



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, DECEMBER 12, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approval of the minutes of the Planning and Zoning Special Meeting held on Monday, November 18, 2024.

4. ACTION ITEMS

- A. Consider electing a vice chairperson.
- B. 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.
- C. Consider approving the Preliminary Plat of Georgetown Boulevard Phase 2, a subdivision of 3.365 acres of land situated in the I & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.
- D. Consider approving the Preliminary Plat of Sherry Lane Phase 2, a subdivision of 1.220 acres of land situated in the I. & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Receive Training Session 3 regarding an overview of the Zoning Ordinance.
- B. Announcement of the next Planning and Zoning Commission regular meetings scheduled for (i) Thursday, January 9, 2025, and (ii) Thursday, January 23, 2025, with no meeting being scheduled for December 26, 2024.

- C. Receive the November 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 9th day of December 2024, at 6:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject: Consider approval of the minutes of the Planning and Zoning Special Meeting held on Monday, November 18, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 11-18-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 18, 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
NOVEMBER 18, 2024

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON MONDAY, NOVEMBER 18, 2024, AT 06:02 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT
VICE-CHAIRMAN RICHARD SASSON WAS 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 Marcus Rives moved to approve the consent agenda. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

- 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.

Director Harbin explained the proposed project consisted of a one-story building with 18,000 square feet plus an outside baseball field. She said Hardball Academy was an existing business with several locations that was looking to consolidate and relocate to Friendswood. She said the property is located on FM 528 and subject to the community overlay district requirements for aesthetics. Harbin said the applicant submitted a design modification form to decrease the required parking from 105 spaces to 75 spaces and the city engineer had approved the modification.

Commissioner Anderson commented that there are lots of new projects on FM 528 and questioned the amount of traffic. Harbin responded that TxDOT limits the number of driveways on their roadways to help regulate the number of possible conflict points. Commissioner Bounds asked for clarification on the tree mitigation. Harbin explained that this project started prior to the adoption of increased mitigation standards and would be grandfathered under the old requirements. She said the project is required to replace qualified trees on a one-for-one basis.

Commissioner Mann followed up on the TxDOT driveway conversation and asked if the two lots would both only be allowed the one, shared driveway on FM 528. Harbin said the corner tract would be allowed to install a second driveway onto Lundy Lane since that was a city street. Commissioner Mann asked if the shared detention pond would be sufficient. Assistant Planner Bennett stated the commercial subdivision can use the shared detention area, plus Hardball is also installing swales for both conveyance and volume.

Commissioner Conrad asked if there was enough parking on site. Commissioner Mann asked if the facility would host baseball games. Harbin answered that the business provides baseball training and would not be hosting games or tournaments. Chairman Hinckley said he did have parking

concerns if the property is ever converted to another use.

****Commissioner Marcus Rives moved to approve the site plan for Hardball Academy to be located at 2907 W Parkwood Ave. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

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.

Harbin said the plat is for an existing single, commercial tract in the Downtown District. She said they are preparing to make some site modifications and staff found the property had never been platted and needed to dedicate right-of-way for FM 518. She explained staff is suggesting conditional approval because the plat had some remaining items to correct, including identifying a water line and a sidewalk easement.

The property owner, Brett Banfield, was in attendance to answer questions. He concurred the proposed plat was a cleanup item.

****Commissioner Marcus Rives moved to approve the Preliminary Plat of Laurel Park Friendswood III. Seconded by Commissioner Marsha Conrad. The motion was approved 5-1 with Commissioner Travis Mann opposed.**

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.

Harbin mentioned the October DRC report was provided in the backup material. Councilwoman Hanks said City Council approved the vacation of a water line easement on the property discussed for the Hardball Academy. She also said the council met as the first TIRZ board meeting and that the meeting went well. Commission Rives and the others said Happy Thanksgiving.

6. ADJOURNMENT

This meeting was adjourned at 06:22 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject: 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 no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

Last Action Taken on November 18, 2024 - Approved with Conditions

Recommended action: Approve

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 chairperson and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included in the attached corrections report; requires re-submittal and Commission action
- 3) Disapprove with Reasons** - reasons included in the attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

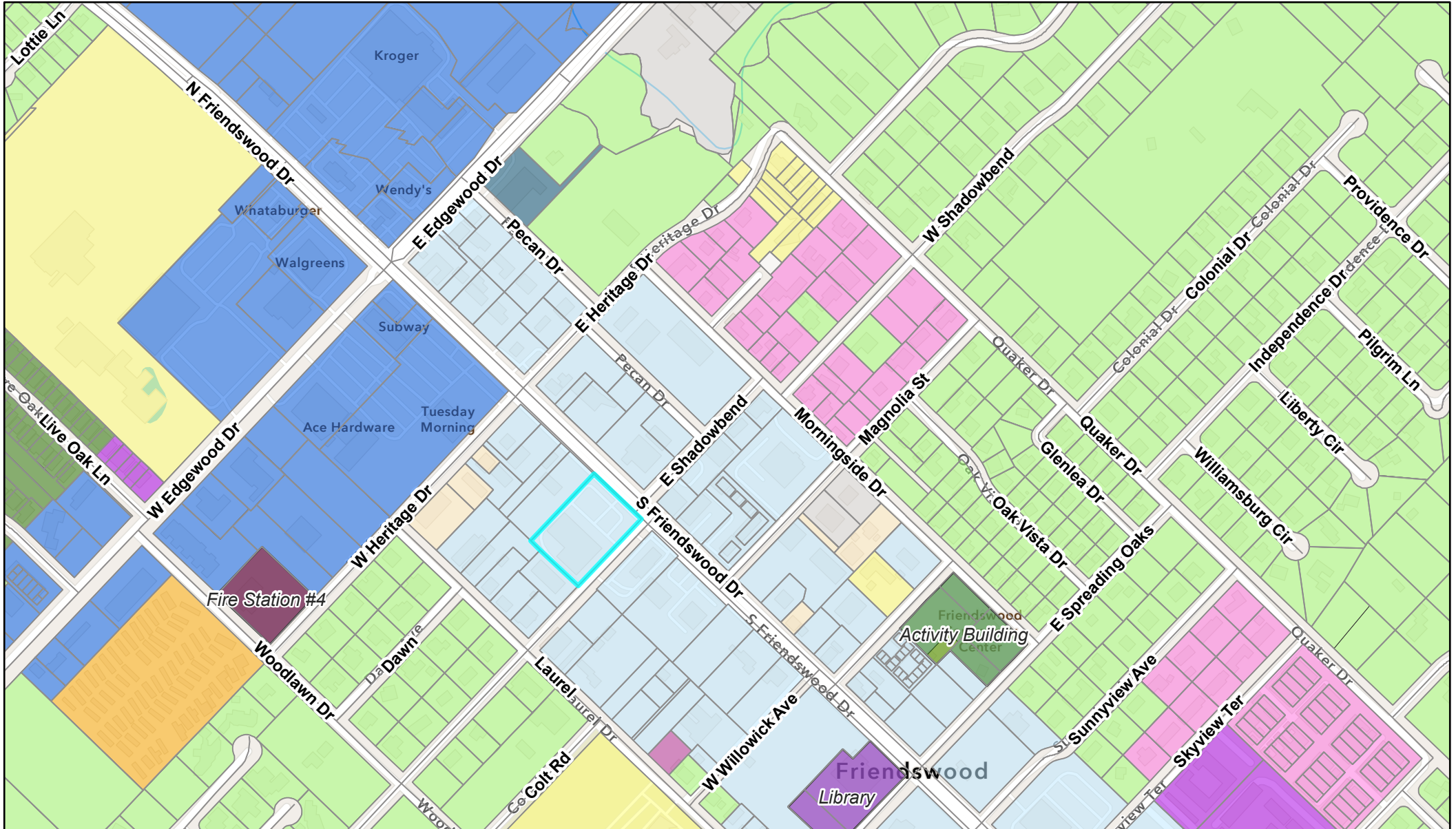
Approval of the plat will clarify the right-of-way on S Friendswood Drive and allow the owner to move forward with further development and improvement of the property.

RECOMMENDATIONS

ATTACHMENTS

1. Laurel Park Location Map
2. Laurel Park Friendswood III Preliminary Plat

City of Friendswood



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

City Limit

Parcels

Public Facilities

Activity Building

Fire Station #4

Library

Streets

Zoning by Parcel

CSC

DD

LI

GHD

MFR-H

MFR-L

MFR-M

MHR

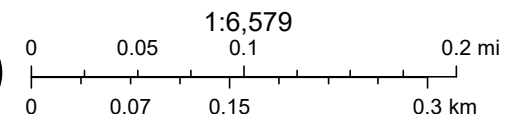
NC

NO ZONING

OPD

PUD

SFR



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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject: Consider approving the Preliminary Plat of Georgetown Boulevard Phase 2, a subdivision of 3.365 acres of land situated in the I & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat provides for the road entrance into the Georgetown Subdivision. Phase 1 of the road is in the City of Alvin. The plat also contains two reserves, one for drainage and open space and the other will contain a lift station. The reserve with the lift station will be dedicated to the City of Friendswood once the lift station is constructed and accepted by City Council. The approved master plan for Georgetown Subdivision is attached for reference.

Recommended Action: Approve

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 chairperson and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included in the attached corrections report; requires resubmittal and Commission action.
- 3) Disapprove with Reasons** - reasons included in the attached corrections report; requires resubmittal and Commission action.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to progress in accordance with the approved master plan.

RECOMMENDATIONS

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

ATTACHMENTS

1. Georgetown Blvd Phase 2 Preliminary Plat
2. Georgetown Master Plan - approved March 2024

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY OWNERS HEREINAFTER REFERRED TO AS OWNERS, OF THE 3.365 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN BLVD PHASE 2, 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 ERNEST LOEB, DIVISION VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

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

BY: _____
ERNEST LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST 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 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: _____

STATE OF TEXAS
COUNTY OF _____

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHERRY LANE PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022689, 2023022690, 2023022691, 2023022692, AND 2023030832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: _____
PRINT NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 3.360 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN BLVD PHASE 2, 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.

