



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 8, 2026 - 6:00 PM
COMMUNITY ROOM, FRIENDSWOOD PUBLIC LIBRARY
416 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, December 11, 2025.

4. ACTION ITEMS

A. PUBLIC HEARING: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT

Conduct a public hearing to receive comments regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

B. RECOMMENDATION: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT

Consider making a recommendation regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

C. SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE

Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider alternate tree types, alternate screening plan, and alternate dumpster screening material.

5. COMMUNICATIONS

- A. Receive an update regarding the Comprehensive Plan Update (A Resilient Communities Project (RCP) Grant from the General Land Office).
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 22, 2026, and (ii) Thursday, February 12, 2026.
- C. Receive the December 2025 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: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Texas Open Meetings Act this
31st day of December 2025, at 10:00 A.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 8, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, December 11, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-12-11 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 11, 2025 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, FRIENDSWOOD PUBLIC LIBRARY, COMMUNITY ROOM

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 11, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 11, 2025, AT 06:03 PM **416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

VICE CHAIRMAN MARCUS RIVES
COMMISSIONER TRAVIS MANN
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER STACEY PHILLIPS
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

CHAIRMAN TOM HINCKLEY AND COMMISSIONER WILLIE ANDERSON 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 the consent agenda. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.

- A. Consider approval of the minutes for the Planning and Zoning Commission regular meeting held Thursday, November 13, 2025.
- B. Consider approval of the minutes for the Planning and Zoning Commission special meeting held Wednesday, December 3, 2025.

4. ACTION ITEMS

A. PUBLIC HEARING: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28

Conduct a public hearing concerning a request to amend Planned Unit Development (PUD) 2023-28 commonly known as Friendswood City Center located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd.; 18001, 18005, 18009, and 18013 Blackhawk Blvd; and Restricted Reserves O, L, and M (no address assigned) also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

Director Harbin said the City Center Planned Unit Development was originally approved in 2023. She explained that the proposed amendments were the result of finalizing details related to the architectural designs. She said the developer is requesting to increase the height and number of stories on certain buildings, allow a gas canopy on one lot, include provisions for signage, and clarify landscape installation.

Blair Korndorffer/Diamond Design Group said they knew the parcel and street layout at the time of the original PUD, but not the needs of each individual owner. He stated the increase in building height is due to market conditions and financing. Korndorffer explained that the landscape changes would allow the developer to install cohesive plantings throughout the entire center.

B. RECOMMENDATION: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28

Consider a recommendation to City Council for the requested amendment to Planned Unit Development (PUD) 2023-28, commonly known as Friendswood City Center, located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M (no address assigned), also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves "A" and "C" Clear Creek Community

Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

Harbin said staff has reviewed the proposed changes and recommends approval. She reminded the commission that each commercial site plan would be submitted to the commission for review. Commissioner Phillips said allowing residential on the rear of buildings was a good idea. Vice Chairman Rives commented that although the buildings would be taller, they meet the increased setback requirements used elsewhere in the city. He said he was okay with the gas canopy exception, as well.

**Commissioner Travis Mann moved to approve a positive recommendation to City Council for the requested amendment to Planned Unit Development (PUD) 2023-28, commonly known as Friendswood City Center, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks, subject to staff comments. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

C. PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"

Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from "Retail" and "Industrial" to "Mixed Use."

Harbin said the Future Land Use Map was updated a few years ago and the panhandle area of the city remained retail along the street frontage with industrial in the rear. She said a change in the FLUM is required in order to approve the next agenda item, a zone change.

Jeff Boutte/EHRA Engineering said there is a high school and apartment complexes across the road. He said the subject tract also has a golf course behind and a county park to the side and a mixed-use development would be a good transition zone.

D. RECOMMENDATION: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"

Consider a recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from "Retail" and "Industrial" to "Mixed Use."

Commissioners Mann and Rives commented that a mixed-use district could open up development opportunities.

**Commissioner Travis Mann moved to approve a positive recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from "Retail" and "Industrial" to "Mixed Use." Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously.

E. PUBLIC HEARING: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD)

Conduct a public hearing concerning a request for a zone classification change for the

property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

Harbin introduced the project as a mixed-use development to include 391 residential units plus retail/office buildings towards the front of the property. She said the proposed parking plan utilized the City of Houston's shared parking analysis, and provided several scenarios since the commercial users are not yet known.

Jeff Boutte/EHRA Engineering added that the proposed commercial uses prohibit a gas station. He said the plan is conceptual and, if approved, would be engineered in detail later.

Nick Deutsch spoke as the representative for 65 owners within the Garage Ultimate development. He said they are concerned allowing residential units in an industrial area would result in the new residents making noise complaints against the existing industrial occupants. He said Garage Ultimate is a luxury garage condominium group that routinely holds car shows, and whose owners perform maintenance on high-performance vehicles. Deutsch said another concern was that allowing a high-density use could result in higher crime rates. Deutsch also spoke against increased traffic using a private access easement and questioned the long-term maintenance costs.

F. RECOMMENDATION: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD)

Consider making a recommendation to City Council regarding a request to change the zoning classification for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

Commissioner Phillips asked if the noise ordinance would apply to the situations Mr. Deutsch mentioned. Harbin answered that if a residential use was built in the industrial area, then the city would need to investigate each noise complaint for compliance. She said there are some exceptions but that generally the noise ordinance allows 58–70 dB depending on the zoning district.

