	32"	CLUSTER	4768	24"	OAK	4809	12"	OAK			
4731	16"	OAK	4769	12"	OAK	4810	12"	OAK			
4732	30"	PINE	4770	16"	CLUSTER	4811	12"	OAK CLUSTER			
4733	16"	OAK	4771	26"	HACKBERRY	4812	12"	OAK			
4734	21"	OAK	4772	12"	OAK	4813	13"	TALLOW			
4735	12"	OAK	4773	12"	HACKBERRY	4814	16"	OAK			
4736	12"	OAK	4774	12"	OAK	4815	12"	OAK			
4737	16"	OAK	4775	12"	HACKBERRY	4816	12"	OAK			
4738	16"	OAK	4776	14"	CLUSTER	4818	13"	PINE			

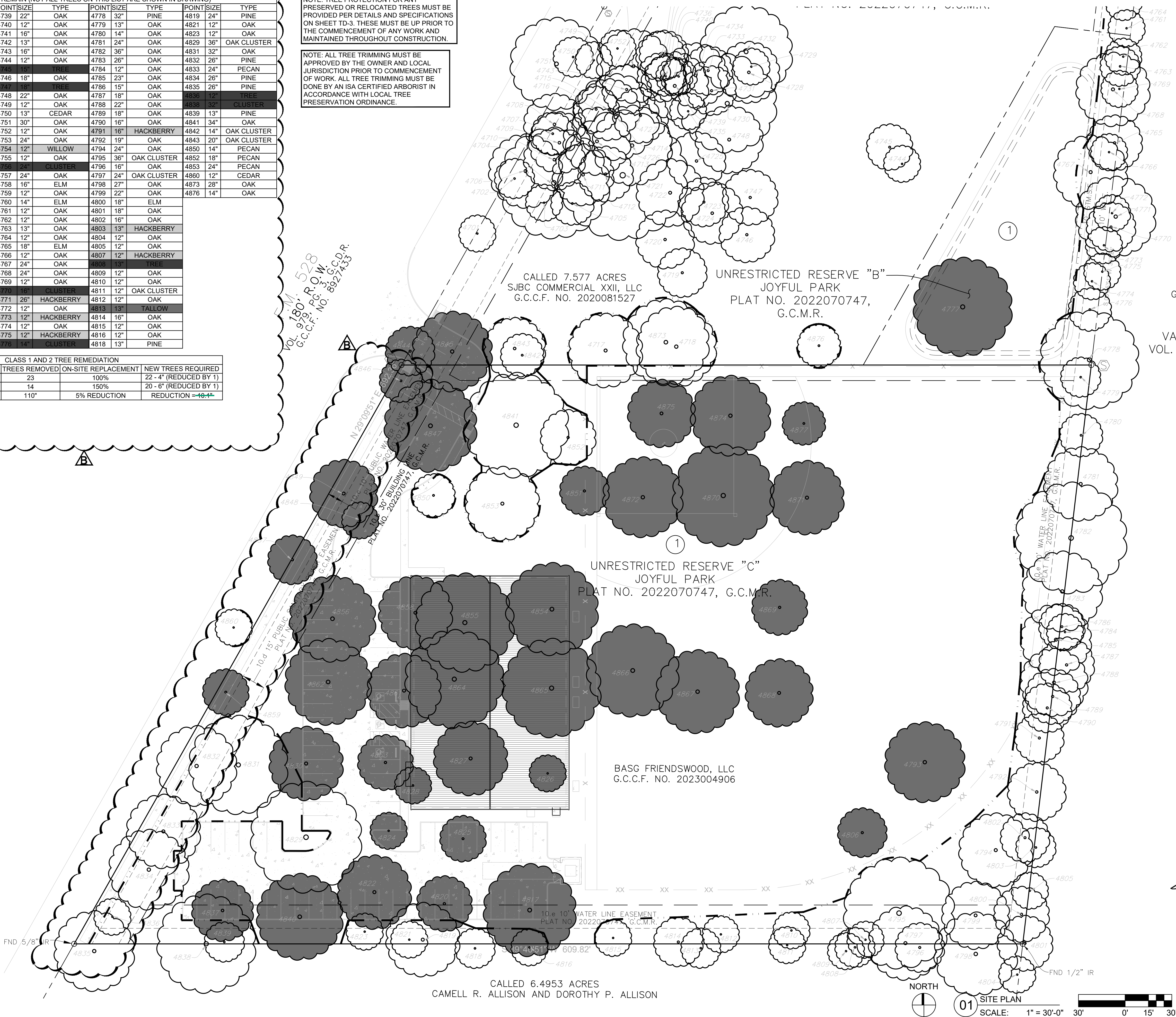
CLASS 1 AND 2 TREE REMEDIATION			
	TREES REMOVED	ON-SITE REPLACEMENT	NEW TREES REQUIRED
12" TO 24"	23	100%	22 - 4" (REDUCED BY 1)
24.1" TO 36"	14	150%	20 - 6" (REDUCED BY 1)
INVASIVE REMOVED	110"	5% REDUCTION	REDUCTION 46.4

TREE LEGEND



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-3. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

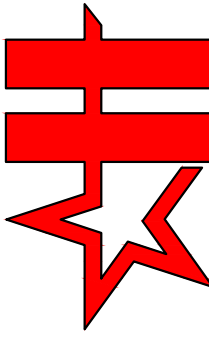
NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



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HOUSTON, TEXAS 77084
713-465-4650
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HARDBALL
ACADEMY



HARDBALL ACADEMY

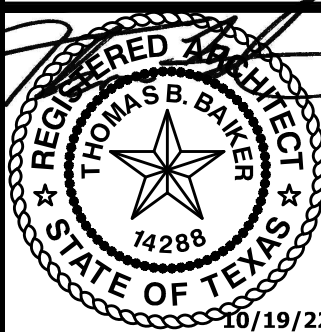
W Parkwood Ave.
Friendswood, TX 77546

PROJECT NUMBER: 8845

ISSUED FOR CLIENT APPROVAL		DATE
ISSUED FOR BIDDING		
ISSUED FOR PERMIT		
ISSUED FOR CONSTRUCTION		
REVISIONS		
MARK	DESCRIPTION	DATE
A	ADDENDUM B	07.19.24

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PRINT DATE Jul 18, 2024 - 9:13am



DRAWING TITLE
TREE DISPOSITION

DRAWN BY	CM
CHECKED BY	TB
APPROVED BY	TB

SHEET NO.

TD-1

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHERS.
2. POSTS: POSTS SHALL BE A MINIMUM OF 12 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 7.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ), EQUAL TO 10% OF THE TRUNK FORM (VERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STOCKPILE OR DUMP ANY TYPE OF MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, RAINING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:

- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIFLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIFLINE OF ALL OTHER PROTECTED SPECIES;

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAIL OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED AREA, EXCEPT AS NECESSARY IN CONNECTION WITH ACTIVITIES IN THE PUBLIC INTEREST

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIFLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIFLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIFLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HANDLABOR.

(F) PRIOR TO ANY CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

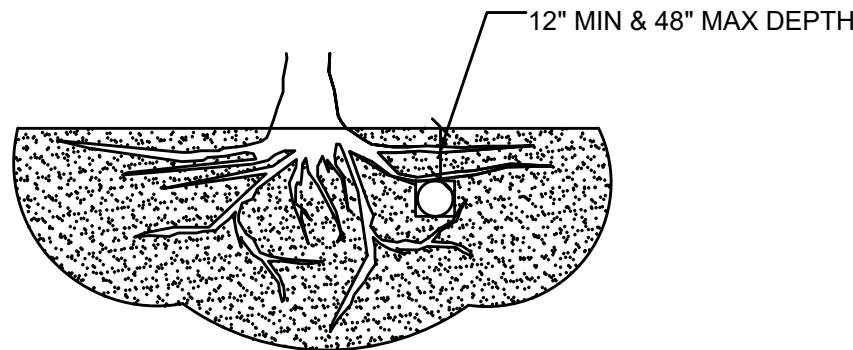
(G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

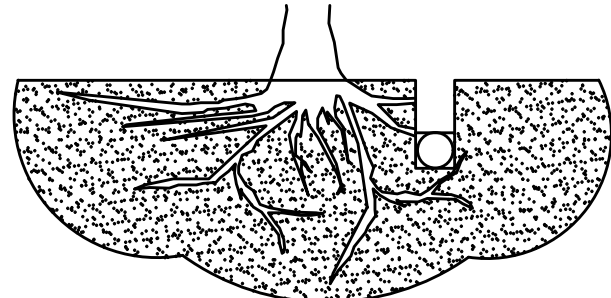
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWN WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