ERNEST LOEB, DIVISION VICE PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST 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)

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 GEORGETOWN BLVD PHASE 2 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

OPERATIONS MANAGER _____ DATE _____

DISTRICT ENGINEER _____ DATE _____

GCDD REF G240093

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

BEING A TRACT CONTAINING 3.365 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A-624, AND THE HOOPER & WADE SURVEY, SEC 22, A-675, IN GALVESTON COUNTY, TEXAS, SAID 3.365 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966, SAID 3.365 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 STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

THENCE, THROUGH AND ACROSS SAID 74.240 ACRES AND AFORESAID 132.008 ACRES, NORTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1,745.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING THIRTEEN (13) COURSES:

- SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 6.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 37.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 52 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 49 DEGREES 51 MINUTES 36 SECONDS EAST, 34.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 03 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 86 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 382.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 396.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS NORTH 75 DEGREES 32 MINUTES 26 SECONDS WEST, 390.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 70 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 117.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 48 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 06 DEGREES 58 MINUTES 59 SECONDS WEST, 116.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 84 DEGREES 34 MINUTES 02 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;
- 41.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 02 MINUTES 17 SECONDS EAST, 41.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 41.53 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 09 MINUTES 42 SECONDS AND A CHORD WHICH BEARS NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST, 31.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;
- 327.04 FEET ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 20 SECONDS AND A CHORD WHICH BEARS NORTH 78 DEGREES 50 MINUTES 45 SECONDS WEST, 324.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 32 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 114.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON A NORTHERLY LINE OF SAID 132.008 ACRES AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

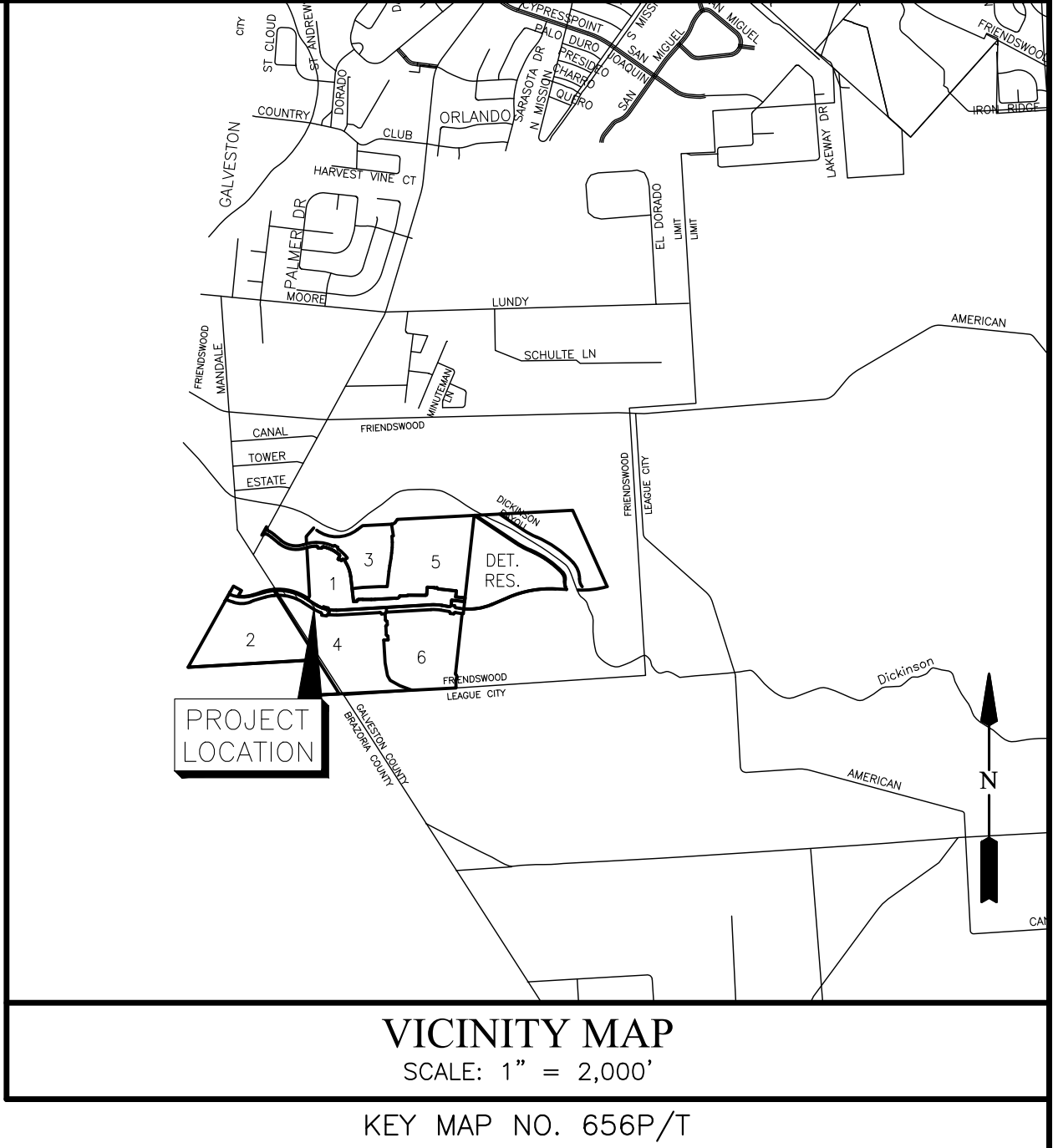
- 564.89 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 04 SECONDS AND A CHORD WHICH BEARS SOUTH 76 DEGREES 21 MINUTES 39 SECONDS EAST, 554.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;
- SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.18 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING SIX (6) COURSES:

- SOUTH 25 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 57 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 161.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 347.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS SOUTH 75 DEGREES 32 MINUTES 26 SECONDS EAST, 341.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 86 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 272.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 40.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 08 MINUTES 24 SECONDS EAST, 36.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.365 ACRES OF LAND.

GENERAL NOTES:

- BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096, BRASS DISC STAMPED "CHHO 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528. ELEVATION = 26.11' NAVD88 (2001 ADJ.)
T.B.M.: "X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRIVE. ELEVATION = 35.35 NAVD88 (2001 ADJ.)
- 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 0.9998642125.
- 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.
- 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 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.
- THERE ARE NO EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 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.
- 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.
- RESERVES ARE SUBJECT TO RESTRICTIONS PER GCCF NO.S 2022038504, 2024003457, 2024005521, AND 2024005523 PER THE TITLE REPORT.
- RESERVE B WILL BE DEDICATED TO THE CITY.



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

PRELIMINARY PLAT GEORGETOWN BLVD PHASE 2

A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE
I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 2 RESERVES (0.570 ACRES) 0 BLOCKS

NOVEMBER 12, 2024

JOB NO. 1931-3127

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

SURVEYOR:

ENGINEER:

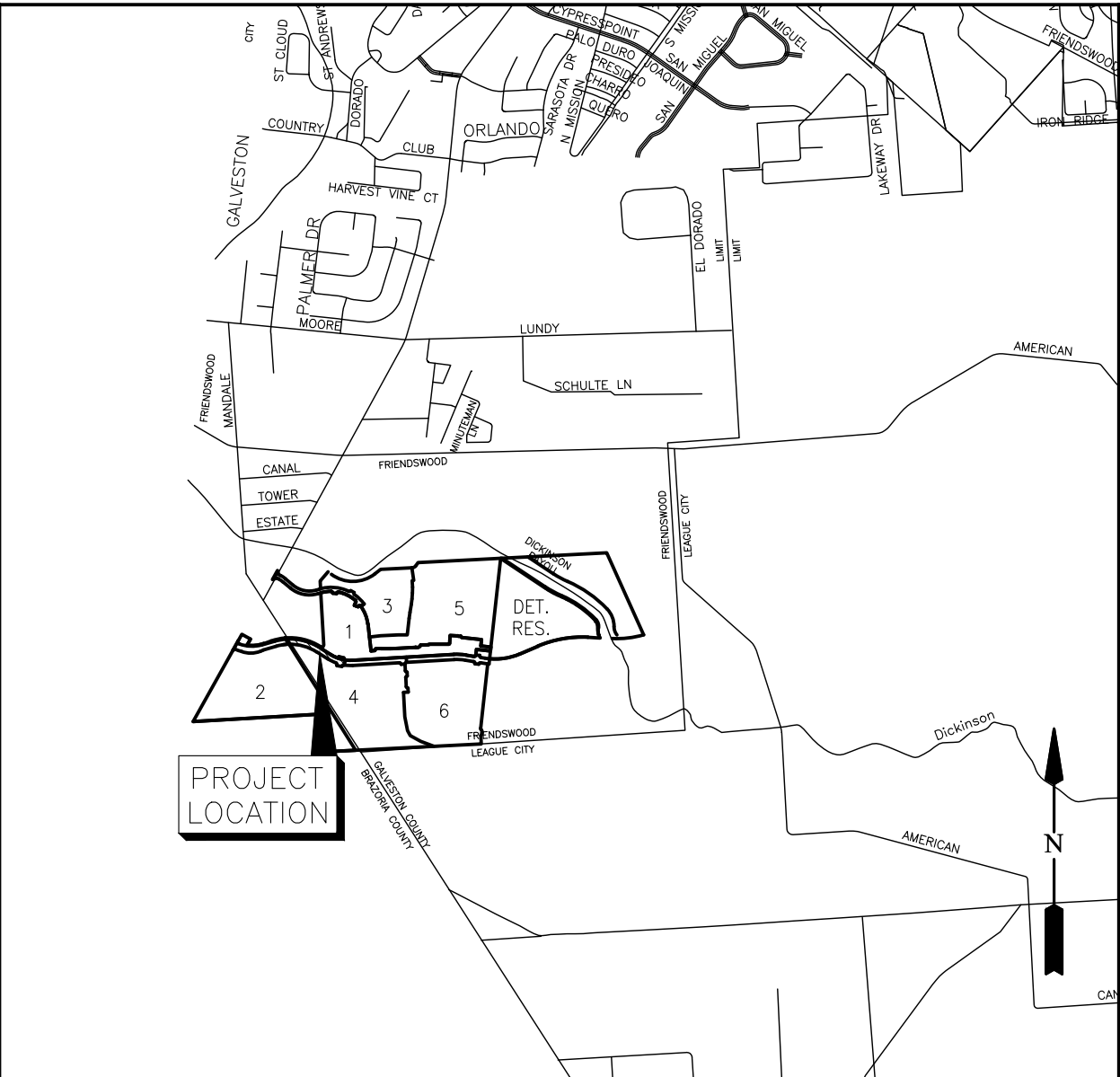
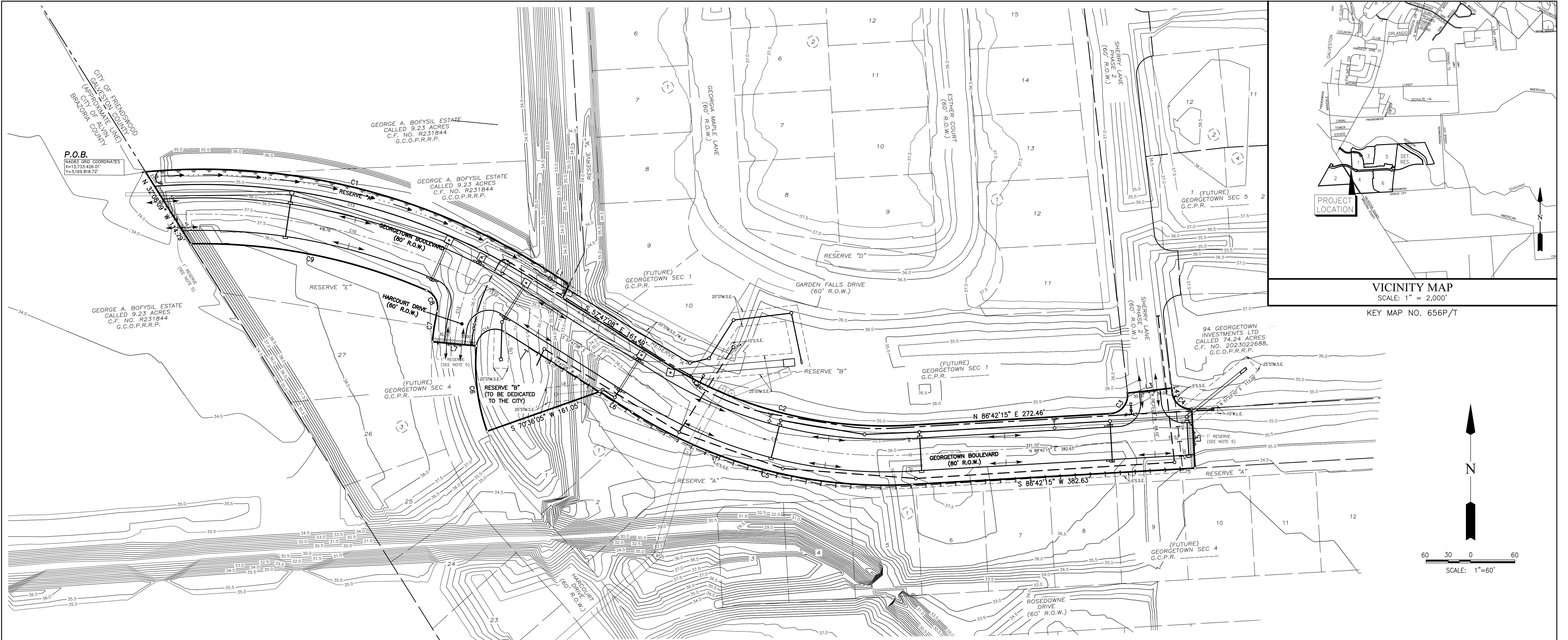


GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77605
PHONE: 281-499-4539

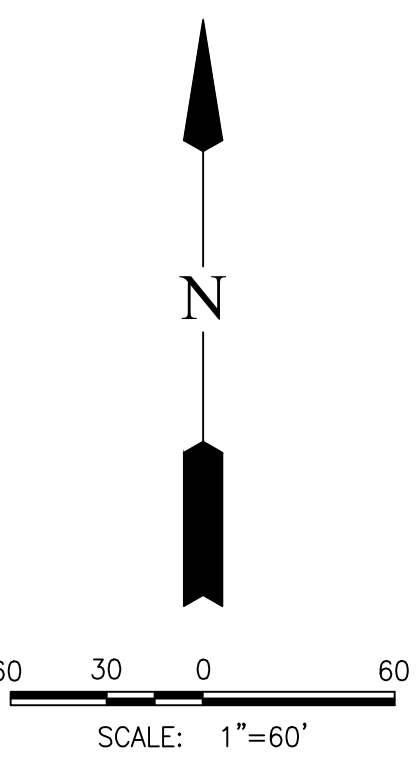
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

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

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 656P/T



LEGEND

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.283	12,323	RESTRICTED TO DRAINAGE/OPEN SPACE
B	0.292	12,718	RESTRICTED TO LIFT STATION
TOTAL	0.575	25,041	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°32'37" E	39.18'
L2	S 25°22'52" W	20.97'
L3	N 83°34'32" E	60.00'
L4	S 06°25'28" E	6.01'
L5	S 03°17'45" E	80.00'
L6	N 57°47'08" W	52.08'
L7	N 84°34'02" W	60.00'
L8	S 03°17'45" E	5.00'
L9	N 84°21'25" E	55.31'
L10	N 01°40'26" E	45.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	860.00'	37°38'04"	564.89'	S 76°21'39" E	554.79'
C2	560.00'	35°30'37"	347.07'	S 75°32'26" E	341.54'
C3	25.00'	93°07'43"	40.64'	N 40°08'24" E	36.31'
C4	25.00'	86°52'17"	37.90'	S 49°51'36" E	34.38'
C5	640.00'	35°30'37"	396.65'	N 75°32'26" W	390.34'
C6	270.00'	24°49'53"	117.01'	N 06°58'59" W	116.10'
C7	330.00'	7°12'39"	41.53'	N 09°02'17" E	41.50'
C8	25.00'	79°09'42"	34.54'	N 26°56'14" W	31.86'
C9	760.00'	24°39'20"	327.04'	N 78°50'45" W	324.53'
C10	800.00'	35°05'32"	489.98'	S 75°19'53" E	482.36'
C11	600.00'	35°30'37"	371.86'	S 75°32'26" E	365.94'
C12	300.00'	17°25'52"	91.27'	S 14°08'54" W	90.92'
C13	840.00'	36°36'34"	536.72'	S 76°05'25" E	527.64'
C14	25.00'	116°46'55"	50.96'	S 63°49'25" W	42.58'

PRELIMINARY PLAT
GEORGETOWN BLVD
PHASE 2

A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE
I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 2 RESERVES (0.570 ACRES) 0 BLOCKS
NOVEMBER 12, 2024 JOB NO. 1931-3127

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST 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 77505
PHONE: 281.499.4539

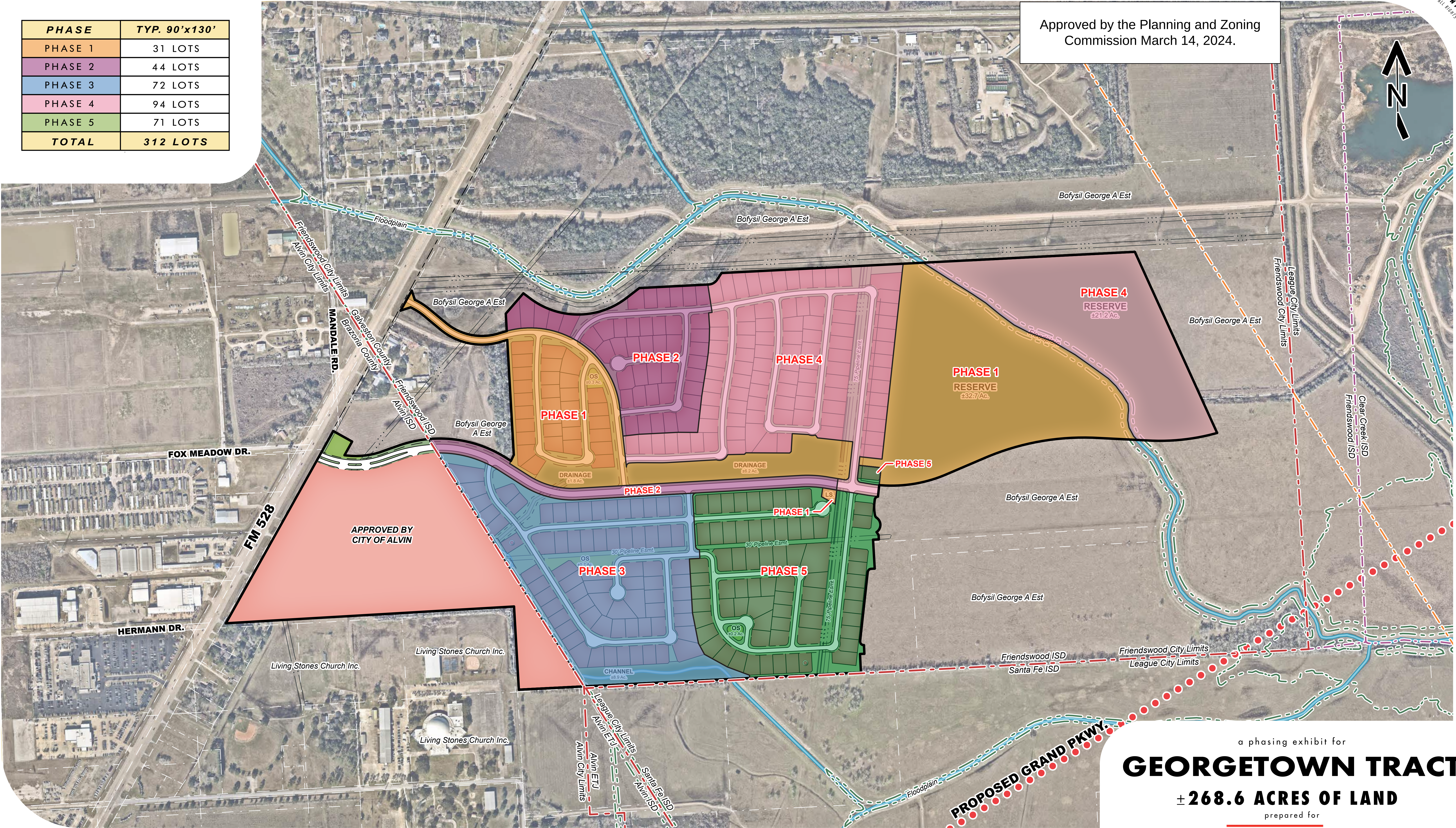
IBP&S FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

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

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

Approved by the Planning and Zoning Commission March 14, 2024.