Commissioner Bounds said the apartment developer could proactively plan for the neighboring noise and design with that in mind. Boutte said they could shift the layout of the buildings to create greater separation. Phillips said moving the buildings was a decent compromise for the existing businesses. Commissioner Mann stated that the noise ordinance applies regardless of whether there is anyone nearby to hear the noise and file a complaint.

Vice Chair Rives questioned the phasing of the project, concerned that the apartments would be built and not the commercial buildings.

Earl Thrift/Garage Ultimate asked if a traffic light would be installed. He said the traffic is already heavy along FM 2351 and especially from the high school across the road. Harbin responded that TXDot would most likely not approve a traffic light based on proximity to the lights at Timber Creek and Blackhawk Blvd.

**Commissioner Marcus Rives moved to approve a positive recommendation to City Council regarding a request to change the zoning classification for the property generally at the 4700 block

of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD) subject to staff comments and contingent upon including a buffer along the eastern property line to create additional distance and sound mitigation to the nearest multifamily buildings. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

G. PRELIMINARY PLAT: NTL PARKWOOD OUTLOT

Consider approval of Preliminary Plat of NTL Parkwood Outlot, a subdivision of 2.133 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

Harbin said the plat was for the corner lot at W Parkwood Ave and Friendswood Parkway to dedicate the right-of-way needed for construction of the parkway.

**Commissioner Marsha Conrad moved to approve the Preliminary Plat of NTL Parkwood Outlot, a subdivision of 2.133 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas. Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously.

H. SITE PLAN: 650 AND 800 N FRIENDSWOOD DRIVE

Consider approving the site plan for The Bristol, an age-restricted community, at 650 and 800 N Friendswood Drive, in accordance with Planned Unit Development Ordinance 2024-21.

Harbin stated the Planned Unit Development approved earlier in the year was conceptual, so now the detailed site plan is being presented for consideration. She said the current site plan is for Phase 1 of The Bristol, an age-restricted apartment complex. Harbin said the developer is asking for two special considerations by the commission related to landscape requirements. The developer would like to omit trees along the interior property line and install them along the right-of-way instead. He also asks to decrease the 15-foot landscape buffer along Chelsea Ln to 6-feet and install intersection triangles in lieu. Harbin said the developer is trying to obtain approval from TXDot to install a traffic signal at Chelsea Ln.

Brett Banfield/Banfield Properties Inc said the site has proved challenging due to the property straddling the city and county line plus being on a TXDot right-of-way. He said the right-of-way is very crowded with existing utilities from Texas New Mexico Power Co., AT&T, Verizon, EZ Fiber, and Centerpoint gas. He said they also had to increase detention by 10% to comply with requirements set by the Galveston County Consolidated Drainage District. Banfield commended city staff for their assistance with the project.

Vice Chair Rives commented that the landscaping is still being installed, and he did not have an issue with the compromises to buffer width and locations. Banfield said his existing facilities have a minimum 2-year wait list and said this development would help ease the demand in Friendswood. Commissioner Bounds asked what size the buffer requirement is on the City of Pearland side of this project. Banfield said there is a buffer along the rear property line and that the City of Pearland had no additional comments. Commissioner Mann said he felt the landscape adjustments were reasonable given the big picture of the project.

**Commissioner Brian Bounds moved to approve the site plan for The Bristol, an age-restricted community, at 800 N Friendswood Drive, in accordance with Planned Unit Development Ordinance 2024-21, including two alternative landscape requests, and subject to staff comments. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

I. SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE

Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider an alternate tree types, alternate screening plan, and alternate dumpster screening material.

Harbin explained the site plan for Hardball Academy had been approved a couple of years ago and now that they are at final inspections, a few deficiencies have been found. She said the owner is asking to allow the planting of four new oak trees to replace four trees removed during construction. He is also requesting to install a wooden dumpster enclosure instead of a masonry enclosure. Harbin said the academy abuts residential zoning on two sides which requires an 8-foot opaque fence plus one tree every 25-feet. She said the original plan was to maintain an existing tree line, install the fence, and plant new trees in some areas. She said the owner is proposing to install the fence about halfway down the side lot line and then along the outfield of the baseball field instead of along the rear property line. She said there are some drainage swales and wooded areas that make installation of the fence difficult. Harbin expressed concern that the side property should be fully fenced to protect the existing home.

Richie Beard/Hardball Academy said he agrees that the neighbor should be shielded and thinks the proposed fencing plan would accomplish that.

Bennett clarified that the original landscape plan was an alternate equal approved by the commission to allow the existing tree line in lieu of one tree per 25-feet. She said the tree requirement is partly for sound mitigation and that by installing the fence inside the trees, the ordinance requirement is not being met. The commission voted to table the item and asked the applicant to present a different plan that better protects the neighbors and meets the intent of the ordinance. Mr. Beard was concerned about being able to receive a temporary certificate of occupancy, to which Bennett responded that the commission's decision would not prevent the city issuing a TCO and letting him open his business.

**Commissioner Travis Mann moved to postpone consideration of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider an alternate tree types, alternate screening plan, and alternate dumpster screening material until the next regular meeting. Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously.

5. COMMUNICATIONS

- A. Receive an update on Comprehensive Plan update (A Resilient Communities Project (RCP) Grant from the General Land Office).

Harbin announced that the Comprehensive Plan Advisory Committee (CPAC) would be holding their first meeting on Tuesday, December 16th, from 5:00-7:00pm. She said they will adopt rules of procedure, elect a chairperson and vice-chairperson, and participate in an interactive survey.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 8, 2026, and (ii) Thursday, January 22, 2026.

- C. Receive the November 2025 DRC Report and the November 2025 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and

Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Matranga commented on the hard work involved in such a heavy agenda. He offered holiday wishes to the commission and staff. The commission expressed the same sentiment.