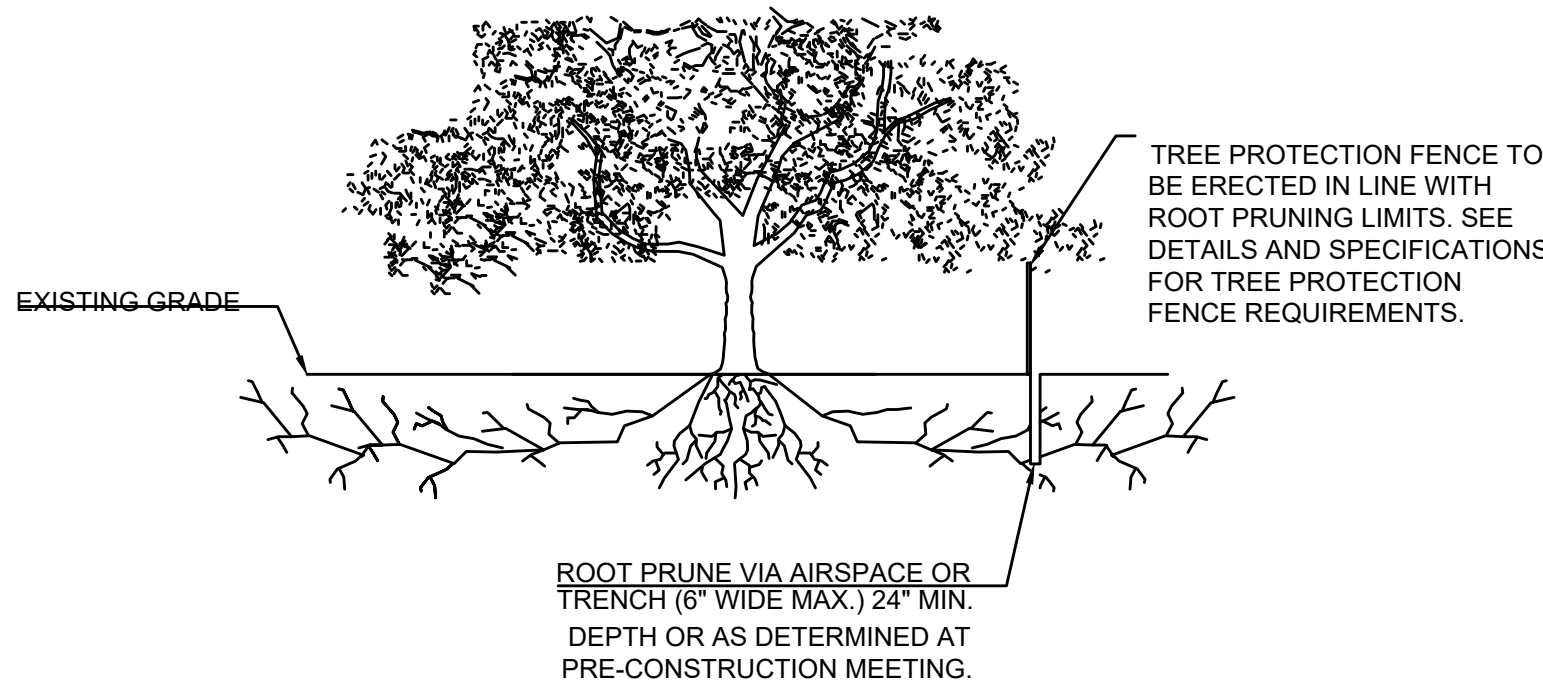
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