a phasing exhibit for

GEORGETOWN TRACT

± 268.6 ACRES OF LAND

prepared for

D·R·HORTON DH
America's Builder NYSE

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

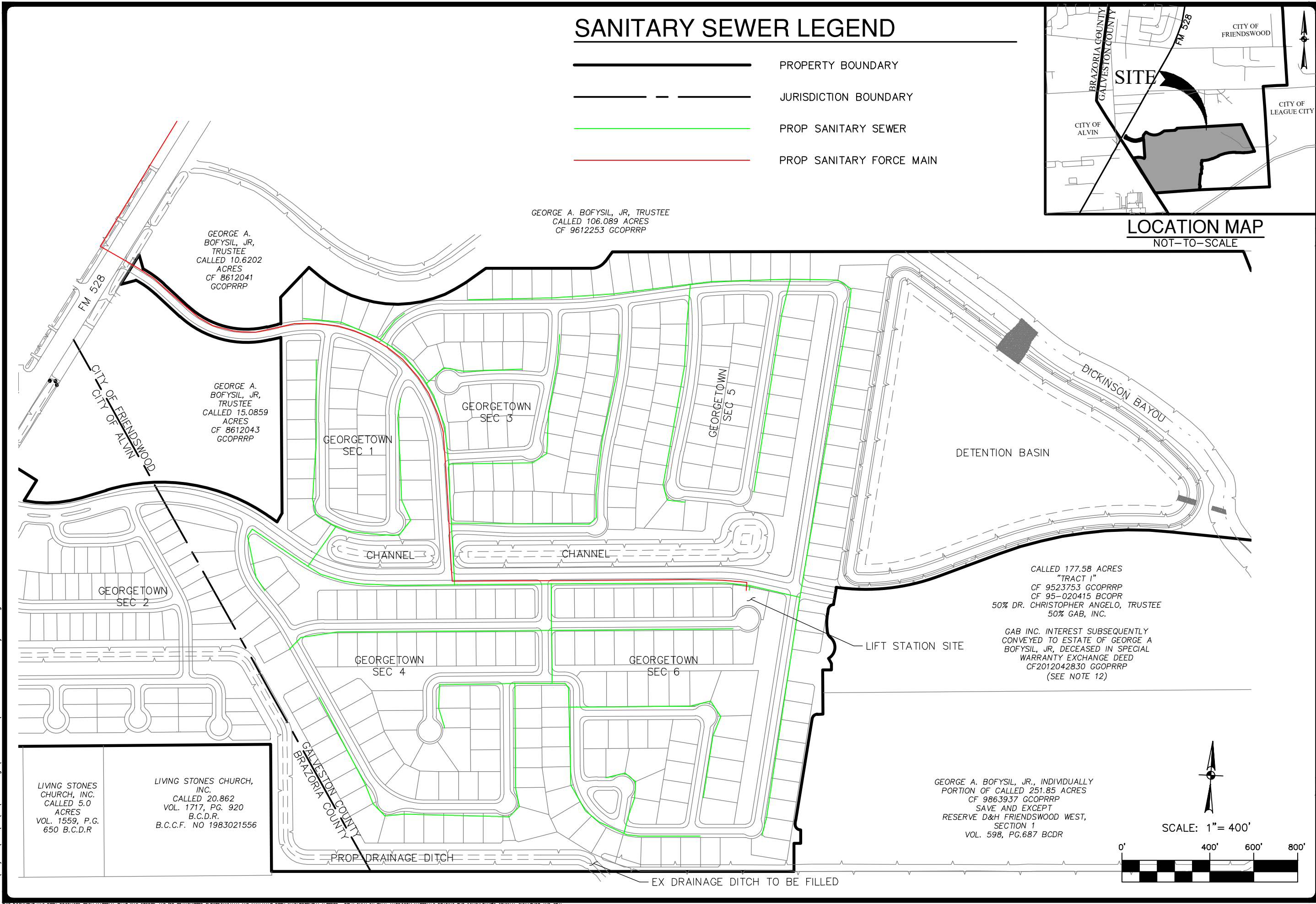
SCALE
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HOU-21006
FEBRUARY 14, 2024

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Date: Feb 09, 2024, 4:06pm User ID: ccordeva
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**PAPE-DAWSON
ENGINEERS**

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

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER SANITARY SEWER PLAN

JOB NO. 40997-10

DATE FEB 2024

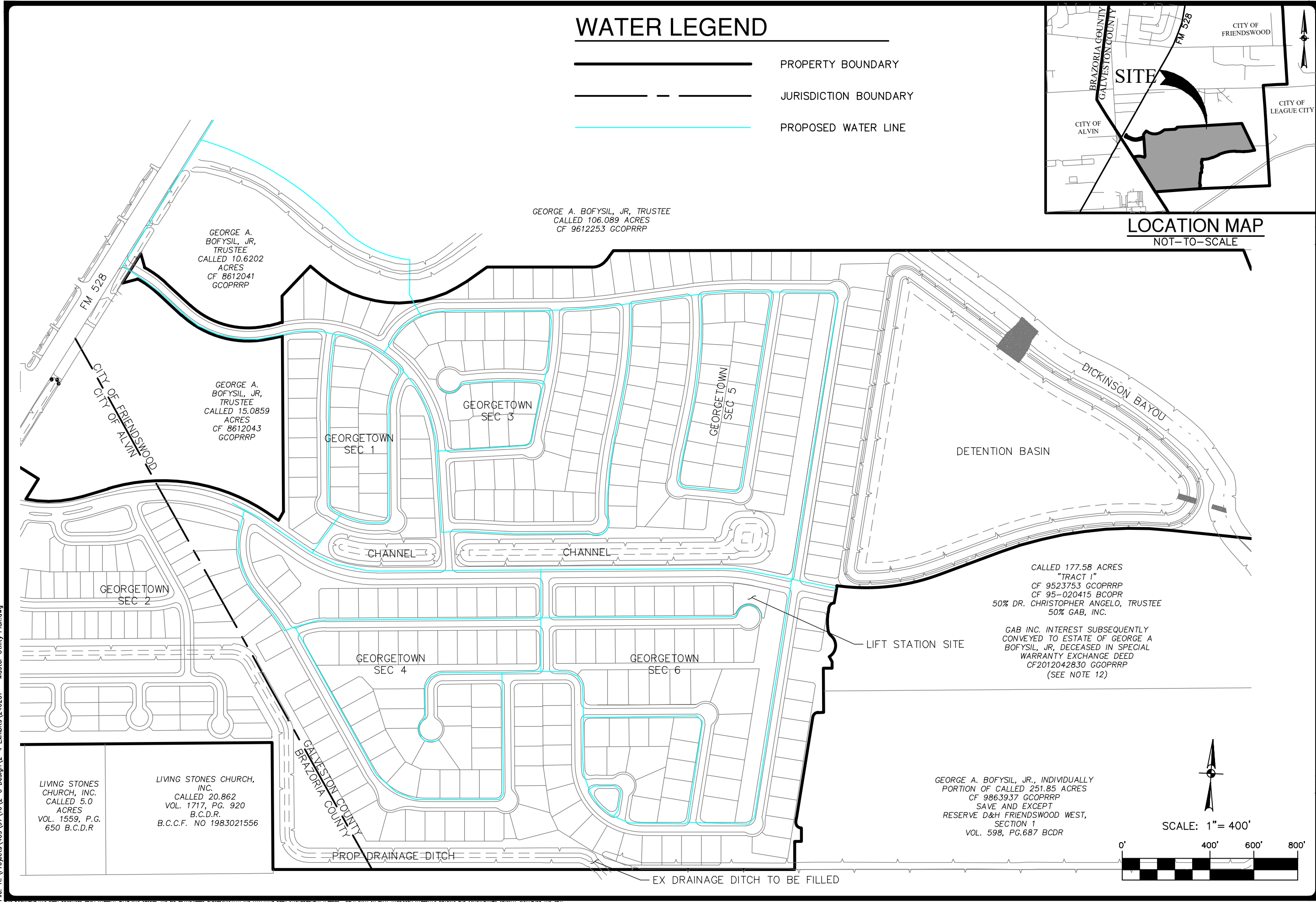
DESIGNER CMC

CHECKED

DRAWN CMC

SHEET 1 of 3

Date: Feb 09, 2024, 4:06pm User ID: ccordeva
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**PAPE-DAWSON
ENGINEERS**

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

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER WATER PLAN

JOB NO. 40997-10

DATE FEB 2024

DESIGNER CMC

CHECKED

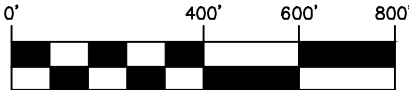
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SHEET 2 of 3

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

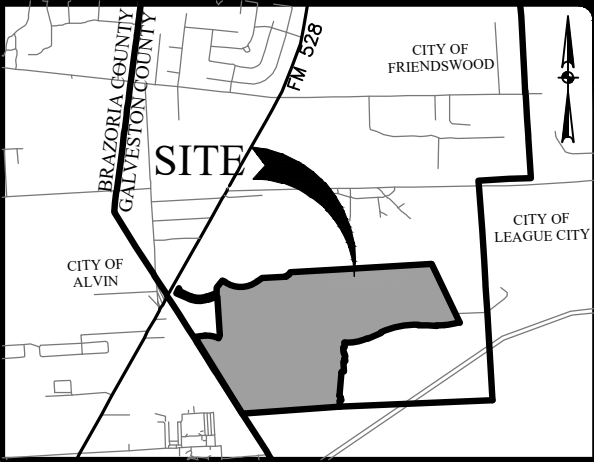


SCALE: 1"= 400'