6. ADJOURNMENT

This meeting was adjourned at 07:48 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 8, 2026

Subject: **PUBLIC HEARING: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT**

Conduct a public hearing to receive comments regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to receive public comments regarding the request to vacate the 20-foot sanitary sewer easement that crosses five lots at front of Friendswood City Center to allow for landscaping along the Community Overlay District (COD) major thoroughfare. The sanitary sewer line is being relocated within the parking lots of the future sites.

City staff in the public works and engineering departments reviewed the request and have no issues with the relocation of the sanitary sewer line.

Public hearing notices were published in the newspaper and mailed to property owners.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

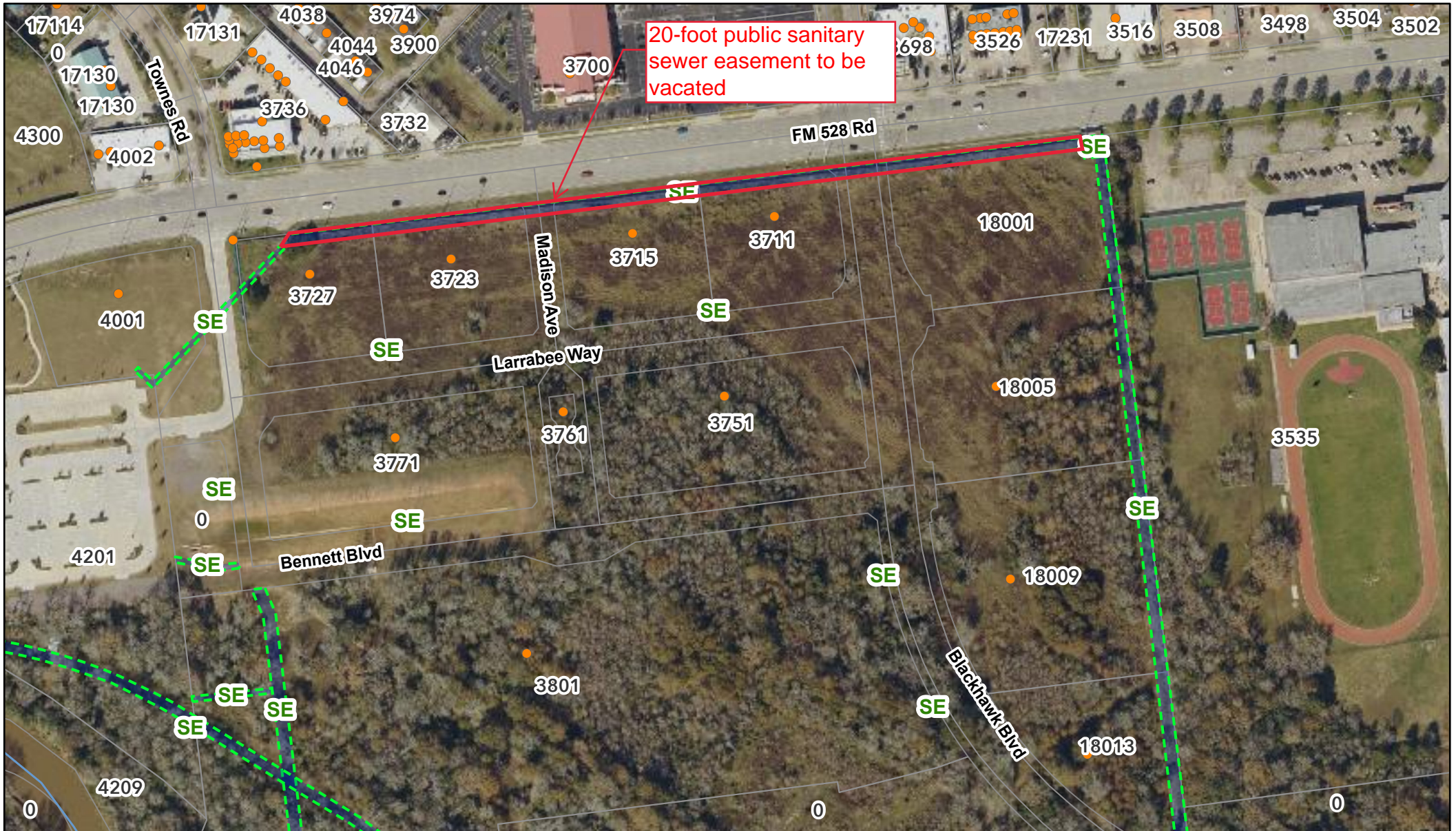
Relocating the sanitary sewer line and easement will allow for trees to be planted along the thoroughfare without interfering with the utility line.

RECOMMENDATIONS

ATTACHMENTS

1. Aerial Map
2. Location Map
3. Original Recorded Easement
4. RecordedPlat_Friendswood City Center


City of Friendswood



20-foot public sanitary sewer easement to be vacated

12/11/2025, 9:43:10 AM

- Address Points
- Creeks/Water
- Parcels
- Water Lines
- City Limit
- Easements
- Streets
- Sewer (SE)