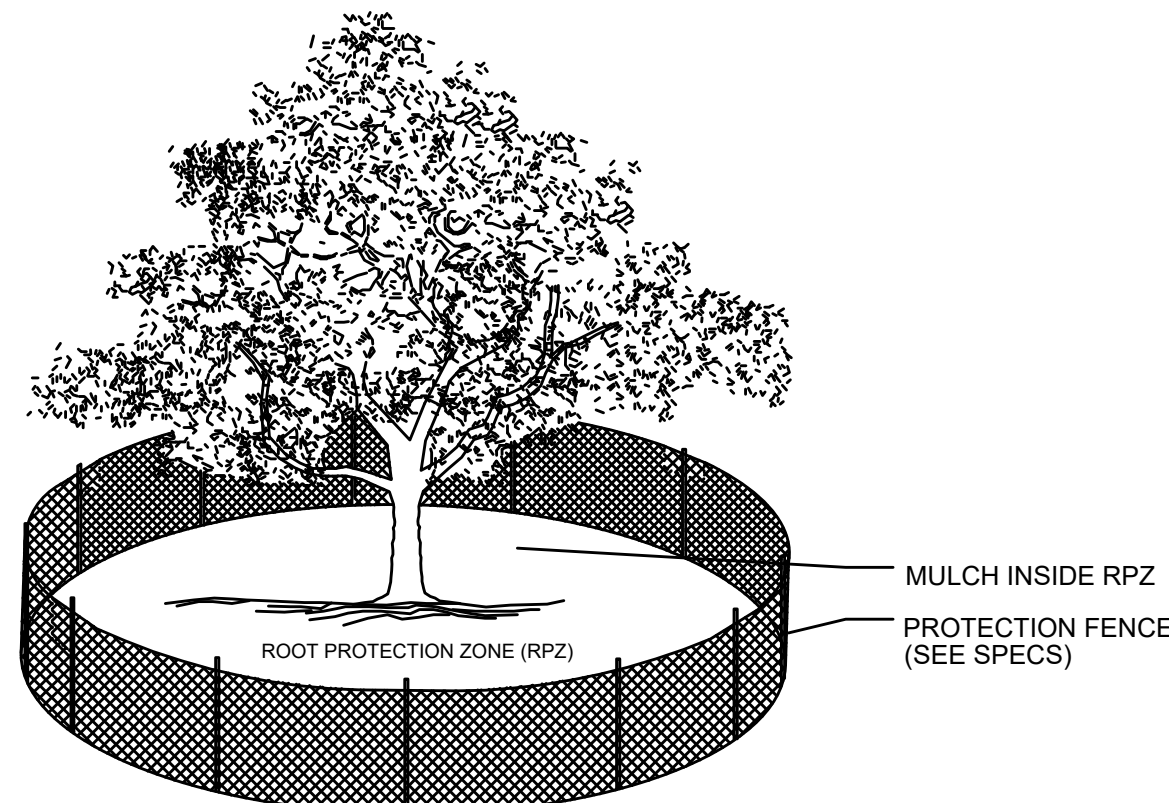
NOTES

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

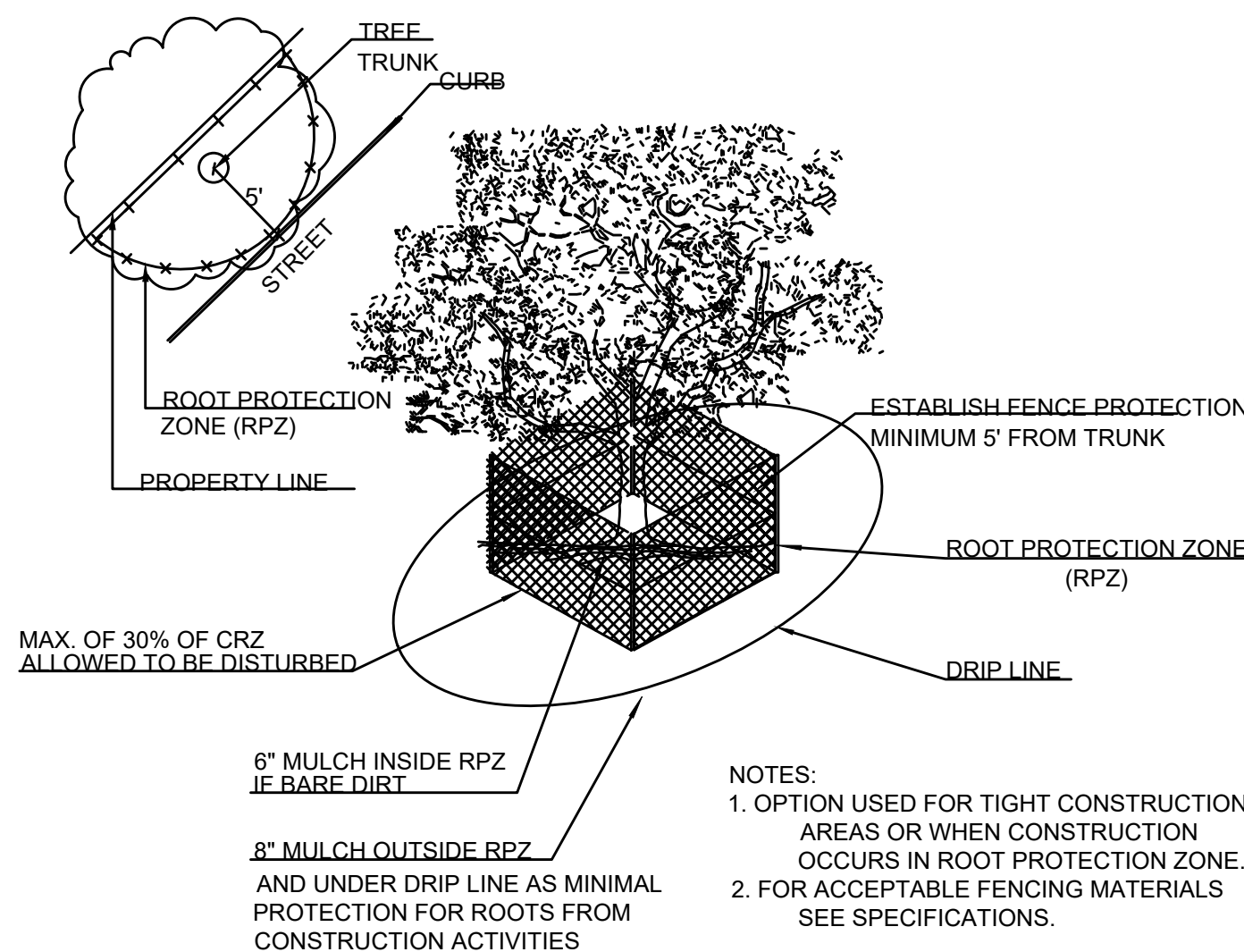


NOTES

1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

TREE PROTECTION FENCE

SCALE: NOT TO SCALE



TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

ARCHITECTURE PLANNING INTERIOR DESIGN
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

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HARDBALL ACADEMY

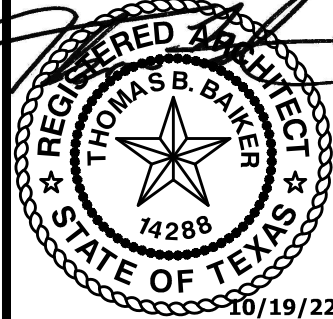
HARDBALL ACADEMY

W Parkwood Ave.
Friendswood, TX 77546

8845

[illegible][illegible]

PRINT DATE Oct 02, 2023 - 12:03pm



DRAWING TITLE
TREE DISPOSITION SPECS AND DETAILS

DRAWN BY

CM

CHECKED BY

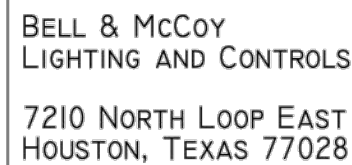
TR

APPROVED BY

TR

TD-2

- *RENDERINGS ARE BASED OFF THE HIGHEST FOOTCANDLE VALUE TO THE LOWEST



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2907 W. PARKWOOD AVE.
FRIENDSWOOD TX 77546

PROJECT NUMBER: 8845

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PRINT DATE Jun 26, 2024 - 9:33am

PRINT DATE Jun 26, 2024 - 9:33am

DRAWING TITLE
SITE PLAN - PHOTOMETRIC

DRAWN BY	SHEET NO.
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CHECKED BY	Dieta 1
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APPROVED BY _____

Photo1

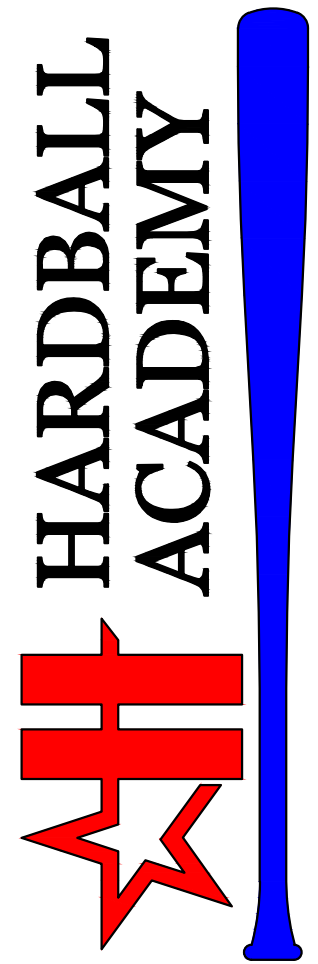
1. NOT FOR CONSTRUCTION PURPOSES.
2. ALL CALCULATIONS CONTAIN AND ERROR FACTOR OF +/- 10%.
3. ALL CALCULATIONS ARE IN FOOT CANDLE MEASUREMENTS
4. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: FLOOR=.2, WALLS = .5, CEILING = .5

A cartoon illustration of a jester or clown. He is wearing a brown hat with a feather, a white shirt, and blue overalls with red patches. He is holding a grey megaphone in his right hand and has a large, open-mouthed smile. He is standing next to a large, grey, cracked bell. The background is white with a thin black border.



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PROJECT NUMBER : 8845

[illegible]

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2

APPROVED BY	
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Photo2

CITY OF FRIENDSWOOD DESIGN CRITERIA MODIFICATION FORM

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

PROJECT NAME: Hardball Academy
PROJECT ENGINEER: Civil Systems Engineering, Inc.

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

SUBMITTAL DATE: 6/26/24
SUBDIVISION NAME: Joyful Park

**MODIFICATION
LOCATION:**

2907 W. Parkwood Ave.
Friendswood, TX 77546

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

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

Hardball Academy is considered Fitness and Recreational Sports for Parking Calculations.
The technical standard is 7 spaces per 1,000 s.f. GFA, which equates to 105 spaces.
15,000 s.f./1,000 = 15 x 7 = 105 spaces. The Hardball Academy plan provides 75 spaces,
or 5 spaces per 1,000 GFA versus the technical standard of 7 spaces per 1,000 GFA.

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

IMPACT OF DEVIATION:

Although the Hardball Academy plan is 2 spaces less per 1,000 GFA than the technical
standard, there will be no discernible impact based on Hardball Academy's current
training facilities as well as other baseball training facilities in the greater Houston area.
See attached Baseball Facility Parking Study.

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

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

Technical Standard is 7 spaces per 1,000 GFA versus 5 spaces per 1,000 GFA as
proposed by Hardball Academy. See attached Parking Study and Summary.

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

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

Mitigating improvements are not required because Hardball Academy's proposed
deviation meets their requirements without a negative impact.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

See attached Design Criteria Modification
Summary, Baseball Facility Parking Study,
Site Plan, and Floor Plan.

List of Supporting Documentation Attached?

Yes X No



Seal of Professional Engineer:

Department of Public Works Use ONLY

Reviewed By:

Date

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

[Signature]
City Engineer

11/8/24
Date



...an integrated design/build firm

**CITY OF FRIENDSWOOD
DESIGN CRITERIA MODIFICATION SUMMARY**

**HARDBALL ACADEMY
2907 W. PARKWOOD AVENUE
FRIENDSWOOD, TX 77546**

July 15, 2024

Attached is a Baseball Facility Parking Study. The study shows the parking ratios of Hardball Academy's two existing facilities. It also shows the parking ratio of similar baseball facilities throughout the greater Houston area, which average approximately 3/1,000. The parking ratio for the existing Hardball Academy's in Pearland and League City are 3.7/1,000 and 1/1,000 respectively. The parking ratios for other similar baseball training academy's range from 1.3/1,000 to 4.3/1,000. The parking ratio for the new proposed Hardball Academy is 5.0/1,000. Due to the interior layout of these types of facilities with large batting cages and pitching lanes, there is simply not enough room for a lot of people.