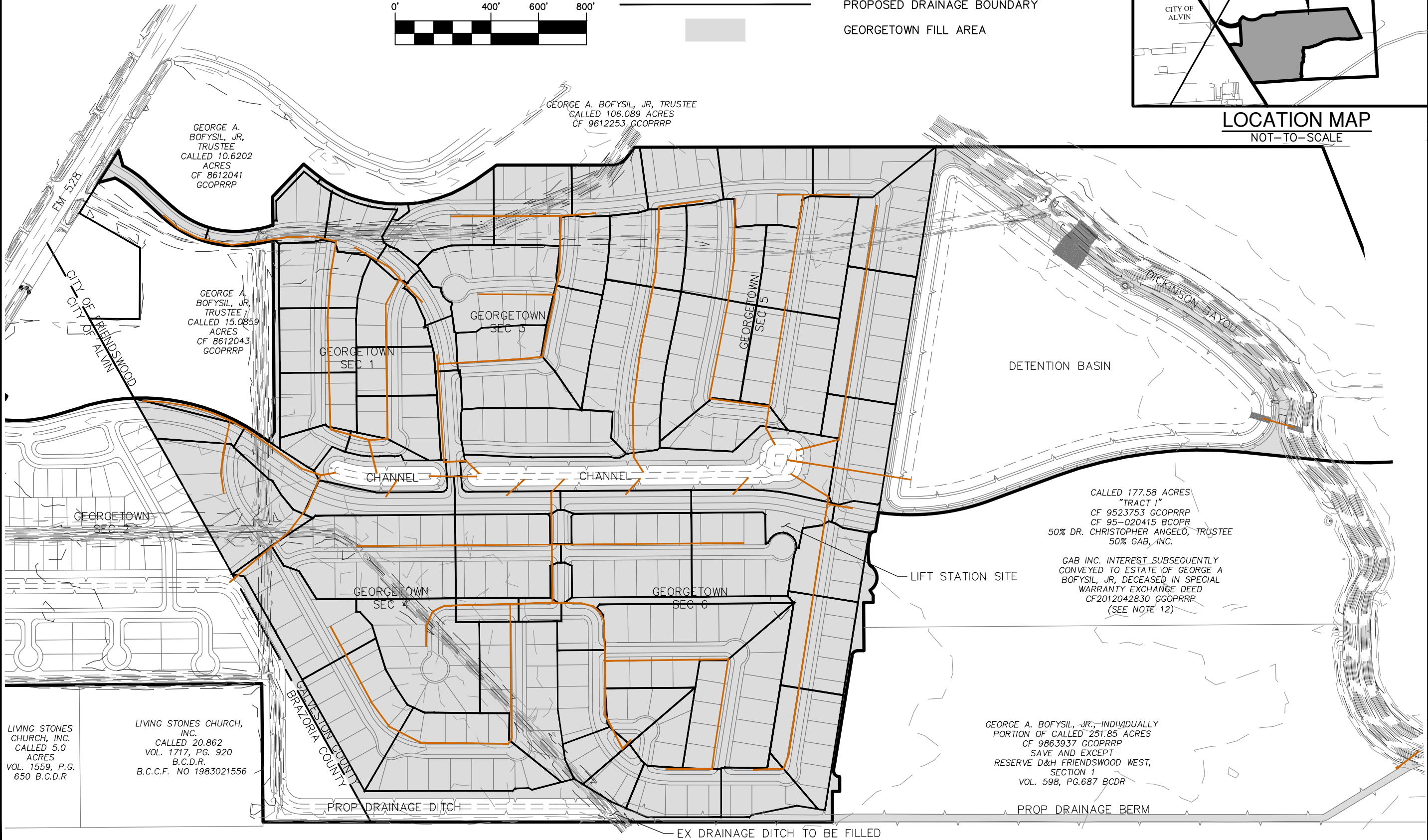


STORM SEWER LEGEND

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



LOCATION MAP
NOT-TO-SCALE



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

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

Date: Feb 09, 2024, 4:44pm User ID: ccoordava
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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject: Consider approving the Preliminary Plat of Sherry Lane Phase 2, a subdivision of 1.220 acres of land situated in the I. & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is a road plat that will dedicate the right-of-way for the second phase of Sherry Lane to connect phase 1 of Sherry Lane and Georgetown Boulevard. The approved master plan for the Georgetown Subdivision is attached.

Recommended Action: Approve

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 chairperson and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included in the attached corrections report; requires resubmittal and Commission action.
- 3) Disapprove with Reasons** - reasons included in the attached corrections report; requires resubmittal and Commission action.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to progress in accordance with the approved master plan.

RECOMMENDATIONS

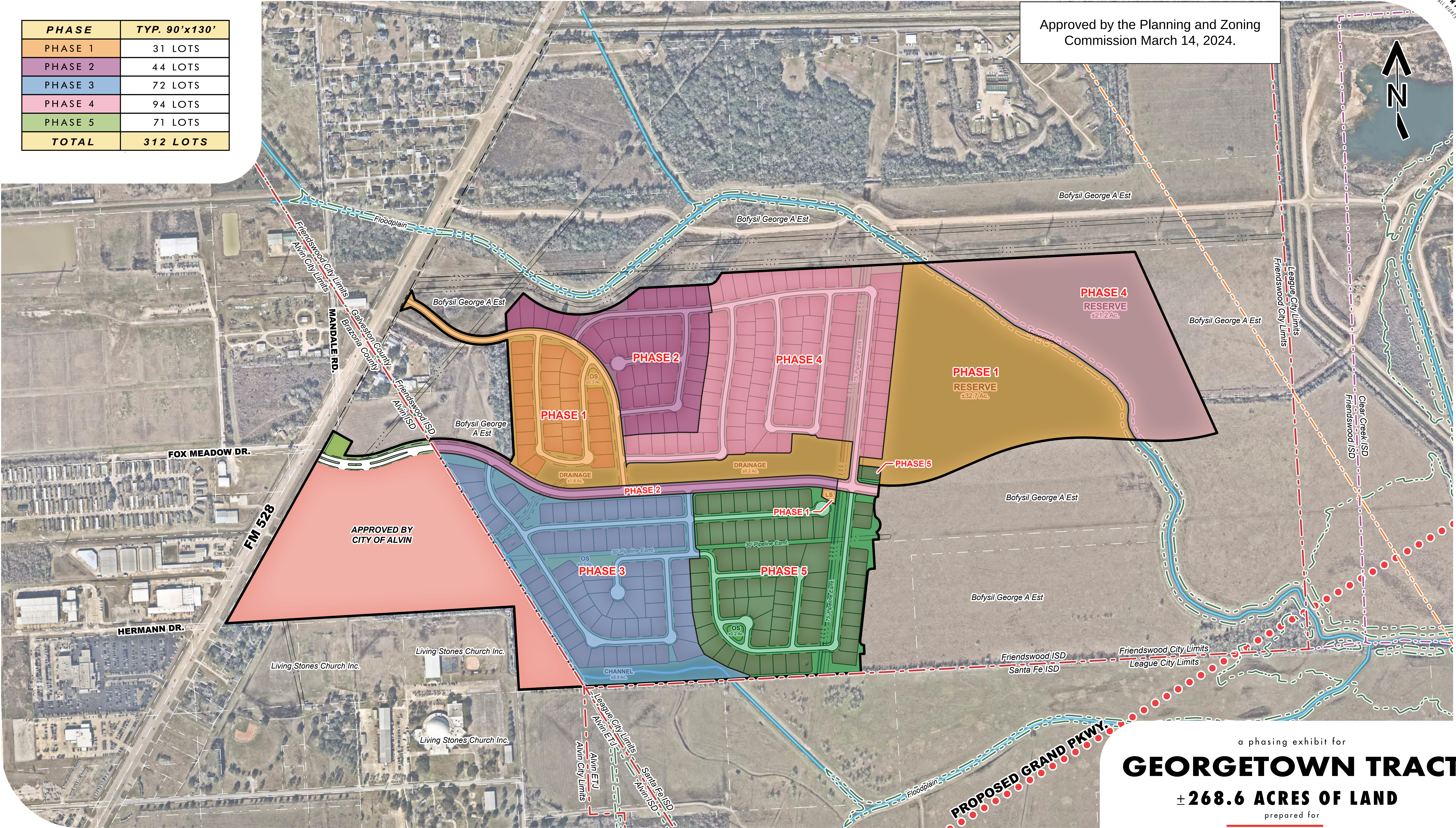
The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. Staff recommends approval.

ATTACHMENTS

1. Georgetown Master Plan - approved March 2024
2. Sherry Lane Phase 2 Preliminary Plat

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

Approved by the Planning and Zoning Commission March 14, 2024.