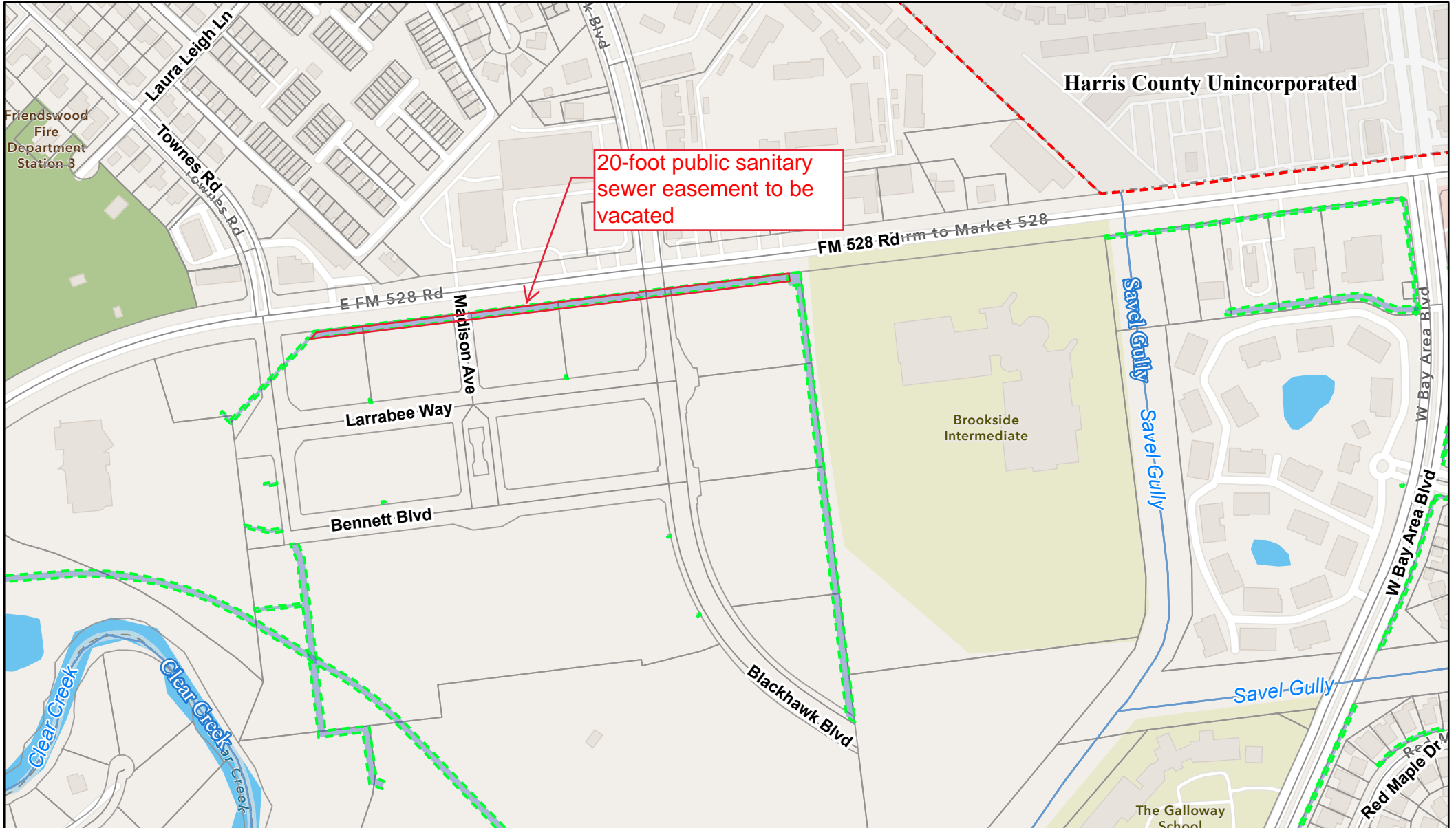
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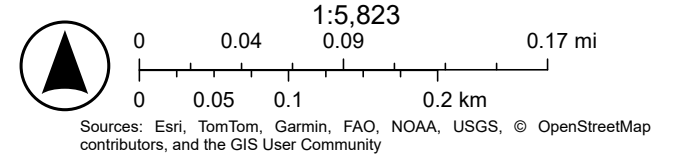
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



12/11/2025, 9:30:17 AM

- City Limit
- Creeks/Water
- Sewer (SE)
- Parcels
- Streets
- Surrounding Cities
- Water Lines



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THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HARRIS §