Based on the current floor plan (see attached), the maximum number of people who could occupy the proposed Hardball Academy is 61 as calculated below:

10 - 5 Hitting Cages (2 per cage)
2 - Biometrics Cage
5 - Instructors (includes 3 existing, 2 new)
10 - 5 Pitching Lanes (2 per lane)
5 - Weight Room
8 - Waiting Area
1 - Greeter
20 - Field
61 - Total Maximum Occupancy

Our proposed site plan provides for 75 parking spaces (see attached), which gives a 23% contingency over their maximum occupancy, even when assuming the unlikely event that everyone drives their own car.

As shown in the Baseball Facility Parking Study as well as the reality of Hardball's use of the space, it is clear that 75 spaces are more than adequate to properly park the facility.

Please review and let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TL', is positioned above the printed name.

Todd Lucksinger
EVP/COO

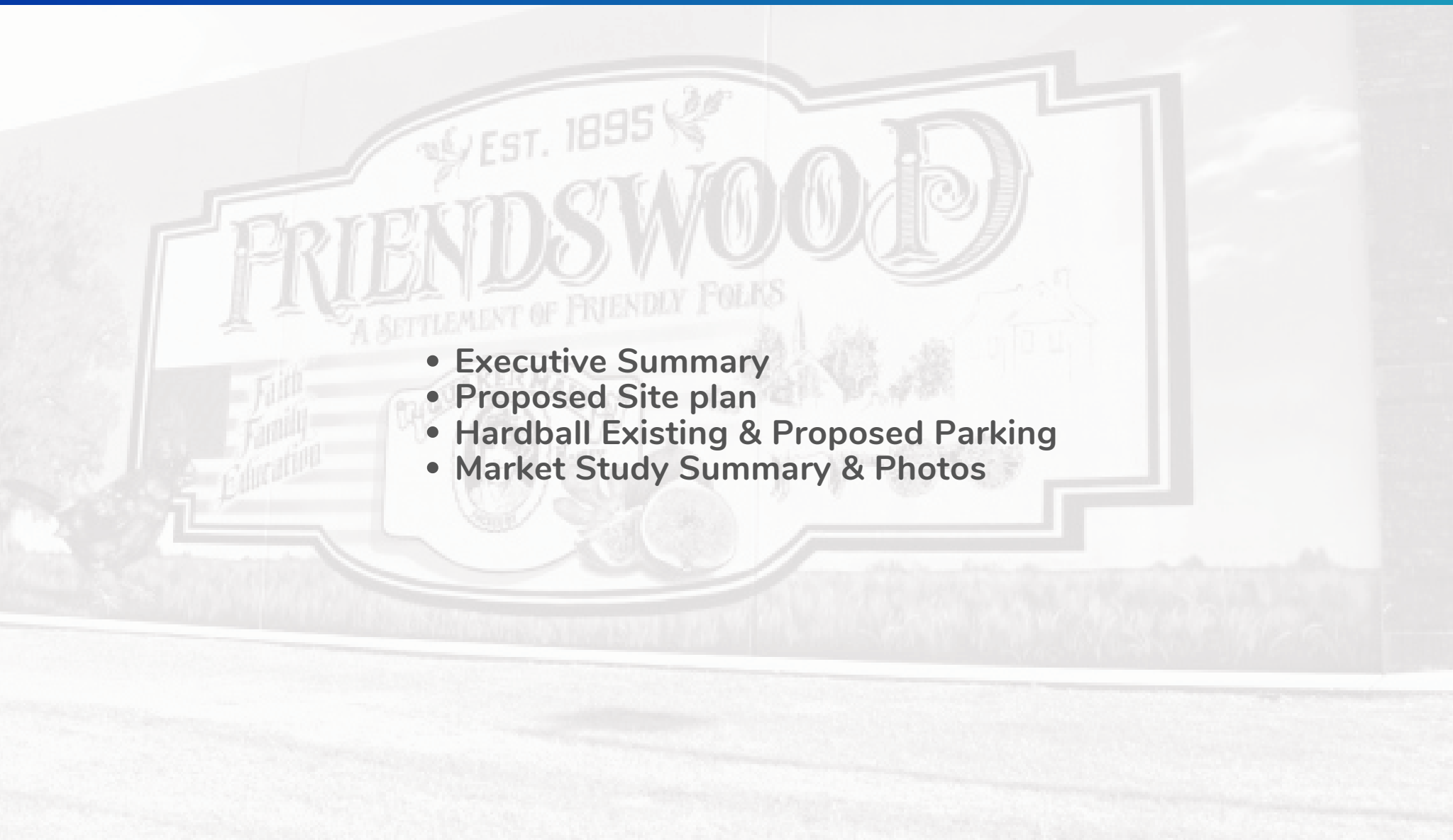
BASEBALL FACILITY PARKING STUDY

Prepared for the City of Friendswood



FOR MORE INFORMATION CONTACT:

TODD LUCKSINGER - SLI ARCHITECTS
JEFF BEARD, CCIM | ADAM RIGGS

- 
- Executive Summary
 - Proposed Site plan
 - Hardball Existing & Proposed Parking
 - Market Study Summary & Photos

OPPORTUNITY

After more than 20 years in business and having outgrown their existing facilities, Hardball Academy is seeking to expand and relocate into a new, indoor/outdoor training facility in Friendswood, Texas. The expansion will include the relocation of their current locations which are situated within separate buildings in Pearland and League City. The two existing locations currently comprise about 11,000 sf of combined indoor training area and will be replaced by a new 20,000 square foot, state of the art facility near FM 528 and Lundy Lane.

HARDBALL ACADEMY - THE #1 TRAINING FACILITY IN THE BAY AREA



“Setting the Standard for Professional Instruction”

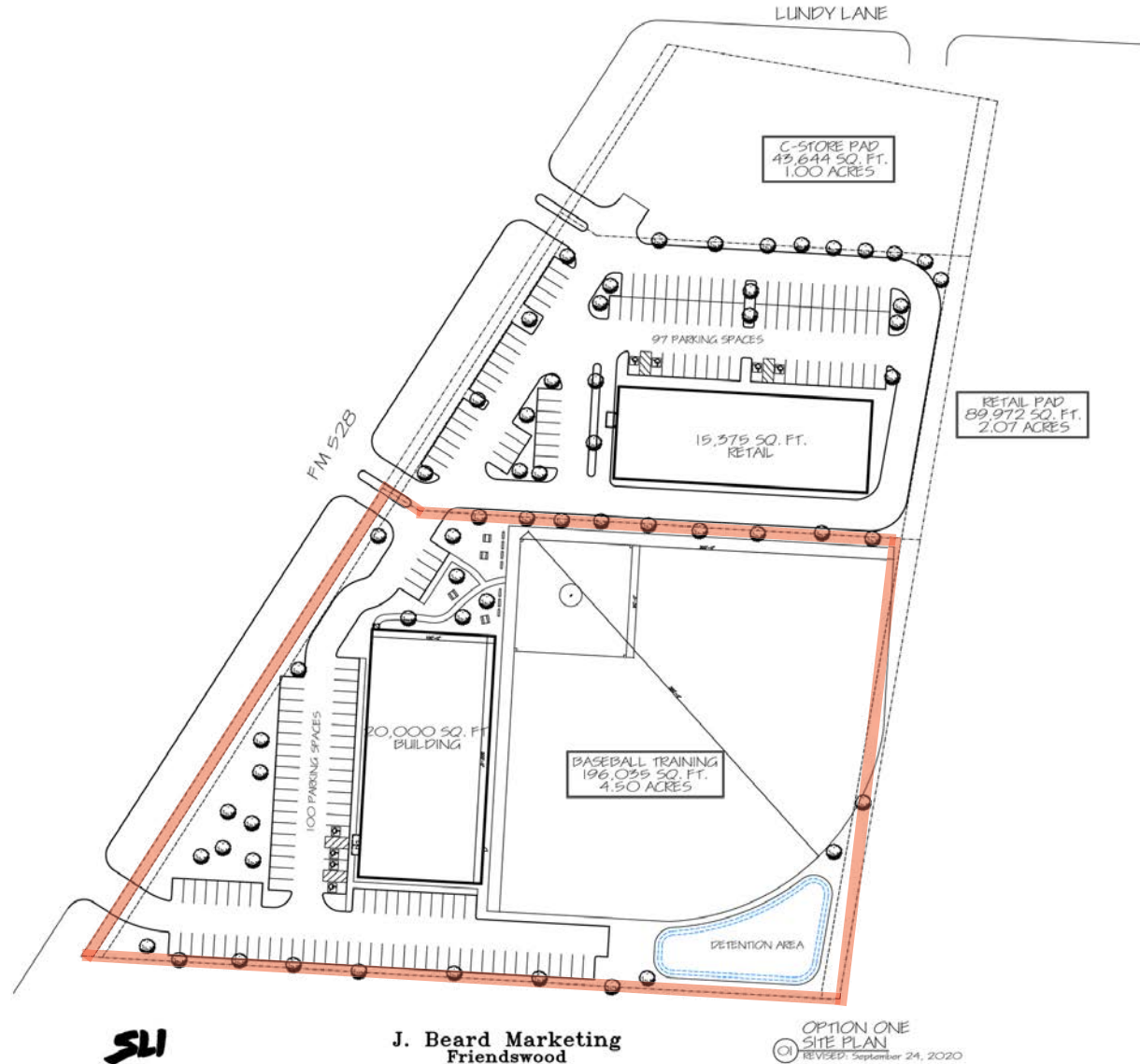
The goal of Hardball Academy is to help young players learn the fundamental skills that are necessary to be a successful baseball/softball player. Our experienced coaches understand the finer physical and mental skills that baseball/softball players need to develop. All coaches will continue to be lifelong learners to develop better coaching strategies and techniques to help our students learn more effectively and efficiently.