a phasing exhibit for

GEORGETOWN TRACT

± 268.6 ACRES OF LAND

prepared for

D.R. HORTON DHI LISTED NYSE
America's Builder

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

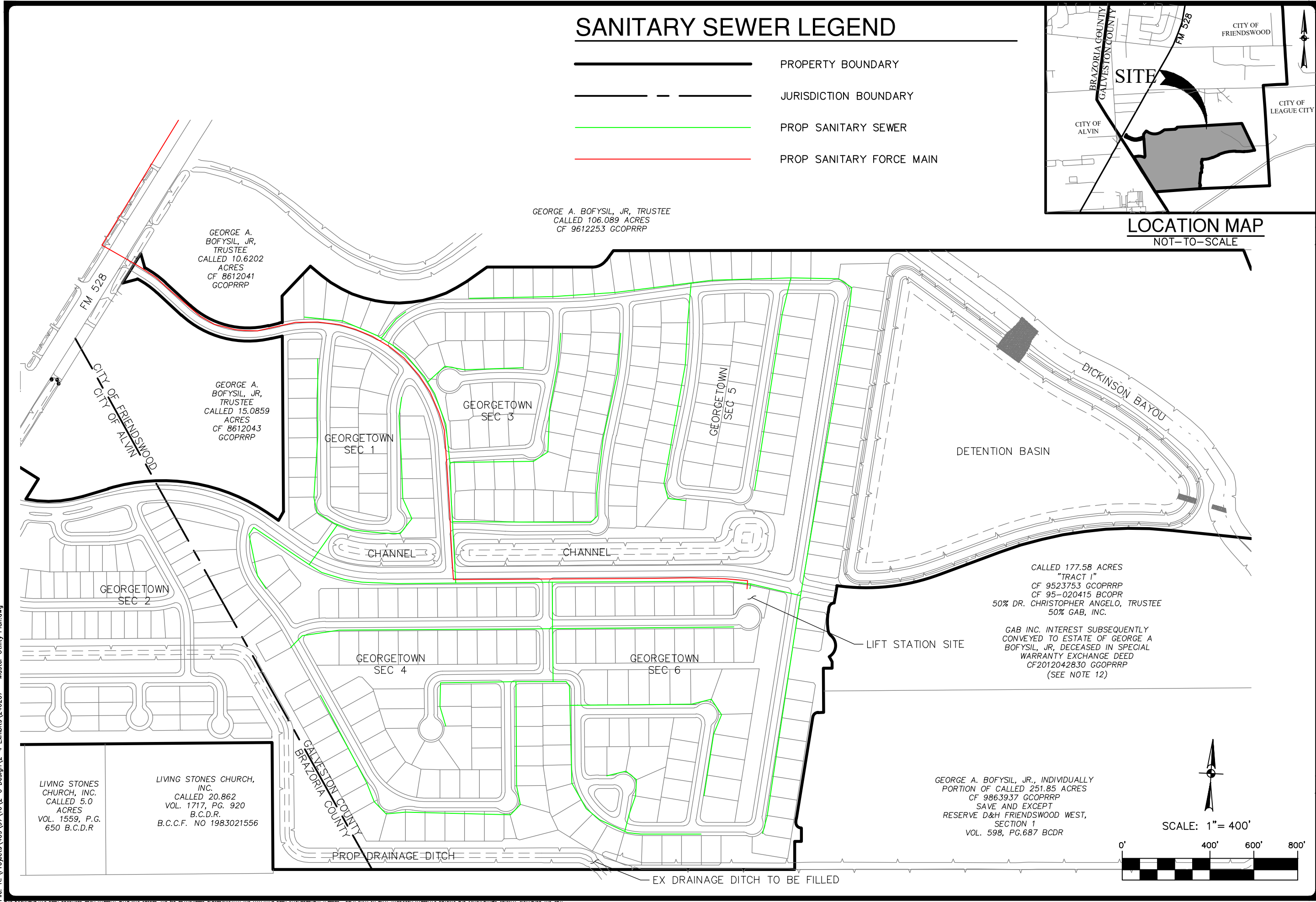
HOU-21006
FEBRUARY 14, 2024

SCALE
0 150 300 600

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**PAPE-DAWSON
ENGINEERS**

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

GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER SANITARY SEWER PLAN

JOB NO. 40997-10

DATE FEB 2024

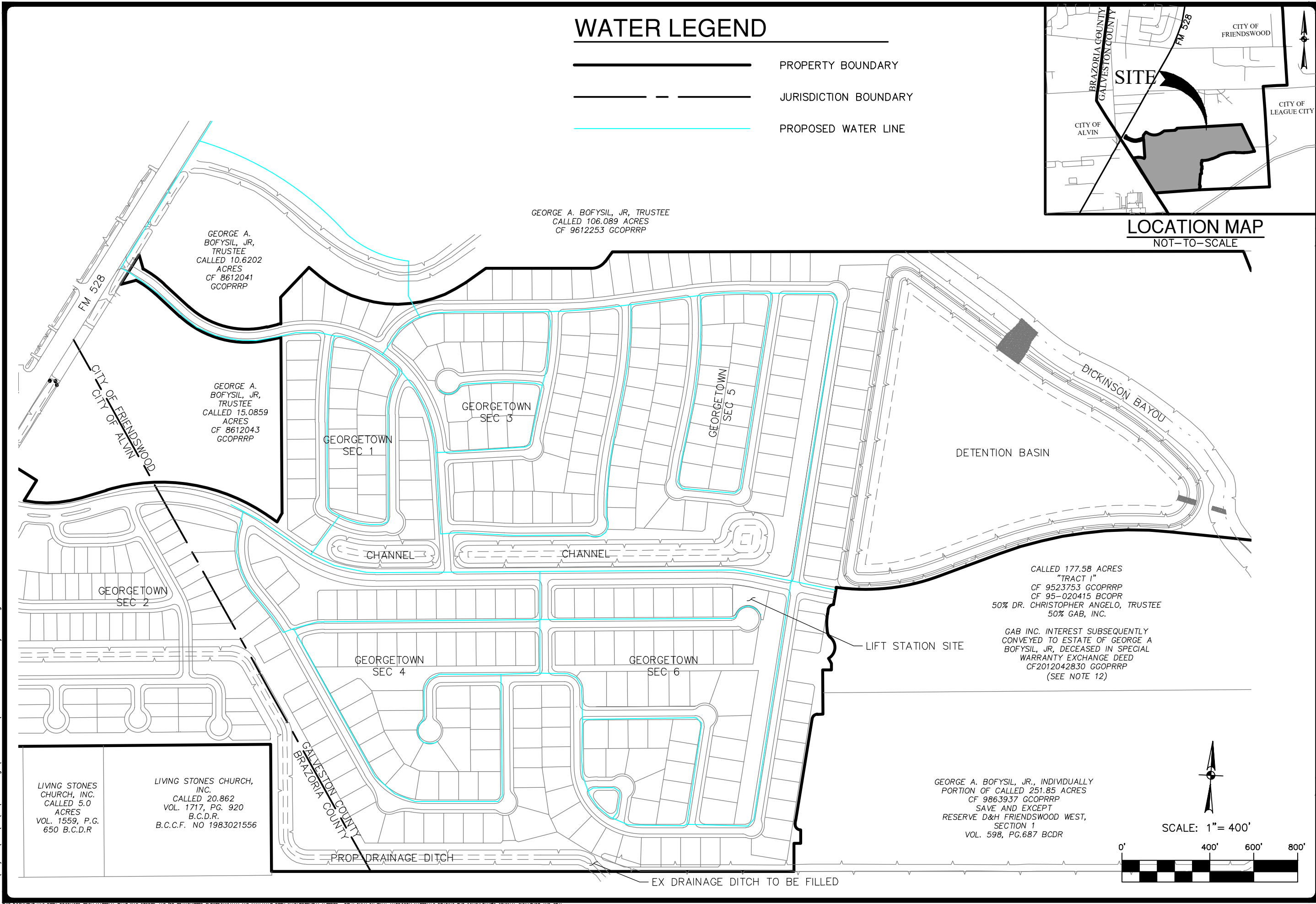
DESIGNER CMC

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DRAWN CMC

SHEET 1 of 3

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GEORGETOWN

CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

MASTER WATER PLAN

JOB NO. 40997-10

DATE FEB 2024

DESIGNER CMC

CHECKED

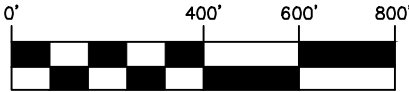
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SHEET 2 of 3

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

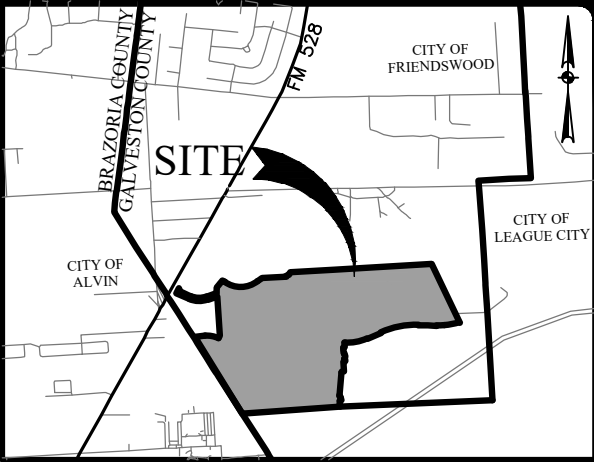


SCALE: 1"= 400'



STORM SEWER LEGEND

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



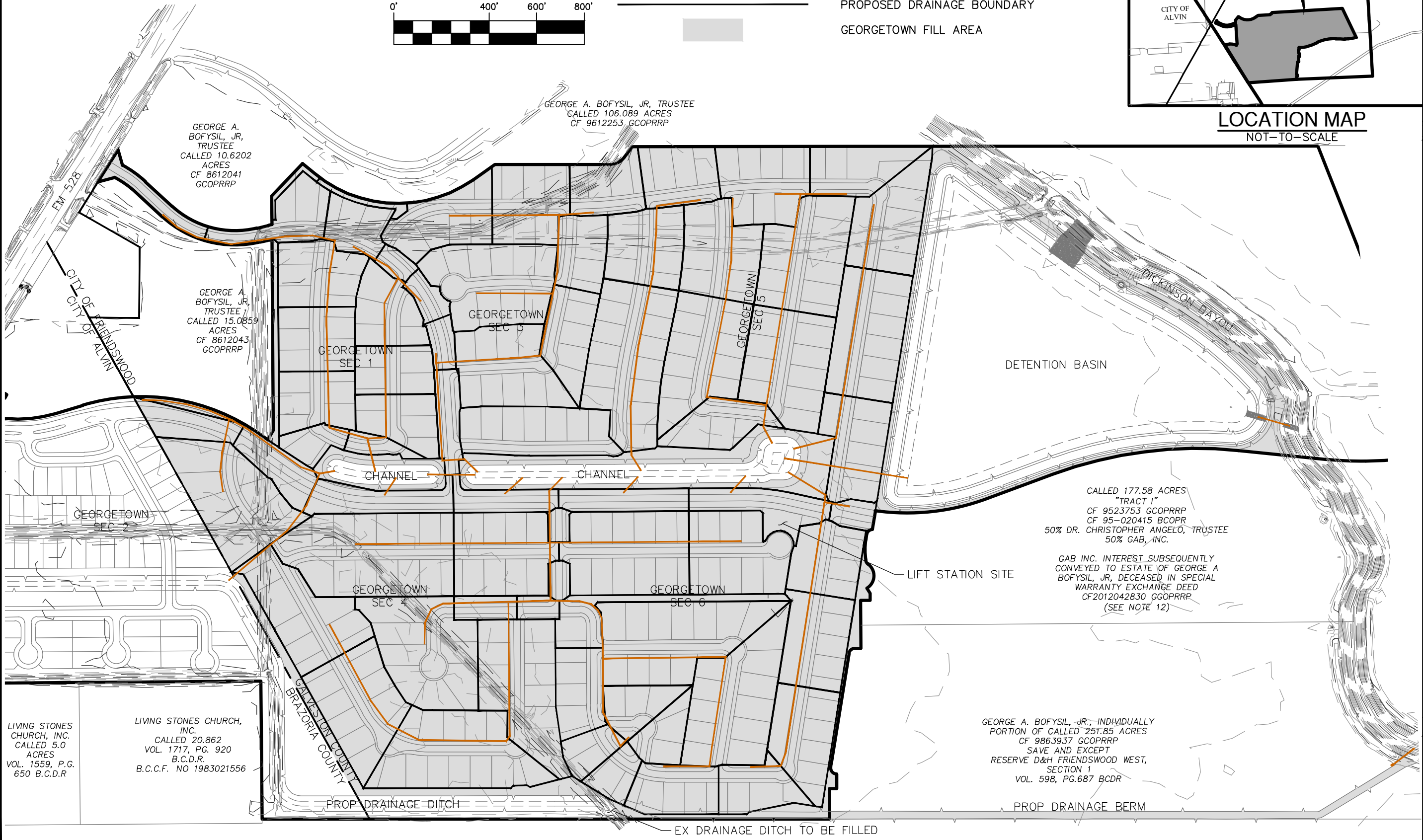
LOCATION MAP
NOT-TO-SCALE

PAPE-DAWSON
ENGINEERS

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

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

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



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STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, AND, 94 GEORGETOWN INVESTMENTS LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF 94 GEORGETOWN INVESTMENTS LTD., A TEXAS LIMITED PARTNERSHIP, HERINAFTER REFERRED TO AS OWNERS, OF THE 1.220 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SHERRY LANE PHASE 2 STREET DEDICATION, 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 ERNEST S. LOEB, VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

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

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, 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 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: _____

STATE OF TEXAS
COUNTY OF _____

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHERRY LANE PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022689, 2023022690, 2023022691, 2023022692, AND 2023030832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.)