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

SANITARY SEWER EASEMENT

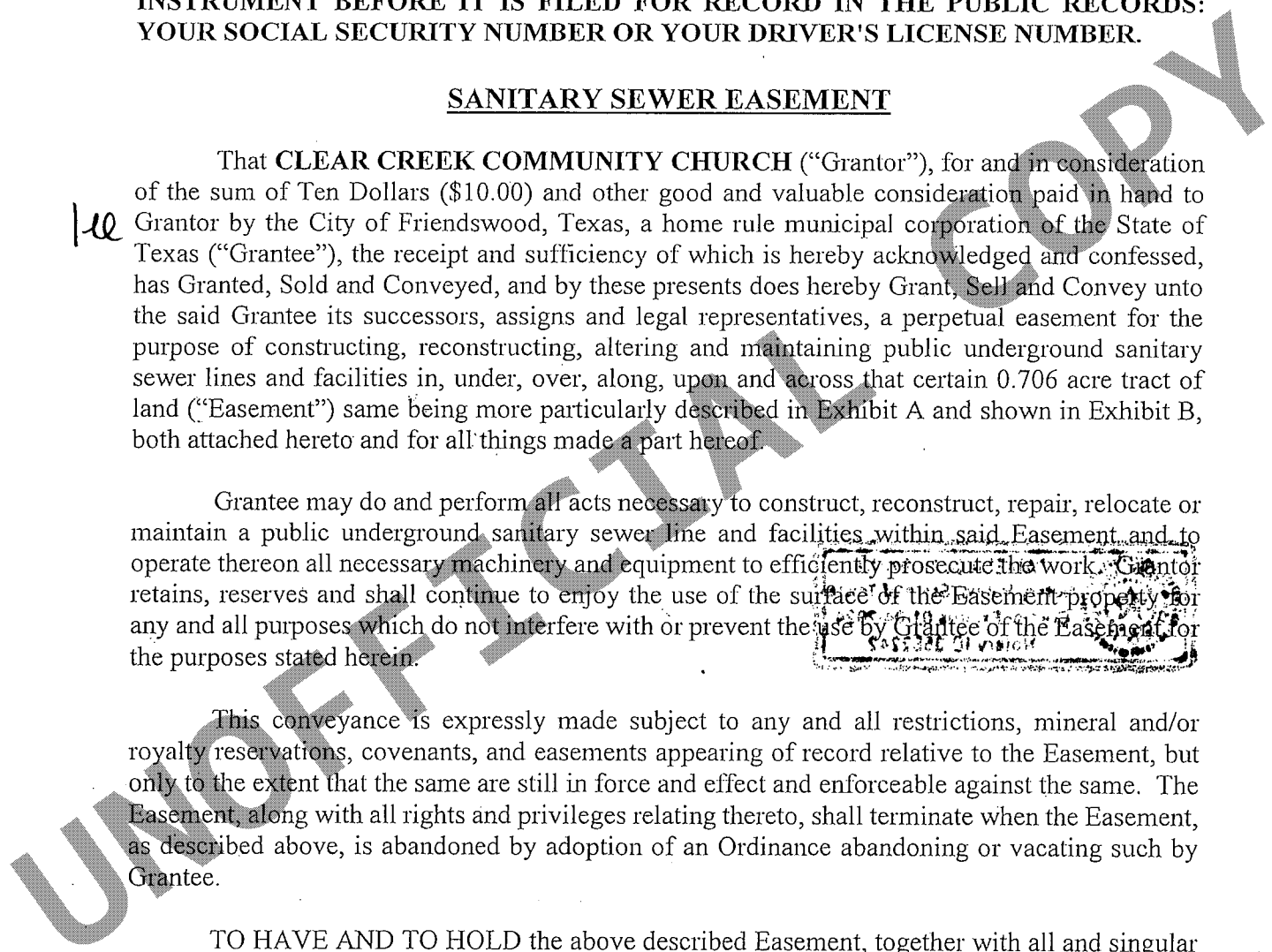
lee That **CLEAR CREEK COMMUNITY CHURCH** ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by the City of Friendswood, Texas, a home rule municipal corporation of the State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey unto the said Grantee its successors, assigns and legal representatives, a perpetual easement for the purpose of constructing, reconstructing, altering and maintaining public underground sanitary sewer lines and facilities in, under, over, along, upon and across that certain 0.706 acre tract of land ("Easement") same being more particularly described in Exhibit A and shown in Exhibit B, both attached hereto and for all things made a part hereof.

Grantee may do and perform all acts necessary to construct, reconstruct, repair, relocate or maintain a public underground sanitary sewer line and facilities within said Easement and to operate thereon all necessary machinery and equipment to efficiently prosecute the work. Grantor retains, reserves and shall continue to enjoy the use of the surface of the Easement property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement for the purposes stated herein.

This conveyance is expressly made subject to any and all restrictions, mineral and/or royalty reservations, covenants, and easements appearing of record relative to the Easement, but only to the extent that the same are still in force and effect and enforceable against the same. The Easement, along with all rights and privileges relating thereto, shall terminate when the Easement, as described above, is abandoned by adoption of an Ordinance abandoning or vacating such by Grantee.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its successors and assigns forever, and Grantor binds himself, his heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said Easement unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

RP-2020-59908



IN WITNESS WHEREOF, this instrument is executed this 15th day of January 2020

GRANTOR

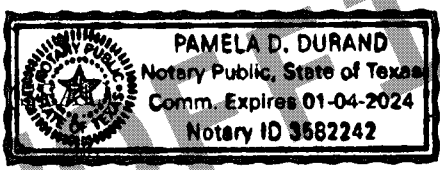
CLEAR CREEK COMMUNITY CHURCH

lcc

By: Mark Carden
Its: Executive Pastor

STATE OF Texas §
COUNTY OF Galveston §

This instrument was acknowledged before me on this 15th day of January, 2020 by Mark Carden Executive Pastor of CLEAR CREEK COMMUNITY CHURCH.



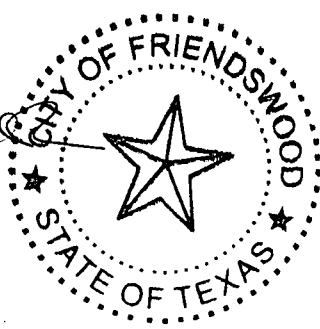
Pamela D. Durand
Notary Public in and for the State of Texas

ACCEPTED BY GRANTEE:

Mike Foreman
Mike Foreman, Mayor

ATTEST:

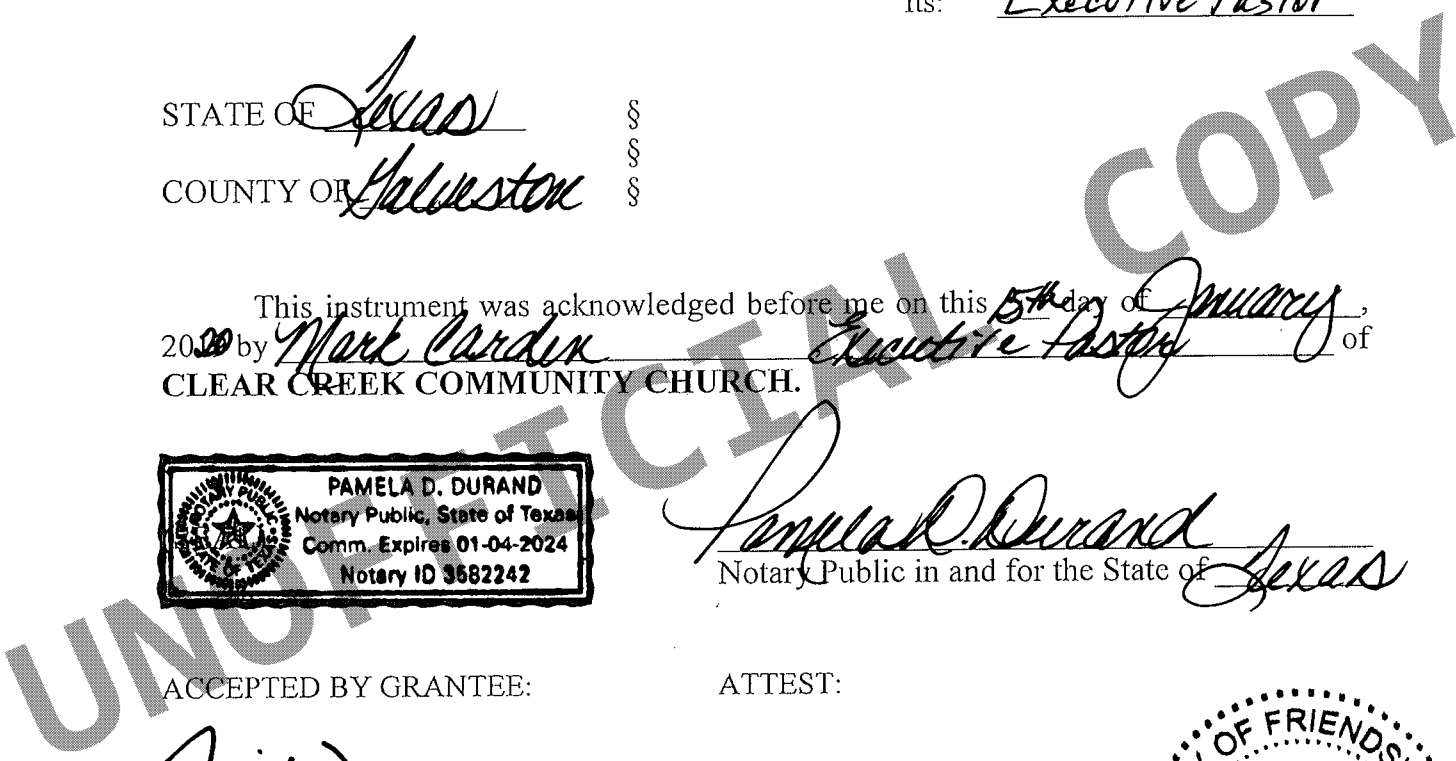
Melinda Welsh
Melinda Welsh, TRMC
City Secretary



ADDRESS OF GRANTEE:

City of Friendswood, Texas
910 South Friendswood Drive
Friendswood, Texas 77546
Attn. City Secretary's
Office *Ret*

RP-2020-59908



County: Harris
Project: CCCC Friendswood
Job No. 161303
MBS No. 19-318

FIELD NOTES FOR 0.706 ACRE

Being a tract containing 0.706 acre of land located in the Sarah McKissick Survey, Abstract No. 549, in Harris County, Texas. Said 0.706 acre being a portion of a call 135.778 acre tract of land recorded in the name of Clear Creek Community Church under Harris County Clerk's File (H.C.C.F.) No. 20150231965. Said 0.706 acre of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "KRE&S RPLS 3974" found at the northeast corner of said 135.778 acre tract, the northwest corner of a call 28.9270 acre tract of land recorded in the name of Clear Creek Independent School District under H.C.C.F. No. P598260, and being on the south Right-of-Way (R.O.W.) line of E. Parkwood Avenue (F.M. 528) based on a width of 120 feet, from which point a found 5/8 inch iron rod at the southwest corner of said 28.9270 acre tract bears South 08 degrees 47 minutes 23 seconds East, a distance of 1,289.36 feet;

THENCE, with said south R.O.W. line and the north line of said 135.778 acre tract, South 81 degrees 12 minutes 37 seconds West, a distance of 40.00 feet to the **POINT OF BEGINNING**;

THENCE, through and across said 135.778 acre tract, the following four (4) courses:

- 1.) South 08 degrees 47 minutes 23 seconds East, a distance of 20.00 feet;
- 2.) South 81 degrees 12 minutes 37 seconds West, a distance of 1,549.58 feet;
- 3.) North 41 degrees 36 minutes 56 seconds East, a distance of 6.93 feet;
- 4.) North 41 degrees 34 minutes 56 seconds East, a distance of 24.43 feet to a point on the aforesaid south R.O.W. line of F.M. 528 and north line of said 135.778 acre tract, from which point a found TXDOT disc at a point of curvature in said south R.O.W. line bears South 81 degrees 12 minutes 37 seconds West, a distance of 207.00 feet;

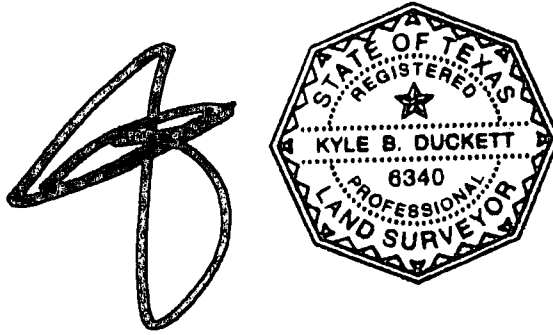
THENCE, with said south R.O.W. line and said north line, North 81 degrees 12 minutes 37 seconds East, a distance of 1,525.42 feet to the **POINT OF BEGINNING** and containing 0.706 acre of land.