Statement of Purpose - Hardball Academy's Training Programs

"After being involved with baseball for over 30 years at all levels, it has become clear to me that there is a need for higher level of instruction and training than what is typically available today. Most players need much more DETAIL and serious troubleshooting to reach their full potential. This takes substantially more time than what most professional, college, high school, and lower level coaches have available." - Richie Beard, owner Hardball Academy

Over 300 signed college players out of our program
Over 1200 direct contacts with college coaches across the nation
25 players signed to play professionally in the last 3 years



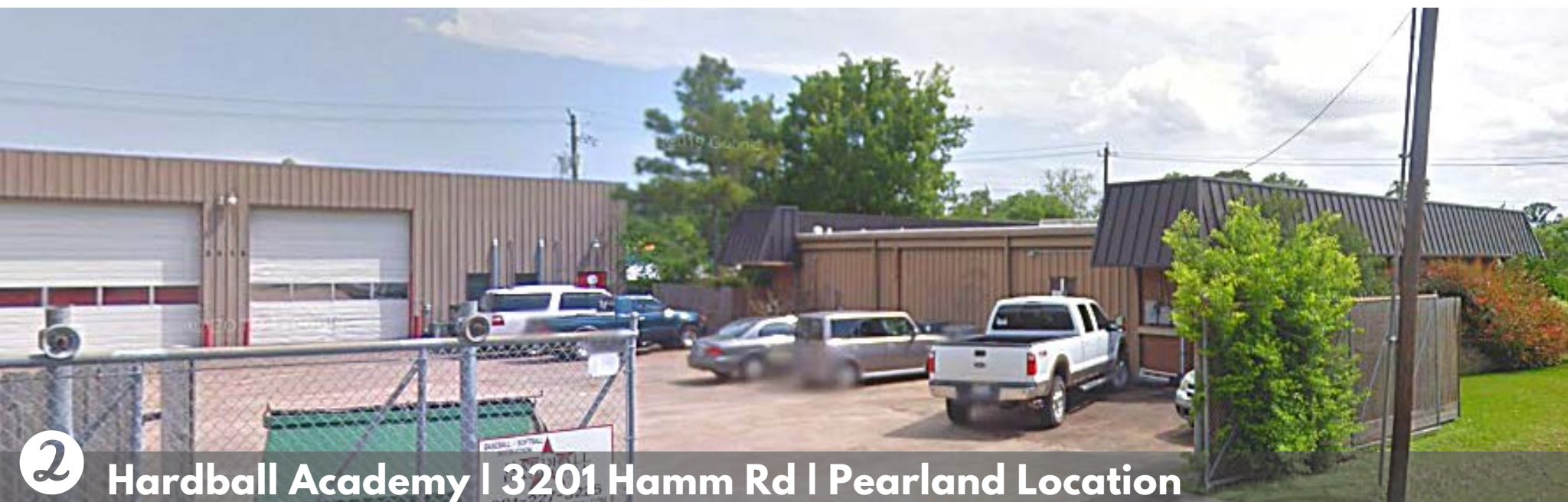




Existing & Proposed Hardball Academy Parking Details

Location	4807 FM 646	3201 Hamm Rd	FM 528 & Lundy Ln
City	LeagueCity/Dickinson/ Texas City	Pearland	Friendswood
Entity Name	Hardball Academy	Hardball Academy	Proposed Hardball Academy
Total Size (Sq Ft)	5,400	5,200	20,000
Parking Spaces	6	19	100
Number of Fields	0	0	1
Parking Ratio	1.0	3.7	5.0
Comments	Part of 17,000 SF building	Includes building floor area plus mezzanine	

Prepared for the City of Friendswood



Existing Baseball Academy Complexes

	1	2	3	4	5	6	7	8
Location	28611 Blue Jack Ln	910 Rudolph Rd	305 Springwood	20000 Park Row Dr	1760 W Walker St	20251 Gulf Freeway	32102 Tamina Rd	1415 Atlantis Dr
City	Woodlands/Magnolia	Tomball	Conroe	Katy	League City	Webster	Magnolia	Webster
Entity Name	Woodlands Baseball Academy	Texas Prospects	Kings Baseball Academy	Frozen Ropes	Playoff Performance	D-Bat	Elite Performance Academy	Inside the Lines
Total Size (Sq Ft)	12,400	16,600	7,400	16,500	3,750	52,200	9,800	8,178
Parking Spaces	34	59	32	61	5	220	23	21
Number of Fields	1	3	2	0	0	0	0	0
Parking Ratio	2.7	3.6	4.3	3.7	1.3	4.2	2.3	2.6
Notes	1	2	3		5	6		

- Note 1 Includes 2-story 7,250 SF building & 4,900 SF buildings; excludes 8 outdoor & 3 covered cages
- Note 2 Includes 2,100 SF enclosed cage area; excludes 2 outdoor cages
- Note 3 Includes covered canopy & cages on slab
- Note 5 Part of 21,600 SF building
- Note 6 Shared with Urban Air Entertainment

Prepared for the City of Friendswood



1

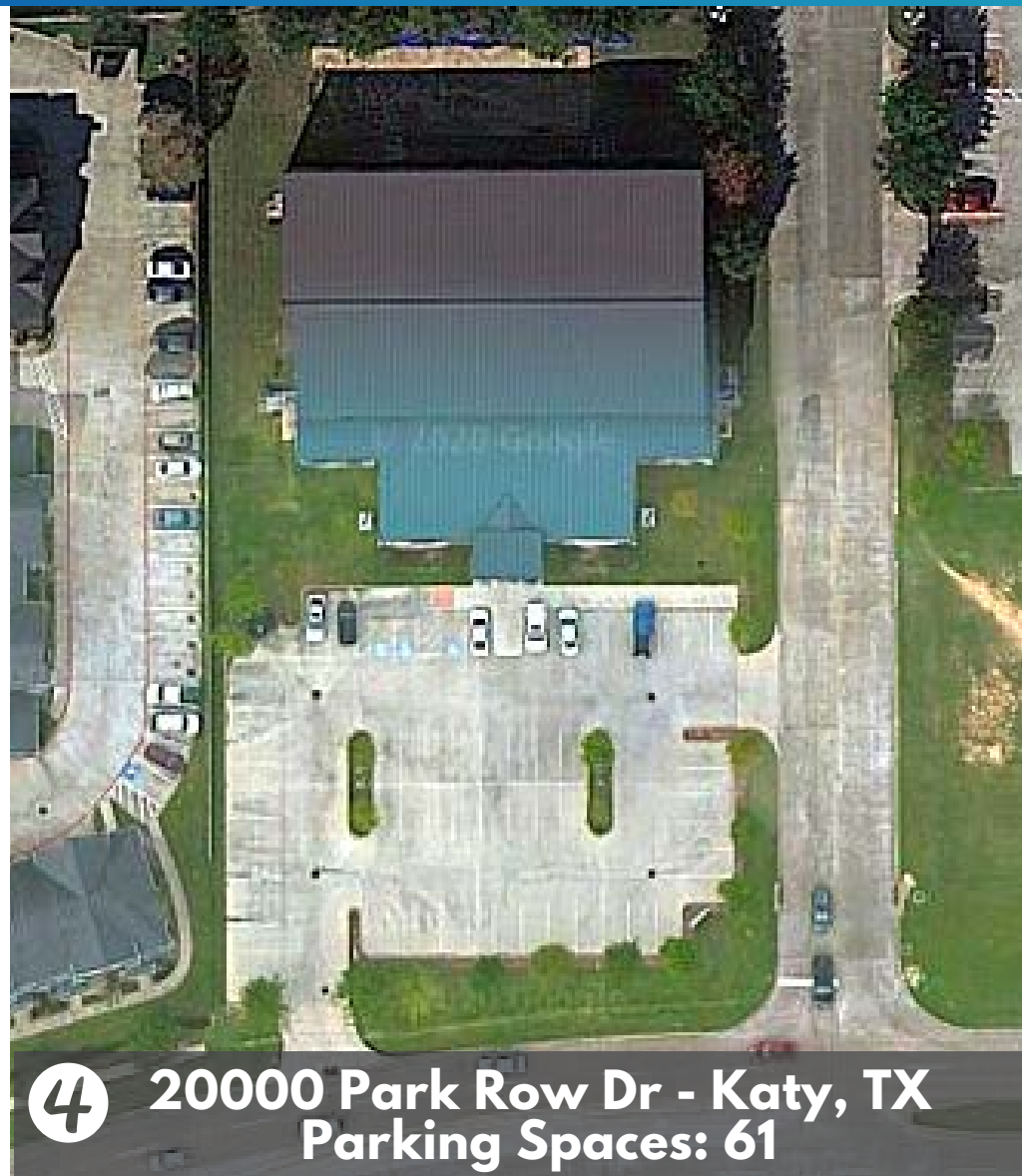
**28611 Blue Jack Rd –
Woodlands/Magnolia, TX
Parking Spaces: 34**