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 1.220 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS GEORGETOWN SHERRY BLVD. PHASE 2, 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.

ERNEST S. LOEB, VICE PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, 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 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 GEORGETOWN SHERRY BLVD. PHASE 2 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

OPERATIONS MANAGER _____ DATE _____

DISTRICT ENGINEER _____ DATE _____

GCODD REF G240095

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

GENERAL NOTES:

- PRIMARY BENCHMARK:** HGCSO 54 (NGS PID: AW5596)-PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC SLEEVE, ENCASED IN A 5-INCH PVC PIPE WITH LOGO STAMPED "HGCSO 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

ELEVATION = 36.11' NAVD88 (GEOID18)

- 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 0.99986892935
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C02016, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES 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 BRE OR DEPTH
- LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 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 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.
- ALL PIPELINES ARE SHOWN ON THIS PLAT.
- 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.
- 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 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

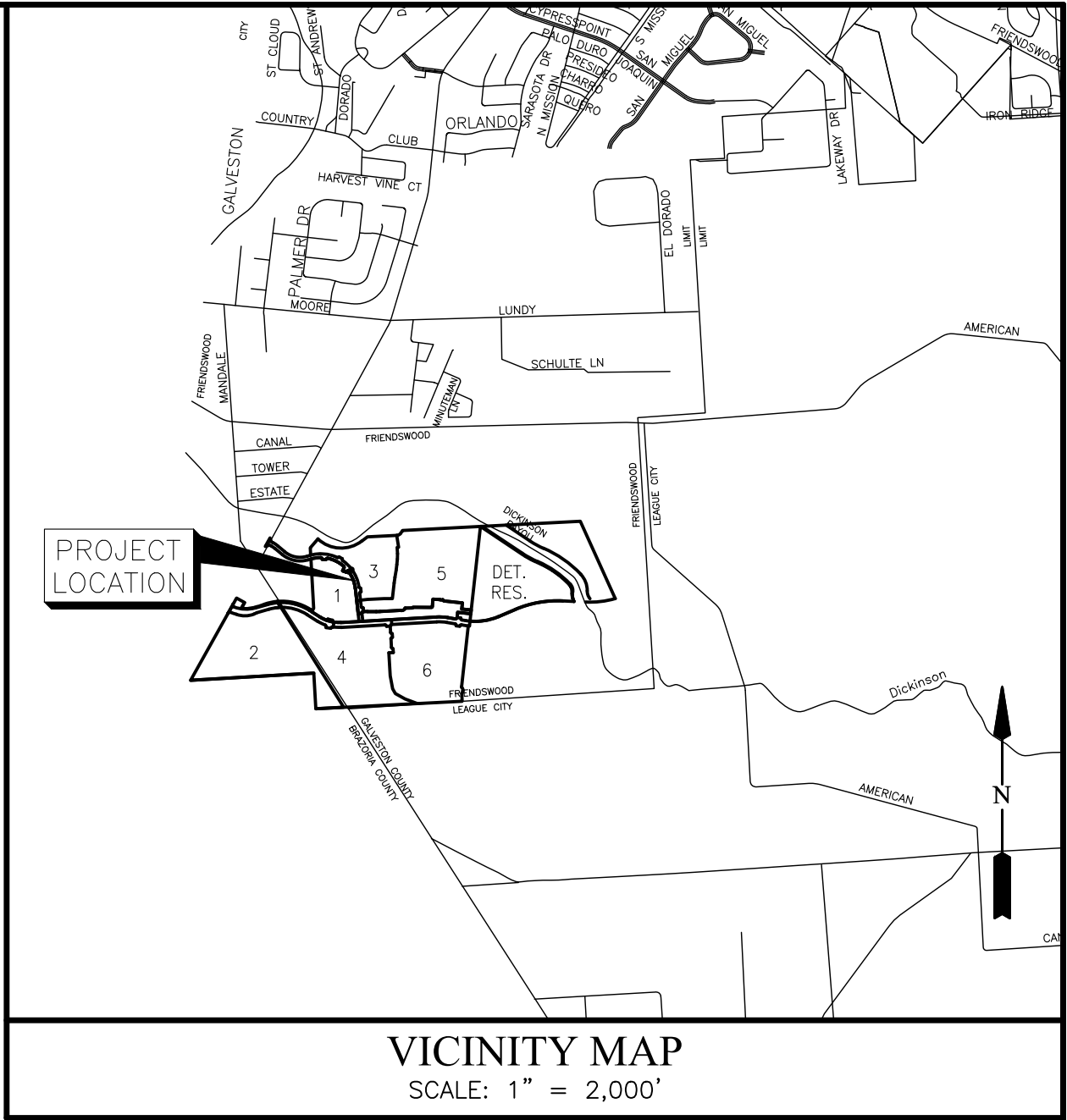
BEING A TRACT CONTAINING 1.220 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A-624, IN GALVESTON COUNTY, TEXAS. SAID 1.220 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 1.220 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 STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966. BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

THENCE, THROUGH AND ACROSS SAID 74.240 ACRES AND AFORESAID 132.008 ACRES, NORTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1,745.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING FIFTEEN (15) COURSES:

- SOUTH 83 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 512.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 295.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 08 SECONDS AND A CHORD WHICH BEARS NORTH 21 DEGREES 25 MINUTES 32 SECONDS WEST, 292.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 53 DEGREES 34 MINUTES 24 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;
- 306.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 27 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 21 MINUTES 22 SECONDS EAST, 303.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 38.20 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 06 MINUTES 07 SECONDS EAST, 5.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 84 DEGREES 10 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 05 DEGREES 49 MINUTES 44 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 LEFT;
- 39.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 44 SECONDS AND A CHORD WHICH BEARS SOUTH 38 DEGREES 52 MINUTES 24 SECONDS WEST, 35.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 214.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 38.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 50 DEGREES 13 MINUTES 50 SECONDS EAST, 34.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 5.00 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 41 SECONDS AND A CHORD WHICH BEARS NORTH 86 DEGREES 06 MINUTES 07 SECONDS EAST, 5.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 03 DEGREES 45 MINUTES 32 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 LEFT;
- 40.43 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 39 MINUTES 59 SECONDS AND A CHORD WHICH BEARS SOUTH 39 DEGREES 54 MINUTES 30 SECONDS WEST, 36.17 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A POINT OF TANGENCY;
- SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 98.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.220 ACRES OF LAND.



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

PRELIMINARY PLAT

SHERRY LANE PHASE 2 STREET DEDICATION

A SUBDIVISION OF 1.220 ACRES OF LAND SITUATED IN THE
I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS

NOVEMBER 18, 2024

JOB NO. 1931-3129C

OWNERS:

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

94 GEORGETOWN INVESTMENTS,
LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 -
RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

ENGINEER:

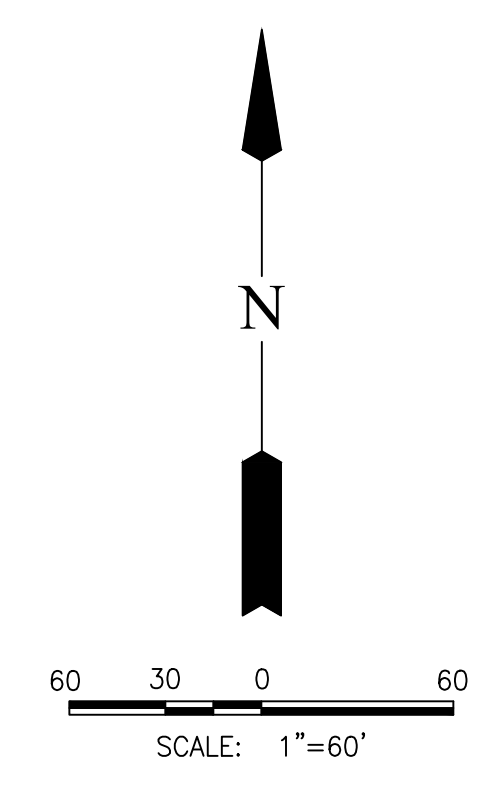
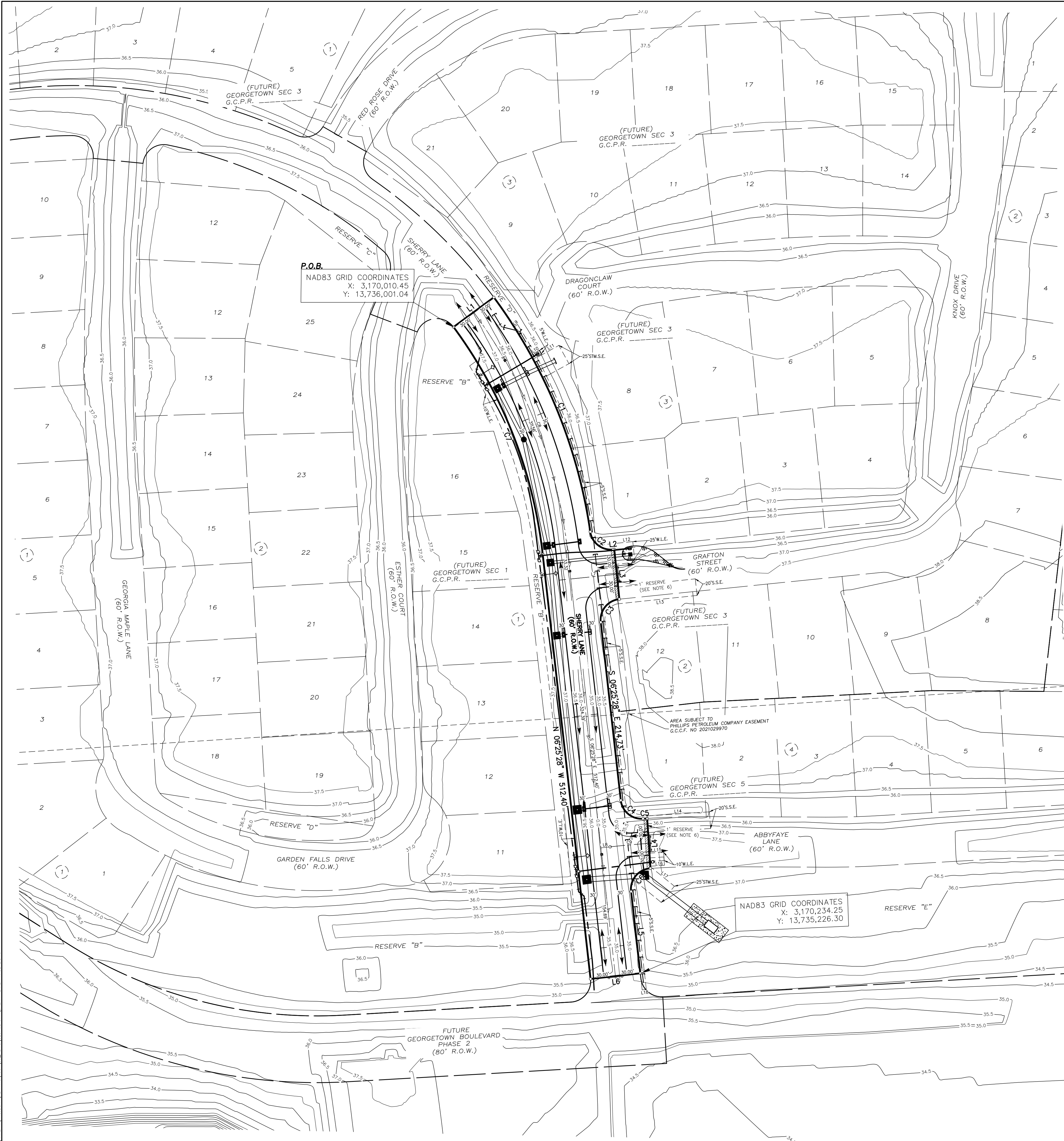


GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

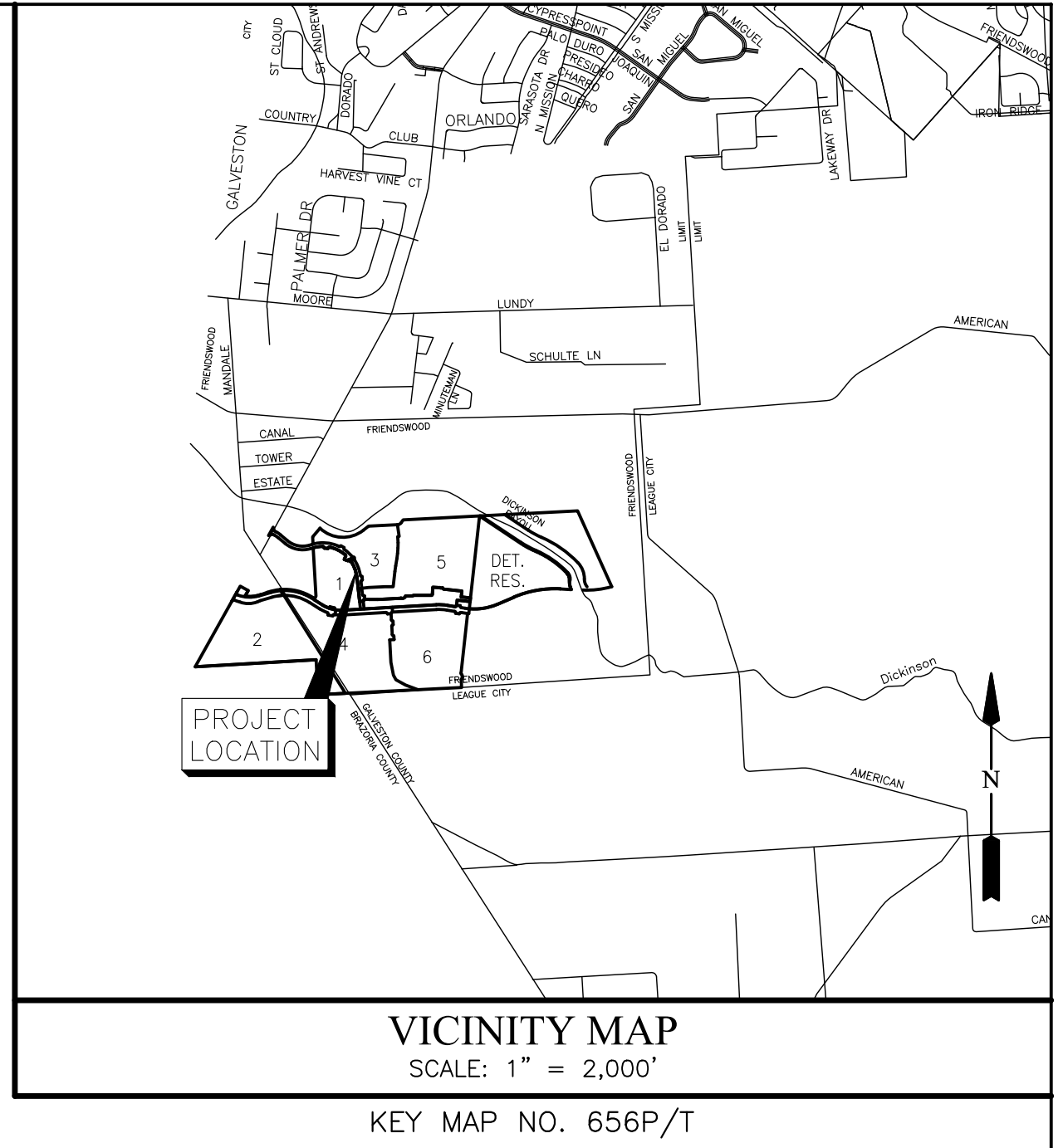
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

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

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°34'24" E	60.00'
L2	N 84°10'16" E	1.49'
L3	S 05°49'44" E	60.00'
L4	S 03°45'32" E	60.00'
L5	S 06°25'28" E	98.67'
L6	S 83°34'32" W	60.00'
L7	N 84°10'16" E	55.57'
L8	N 83°34'32" E	11.05'
L9	N 53°34'24" E	5.01'
L10	N 61°07'37" E	7.00'
L11	N 61°07'37" E	23.00'
L12	S 84°10'16" W	41.84'
L13	S 83°56'57" W	96.90'
L14	N 86°14'28" E	75.00'
L15	N 86°14'28" E	17.00'
L16	N 86°14'28" E	17.00'
L17	S 50°53'32" E	37.12'
L18	N 83°34'32" E	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	28°08'27"	306.97'	S 22°21'22" E	303.89'
C2	25.00'	87°32'36"	38.20'	S 52°03'26" E	34.59'
C3	25.00'	90°35'44"	39.53'	S 38°52'24" W	35.54'
C4	25.00'	87°36'45"	38.23'	S 50°13'50" E	34.61'
C5	1,030.00'	0°16'41"	5.00'	N 86°06'07" E	5.00'
C6	25.00'	92°39'56"	40.43'	S 39°54'30" W	36.17'
C7	565.00'	30°00'08"	295.85'	N 21°25'32" W	292.49'
C8	595.00'	30°00'08"	311.56'	S 21°25'32" E	308.02'
C9	1,000.00'	2°39'56"	46.52'	N 84°54'30" E	46.52'

PRELIMINARY PLAT
**SHERRY LANE PHASE 2
STREET DEDICATION**
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18PPLS FRM #10130300
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Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject: Receive Training Session 3 regarding an overview of the Zoning Ordinance.

Action:

SUMMARY / ORIGINATING CAUSE

Staff will provide a detailed presentation of the Zoning Ordinance. We will review the content contained in the Zoning Ordinance and how the regulations relate to the actions of the Planning and Zoning Commission.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 12, 2024

Subject:

Receive the November 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 November DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. November 2024 DRC Report

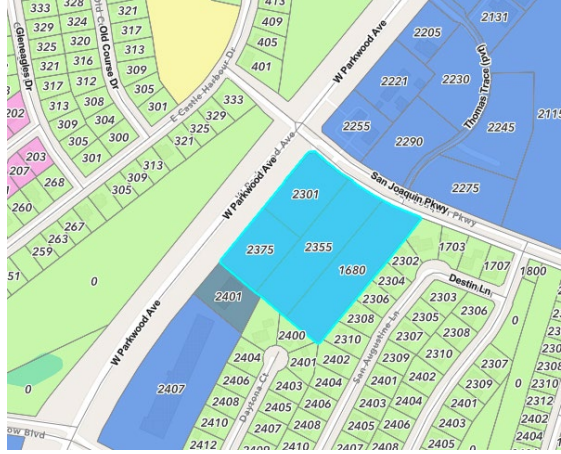
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

NOVEMBER 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1419 Moore Rd and 2604 Ware Dairy Rd New 3500 square foot home	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 ☒ Water Available ☒ Sewer Available; septic is an option ☐ 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: 20-foot ROW dedication required along Moore Rd; 60-foot ROW or public road required to access rear lot; road will need to be constructed for access	

San Joaquin Pkwy/FM 528 Mixed use – age restricted apartments plus gym and physical therapy	CSC	Yes - PUD	☒ Zone change ☐ Meets Future Land Use Map ☒ Preliminary and Final Plats Required – current plat to be vacated ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ 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: None	
4426 FM 2351 Add 3 office/warehouses at rear of property Existing SUP 99-49 for Auto Shop	CSC and LI	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plats ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ 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 – FM 2351 Misc Notes: Signage to be cleaned up...there are currently 3 signs on the property. 2 monument signs are allowed if the tract contains buildings with 40,000 square feet or more.	