RP-2020-59908

UNOFFICIAL COPY

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NO. 161301 IN THE OFFICES OF GBI PARTNERS, L.P.

GBI Partners, L.P.
TBPELS Firm #10130300
Ph: 281.499.4539
October 25, 2019



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RP-2020-59908

MATCH LINE - SEE PAGE 4 OF 4 PAGES

UNREST. RESERVE "A"
BLOCK 1
CALVARY CHAPEL
SOUTHEAST HOUSTON
F.C. NO. 604264 H.C.M.R.

PORTION OF
RESERVE "G"
BLOCK 19
FOREST BEND SEC. 3
VOL. 180, PG. 73
H.C.M.R.

F.M. 528
(120' R.O.W.)

BLACKHAWK
BOULEVARD

0.706 ACRE

0.706 ACRE

SANITARY SEWER EASEMENT



SCALE: 1" = 100'

CALL 135.778 ACRES
CLEAR CREEK COMMUNITY CHURCH
H.C.C.F. NO. 20150231965

CALL 28.9270 ACRES
CLEAR CREEK
INDEPENDENT
SCHOOL DISTRICT
H.C.C.F. NO. P598260

P.O.C.
FND 5/8 C.I.R.
"KREBS PLS 3974"

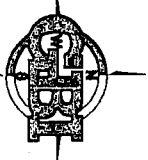
1,289.36'
508°47'23"E

FND.
5/8" I.R.

BEING A PORTION OF A CALL 135.778 ACRE TRACT OF
LAND RECORDED IN THE NAME OF CLEAR CREEK
COMMUNITY CHURCH IN H.C.C.F. NO. 20150231965.
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
HARRIS COUNTY, TEXAS

NOTES:
1.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99998715961.
2.) This is an exhibit only. Building lines, easements, etc. have been intentionally omitted. No abstracting was performed by GBI except as shown.
3.) See Pages 1-2 of 3 Pages for metes and bounds description.

LEGEND	BEARING BASIS
B.B.	CAPPED IRON ROD
C.I.R.	FOUND
FND.	HARRIS COUNTY CLERKS FILE
H.C.C.F.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