2

**910 Rudolph Rd – Tomball, TX
Parking Spaces: 59**

Prepared for the City of Friendswood



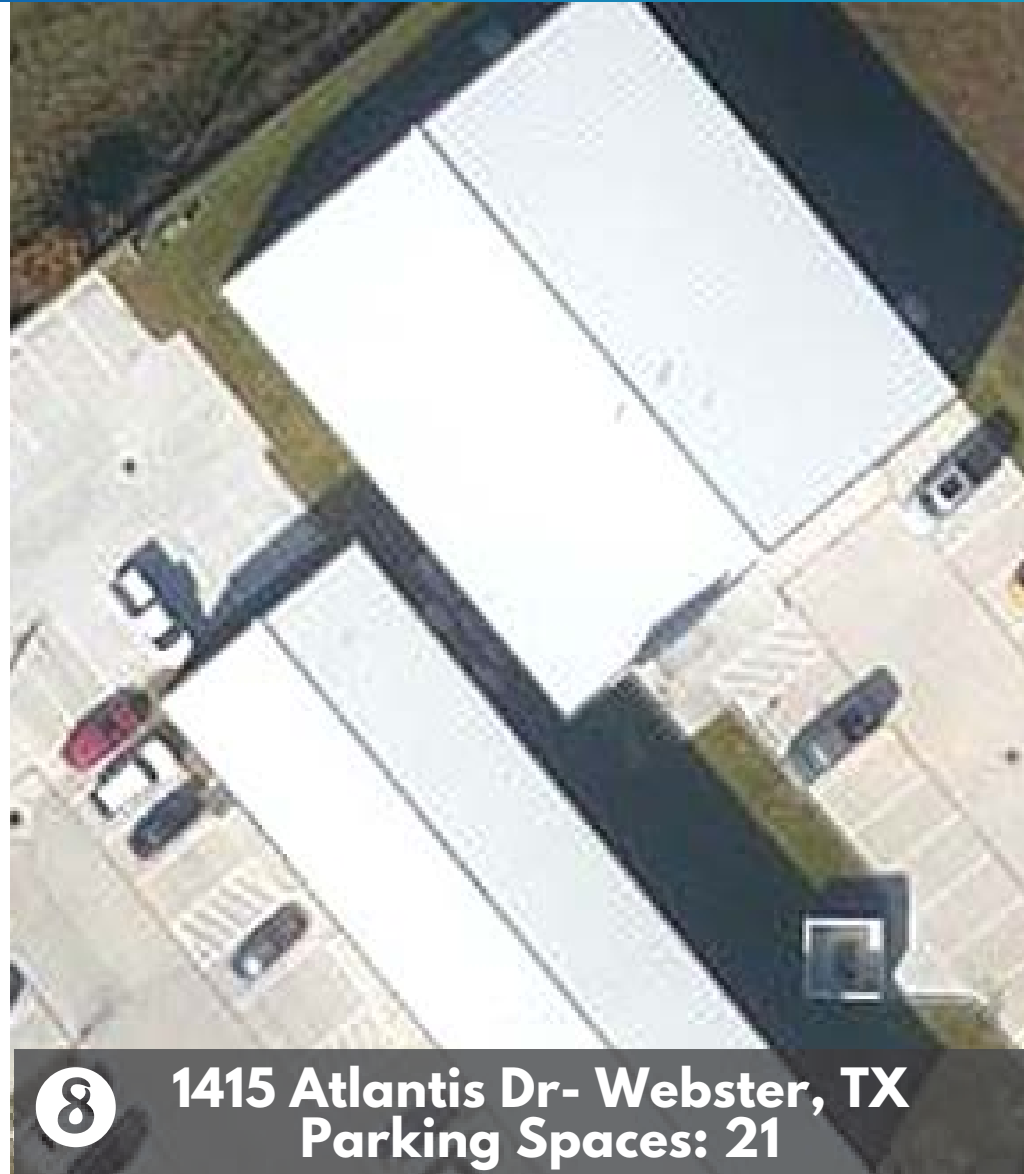
Prepared for the City of Friendswood



5 1760 W Walker St League City, TX
Parking Spaces: 5



6 20251 Gulf Freeway - Webster, TX
Parking Spaces: 220



FOR MORE INFORMATION CONTACT

JEFF BEARD, CCIM
ADAM RIGGS

281.367.2220

JBEARDCOMPANY.COM

10077 GROGAN'S MILL RD | SUITE 135
THE WOODLANDS, TX 77380

TODD LUCKSINGER
SLI ARCHITECTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject: **PRELIMINARY PLAT: LAUREL PARK FRIENDSWOOD III LOCATED AT 214 S FRIENDSWOOD DRIVE**

Consider approving the Preliminary Plat of Laurel Park Friendswood III, located at 214 S Friendswood Drive and being a tract of land containing 1.9850 acres situated in Lot 3, Block 2 of Friendswood Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 238, Page 14 in the official public records of real property of Galveston County, Texas, being all of a called 1.7947 acre tract of land as conveyed to the Laurel Park Friendswood III Ltd by deed recorded in Galveston County Clerk's File Number 2021056103 and a called 8291.50 square foot tract of land as conveyed to Laurel Park Friendswood III, Ltd., by deed recorded in Galveston County Clerk's File Number 2021056104, in Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat is a single lot, commercial subdivision. The property is zoned Downtown District (DD) and the lot meets the minimum lot size and other platting regulations for that zoning district. The property has frontage on S Friendswood Drive and S Shadowbend Dr. Part of the platting process will be to formally dedicate 35 feet of right-of-way along S Friendswood Drive. The deeds of this property included the land to the middle of the roadway. There is an existing building on the tract. Significant site or building changes will require site plan approval by the Planning and Zoning Commission.

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There **are** a few outstanding conditions or reasons that would require reconsideration by the Commission. The corrections report is attached. The plat is subject to approval by the Commission.

Recommended action: Approve with Conditions

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:

- 1) 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.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will clarify the right-of-way on S Friendswood Drive and allow the owner to move forward with further development and improvement of the property.

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Preliminary Plat of Laurel Park Friendswood III
2. PLT2024-4590 - Corrections Report 11-07-2024
3. Laurel Park Location Map

Page 66 of 73

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546



Corrections Required - 11-07-2024
Application No. PLT2024-4590
Address : 212 S FRIENDSWOOD DR

Corrections Required Instructions:

- * 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.

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
6	PLAT 1	Aubrey Harbin : Planning	Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet. Sizes of existing utilities and the proposed junctions with the existing system shall be shown. (Subdivision Ord Section IV. B. 2. b. (15)) Show existing waterlines and fire hydrants to ensure they are in the ROW and easements are not needed.	
14	PLAT 1	Becky Bennett : Planning	#2021056102 is a termination of restrictions, not deed restrictions. Remove note.	
15	PLAT 1	Becky Bennett : Planning	There are no block numbers associated with reserves.	
16	PLAT 1	Becky Bennett : Planning	There are no block numbers associated with reserves.	
17	PLAT 1	Becky Bennett : Planning	Draw sidewalk easement on face of plat. Exhibits were provided by the city engineer.	
18	PLAT 1	Aubrey Harbin : Planning	Add sub notes of the matrix.	

General Comments (informational and do not require corrections):**Reviewer Contact Information:**

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

Submission Documents:

Document Name	Document ID
LAUREL PARK FRIENDSWOOD III PRELIMINARY PLAT REVISED WITH CONTOURS 11.4.2024.pdf	64473

STATE OF TEXAS
COUNTY OF GALVESTON

WE, LAUREL PARK FRIENDSWOOD III, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRETT E. BANFIELD, PRESIDENT HEREINAFTER REFERRED TO AS THE OWNERS OF THE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LAUREL PARK FRIENDSWOOD III, 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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.

IN TESTIMONY WHEREOF, OWNER NAME HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRETT E. BANFIELD, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS DAY OF 2024.

LAUREL PARK FRIENDSWOOD III, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: BRETT E. BANFIELD, PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED BRETT E. BANFIELD, PRESIDENT, ACTING & SIGNING ON BEHALF OF BANFIELD PROPERTIES, INC., THE GENERAL PARTNER FOR LAUREL PARK FRIENDSWOOD III, LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON

STATE OF TEXAS
COUNTY OF GALVESTON

WE, COMMUNITYBANK OF TEXAS, N.A., HOLDING A LIEN UPON THE PLAT OF LAUREL PARK FRIENDSWOOD III, ACTING BY AND THROUGH KRISTEN GRAY, VICE PRESIDENT, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT PROSPERITY BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021056105 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: KRISTEN GRAY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRISTEN GRAY, VICE PRESIDENT ON BEHALF OF COMMUNITYBANK OF TEXAS, N.A. (NOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LAUREL PARK FRIENDSWOOD III IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2024.

BECKY BENNETT, ASSISTANT PLANNER

TOM HINCKLEY, CHAIRMAN

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

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

SURVEYOR:

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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 10/18/2024

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

THE STATE OF TEXAS
COUNTY OF GALVESTON

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

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

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

BY: DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G240109

OPERATIONS MANAGER DATE

DISTRICT ENGINEER DATE

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

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

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

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

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

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

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

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

8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

EXISTING AND PROPOSED UTILITIES ON AND ADJACENT TO THE TRACT UP TO A DISTANCE OF 200 FEET. SIZES OF EXISTING UTILITIES AND THE PROPOSED JUNCTIONS WITH THE EXISTING SYSTEM SHALL BE SHOWN. (SUBDIVISION ORD SECTION IV. B. 2. b. (15))

SHOW EXISTING WATERLINES AND FIRE HYDRANTS TO ENSURE THEY ARE IN THE ROW AND EASEMENTS ARE NOT NEEDED.

There are no block numbers associated with reserves.

Draw sidewalk easement on face of plat. Exhibits were provided by the city engineer.

METES AND BOUNDS DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 1.9850 ACRES SITUATED IN LOT 3, BLOCK 2 OF FRIENDSWOOD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 14 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, BEING ALL OF A CALLED 1.7947 ACRE TRACT OF LAND, AS CONVEYED TO LAUREL PARK FRIENDSWOOD III LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021056103 AND A CALLED 8,291.50 SQUARE FOOT TRACT OF LAND, AS CONVEYED TO LAUREL PARK FRIENDSWOOD III, LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021056104, SAID 1.9850 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE THE EASTERLY CORNER OF LOT 3, BLOCK 2, OF FRIENDSWOOD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 13, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FROM WHICH A X CUT IN CONCRETE BEARS SOUTH 56°43'41" WEST FOR A DISTANCE OF 6.18 FEET, SAID POINT BEING LOCATED 10 FEET SOUTH OF THE EXISTING CENTER LINE OF SOUTH FRIENDSWOOD DRIVE (FM 518) (BASED ON A 90 FOOT WIDTH), ALSO BEING LOCATED ON THE NORTHWEST RIGHT-OF-WAY LINE OF WEST SHADOWBEND AVENUE;

THENCE NORTH 48°17'19" WEST, ALONG THE COMMON LINE WITH SAID SHADOWBEND OFFICE PARK LP TRACT, FOR A DISTANCE OF 236.90 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 45°41'38" WEST, FOR A DISTANCE OF 0.88 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO SHADOWBEND OFFICE PARK LP, BY DEED AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2002034004;

THENCE NORTH 48°17'19" WEST, ALONG THE COMMON LINE WITH SAID SHADOWBEND OFFICE PARK LP TRACT, FOR A DISTANCE OF 236.90 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 45°41'38" WEST, FOR A DISTANCE OF 0.88 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO HTCT PROPERTIES LLC BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2021075375;

THENCE NORTH 41°42'41" EAST, ALONG THE COMMON LINE WITH SAID HTCT PROPERTIES LLC TRACT, FOR A DISTANCE OF 330.00 FEET, TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 60°43'50" WEST, FOR A DISTANCE OF 5.53 FEET, BEING LOCATED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH FRIENDSWOOD DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HTCT PROPERTIES LLC TRACT;

THENCE SOUTH 48°17'19" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH FRIENDSWOOD DRIVE, FOR A DISTANCE OF 236.90 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE CALLS 1.9850 ACRES OF LAND.

COVERAGE TABLE

ACRES

RESERVE A 1.7947

R.O.W. 0.1903

Total Acreage 1.9850

ZONING DISTRICT DD

LOT AREA MINIMUM SF 15,000 (E)

LOT WIDTH MINIMUM FEET 0

LOT DEPTH MINIMUM FEET 0

YARD MINIMUM FEET FRONT 0

YARD MINIMUM FEET REAR 0 (G) - 15 (F)

YARD MINIMUM FEET SIDE INTERIOR 15

YARD MINIMUM FEET SIDE EXTERIOR 0

HEIGHT MAXIMUM FEET 70 (MAXIMUM 4 STORIES)

LANDSCAPE REQUIREMENTS YES

EXCEPTION NOTES E.F.G.

MAXIMUM LOT COVERAGE 60%

FLOOD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONE "X" & "X"(500).

BENCHMARK: NGS HGCSDS4 (AW5596) - EL 29.50 NAVD 88

A POINT MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1 INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5/8 INCH PVC PIPE WITH ALLOGO CAP STAMPED-HGCSDS4 1986--THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE LOCATED 260 METERS (863 FT) FROM JUNCTION OF FM 518 AND FM 528 IN FRIENDSWOOD GO SOUTH WEST ON FM 528 FOR 1.904 MI. 1 MI TO THE ENTRANCE TO THE CLEAR CREEK DRAINAGE DISTRICT BUILDING ON THE LEFT, TURN LEFT ONTO ENTRANCE DRIVE TO THE MARK ON THE RIGHT IN THE GRASS LOCATED SOUTHEAST OF THE CENTERLINE OF FM 528 AND 0.61 METER (20 FT) SOUTHWEST OF THE EDGE OF A CURB. TEMPORARY PROJECT BENCH MARKS ANY SET IN CONCRETE BEARS N 62°41'30" W, 17.32 FEET FROM THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PLAT. ELEVATION 29.19

GENERAL PLAT NOTES:

1. PROPERTY CORNER.

2. INDICATES CONTROL MONUMENT.

3. INDICATES TEMPORARY PROJECT BENCHMARK

4. B.L. INDICATES BUILDING LINE.

5. F.I.R. INDICATES FOUND IRON ROD.

6. F.I.P. INDICATES FOUND IRON PIPE

7. ESMT(S) INDICATES EASEMENT(S).

8. FND INDICATES FOUND.

9. R.O.W. INDICATES RIGHTS-OF-WAY.

10. VOL.PG. INDICATES VOLUME/PAGE

11. P.O.B. INDICATES POINT OF BEGINNING.

12. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.

13. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.

14. G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.

15. BRS INDICATES BEARS.

16. THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.

17. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).

18. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

19. SUBJECT TO PUBLIC SIDEWALK EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO THE CITY OF FRIENDSWOOD, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO(S) 2021057875.

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

21. 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.

22. 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.

23. 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.

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

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

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

27. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791024-06911, DATED SEPTEMBER 12, 2024 WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2024.

28. SUBJECT TO DEED RESTRICTIONS AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO. 2021056102.

#2021056102 is a termination of restrictions, not deed restrictions. Remove note.

PRELIMINARY PLAT

LAUREL PARK FRIENDSWOOD III

BEING A TRACT OF LAND CONTAINING 1.9850 ACRES SITUATED IN LOT 3, BLOCK 2 OF FRIENDSWOOD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 14 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, BEING ALL OF A CALLED 1.7947 ACRE TRACT OF LAND AS CONVEYED TO LAUREL PARK FRIENDSWOOD III LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021056103 AND A CALLED 8291.50 SQUARE FOOT TRACT OF LAND AS CONVEYED TO LAUREL PARK FRIENDSWOOD III, LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021056104, IN GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

1 RESERVE 1 BLOCK

OCTOBER 18 2024

There are no block numbers associated with reserves.

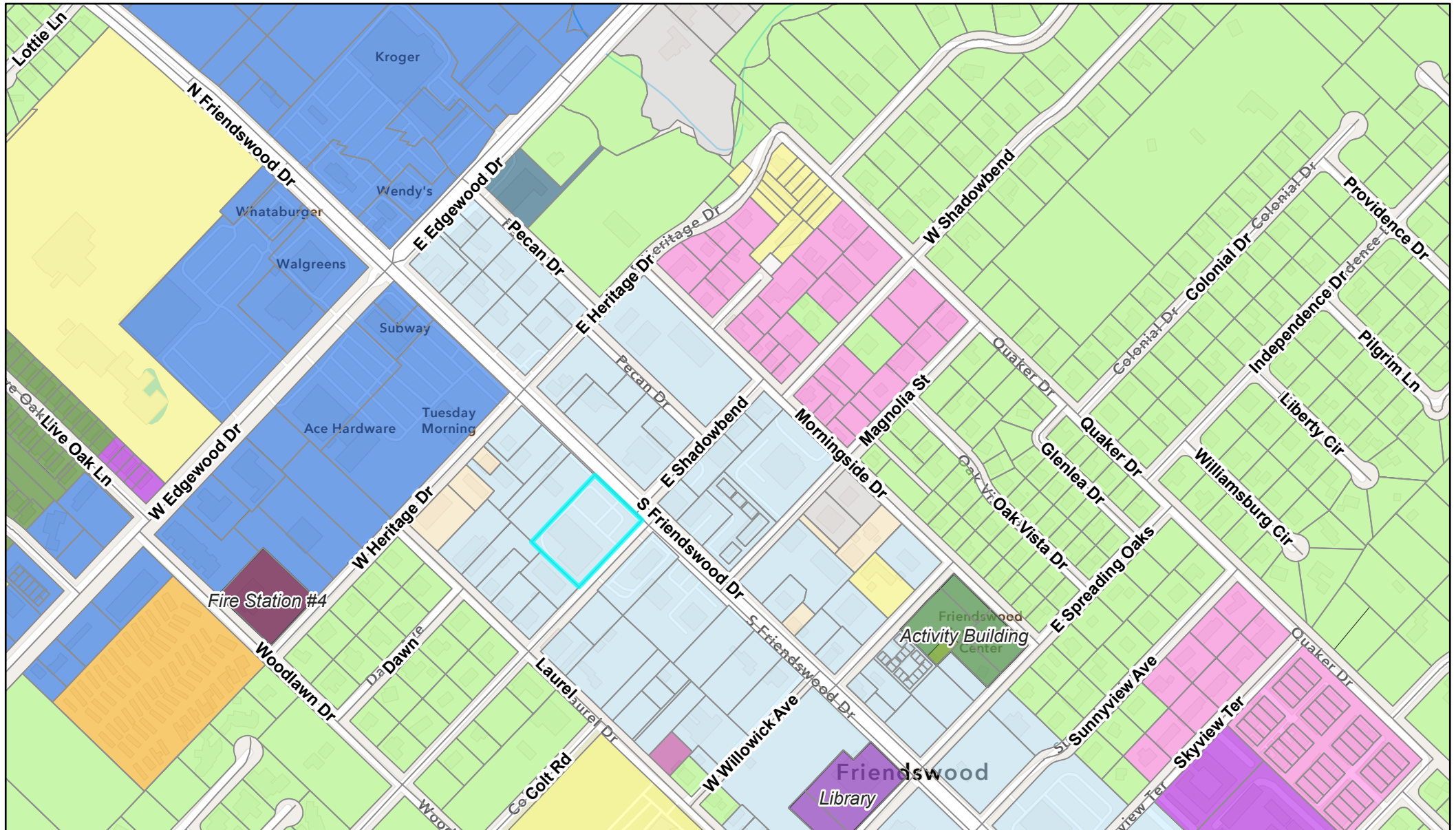
PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER
LAUREL PARK
FRIENDSWOOD III, LTD
BRETT E. BANFIELD, PRESIDENT
161 WEST SHADOWBEND AVENUE
SUITE 100
FRIENDSWOOD, TX 77546
PHONE: 281-482-3636

842024 PRO-SURV ALL RIGHTS RESERVED

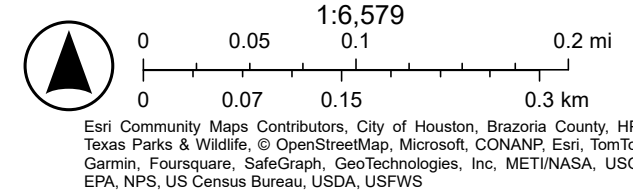
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City of Friendswood



11/7/2024, 1:28:57 PM

-  City Limit
  Fire Station #4
 Zoning by Parcel
  GHD
  MHR
  PUD
-  Parcels
  Library
  CSC
  MFR-H
  NC
  SFR
- Public Facilities
  Streets
  DD
  MFR-L
  NO ZONING
-  Activity Building
  LI
  MER-M
  OPD





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 18, 2024

Subject: Receive the October 2024 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Action:

SUMMARY / ORIGINATING CAUSE

The DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. October 2024 DRC Report

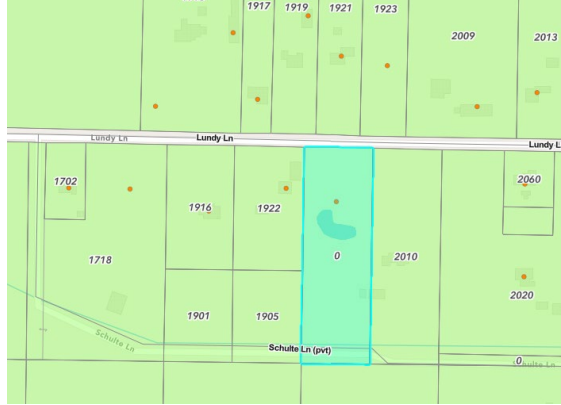
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

OCTOBER 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
305 and 311 Laurel Mixed Use Building to include office space, retail, and rooftop area	MFR & DD	Yes	☒ Zone change ☒ Meets Future Land Use Map ☒ Preliminary and Final Plats required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☐ Community Overlay District (300 feet) ☒ Downtown District – zone change, site plan, and plat fees waived ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: DD landscaping and screening requirements apply; shared parking is an option; 6ft sidewalk required – offered option of installing sidewalk on opposite side of Laurel	

2004 Lundy Lane Single Family Home (10,000sqft) and outbuilding	SFR	No	☐ Zone change ☐ Meets Future Land Use Map ☒ Preliminary and Final Plats Required ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☐ Sewer Available – apply for septic system through Galveston Co. Health District ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☐ TxDOT Permits required Misc Notes: easement required for Lundy Ditch	
1718 Lundy Lane Single Family Home (12,000-14,000sqft)	SFR	No	☐ Zone change ☐ Meets Future Land Use Map ☐ Plats – Existing as Mills Estate ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required – existing building ☐ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☐ Sewer Available – apply for septic system through Galveston Co. Health District ☒ On-site detention required - existing ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☐ TxDOT Permits required – FM 518 Misc Notes: easement required for Lundy Ditch	