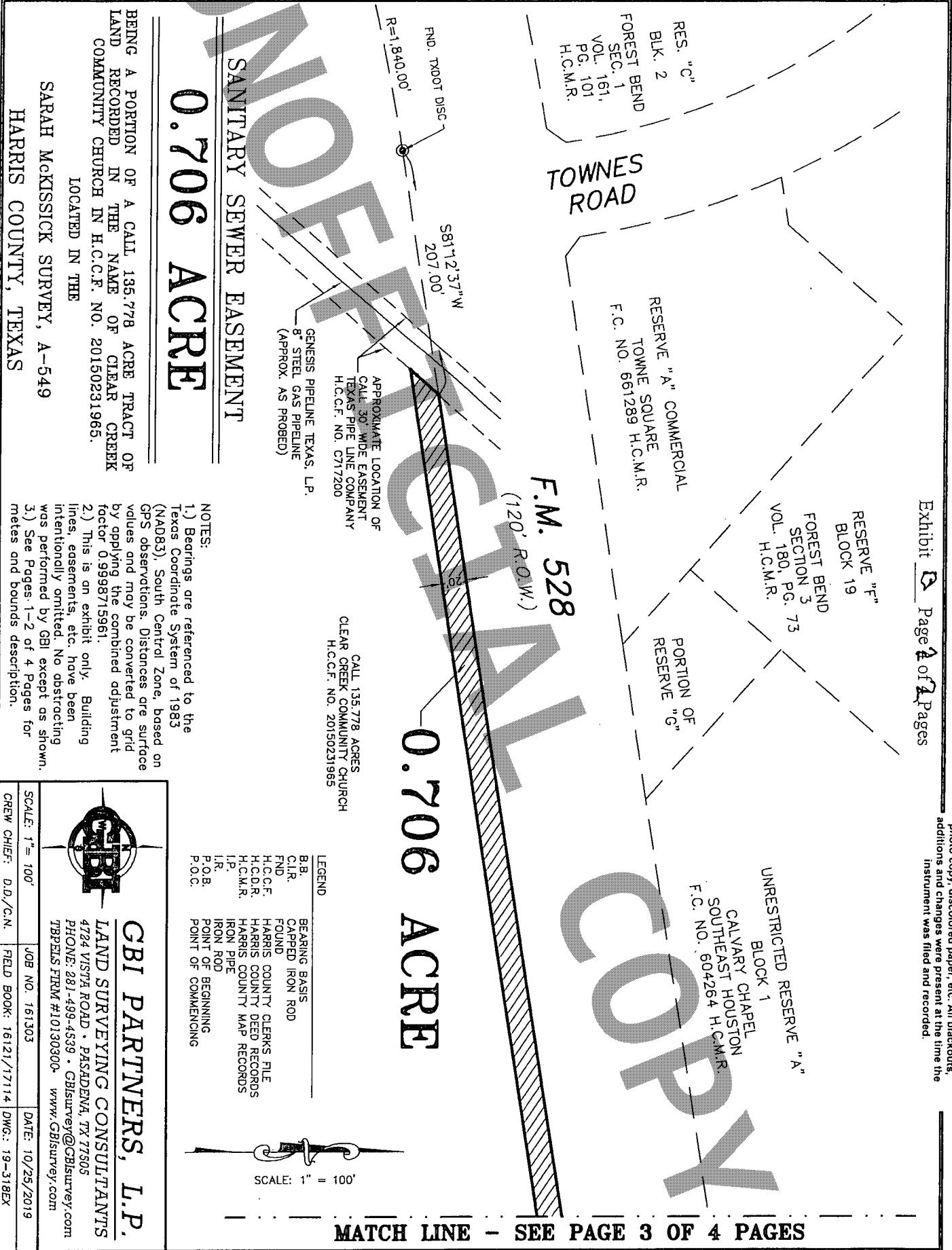


GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPETS FIRM #10130300 • www.GBISurvey.com

SCALE: 1" = 100'	JOB NO. 161303	DATE: 10/25/2019
CREW CHIEF: D.D./C.N.	FIELD BOOK: 16121/17114	DWG.: 19-318EX

Exhibit B Page 1 of 2 Pages

80665-020-RR



0.706 ACRE

SANITARY SEWER EASEMENT

BEING A PORTION OF A CALL 135,778 ACRE TRACT OF LAND RECORDED IN THE NAME OF CLEAR CREEK COMMUNITY CHURCH IN H.C.C.F. NO. 20150231965. LOCATED IN THE

SARAH MCKISSICK SURVEY, A-549 HARRIS COUNTY, TEXAS

- NOTES:
- 1.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998715961.
 - 2.) This is an exhibit only. Building lines, easements, etc. have been intentionally omitted. No abstracting was performed by GBI except as shown.
 - 3.) See Pages 1-2 of 4 Pages for metes and bounds description.

APPROXIMATE LOCATION OF CALL 30' WIDE EASEMENT TEXAS PIPE LINE COMPANY H.C.C.F. NO. C717200
GENESIS PIPELINE TEXAS, L.P. (APPROX. AS PROBED)

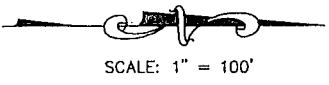
CALL 135,778 ACRES CLEAR CREEK COMMUNITY CHURCH H.C.C.F. NO. 20150231965

F.M. 528 (120' R.O.W.)

0.706 ACRE

LEGEND

B.B.	BEARING BASIS
C.I.R.	CAPPED IRON ROD
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERKS FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING



SCALE: 1" = 100'

MATCH LINE - SEE PAGE 3 OF 4 PAGES

Exhibit B Page 2 of 2 Pages

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


UNRESTRICTED RESERVE "A"
BLOCK 1
CALVARY CHAPEL
SOUTHEAST HOUSTON
F.C. NO. 604264 H.C.M.R.

RESERVE "A" COMMERCIAL
TOWNE SQUARE
F.C. NO. 661289 H.C.M.R.

RESERVE "F"
BLOCK 19
FOREST BEND
SECTION 3
VOL. 180, PG. 73
H.C.M.R.

RES. "C"
BLK. 2
FOREST BEND
SEC. 1
VOL. 161,
PG. 101
H.C.M.R.

TOWNES ROAD



GPI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TYPELTS FIRM #101303000 • www.GBISurvey.com

SCALE: 1" = 100'	JOB NO. 161303	DATE: 10/25/2019
CREW CHIEF: D.D./C.N.	FIELD BOOK: 16121/17114	DWG.: 19-318EX

80665-0202-PR

FILED FOR RECORD

10:43:20 AM

Monday, February 10, 2020

Diane Santman

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2020-59908

UNOFFICIAL COPY

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

THE STATE OF TEXAS
COUNTY OF HARRIS

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

Monday, February 10, 2020



Diane Santman

COUNTY CLERK
HARRIS COUNTY, TEXAS

We, MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, acting by and through Louis Tannos, Manager, LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, Lone Star Campus MXM LLC, a Texas limited liability company, and its manager Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, HILL GAGE DEVELOPMENT, LLC, acting by and through Daniel Gage and Adam Hill, managing members, TIMA HOLDINGS, LLC, acting by and through Bhakti Mehta, President, and Kamlesh Mehta, Secretary, and AJAY K. JAIN, individually, owners, hereafter referred to as Owners, whether one or more, of the 106.47 acre tract described in the above and foregoing map of FRIENDSWOOD CITY CENTER, 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 easement above the ground level upward, to all public easements shown hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, structures and other obstructions to the operations and maintenance of the drainage facility and that such obstructions shall not be permitted to drain directly into this easement or into any other drainage structure.

IN TESTIMONY WHEREOF, the MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by Louis Tannos, Manager, thereto authorized, this 28 day of July, 2025.

MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY
By: Louis Tannos, Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, Manager, of MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company
By: Russell Handy, A managing member of the Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company
By: Russell Handy, A managing member of the Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company
By: Russell Handy, A managing member of the Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company
By: Russell Handy, A managing member of the Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

FILED
By: Ajay Kumar Jain, RP-2025-317434, 8/12/2025, 3:25 PM
AJAY K. JAIN, 8/12/2025, hccprp1, 160.00
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the HILL GAGE DEVELOPMENT, LLC, has caused these presents to be signed by Daniel Gage and Adam Hill, managing members, thereto authorized, this 28 day of July, 2025.

HILL GAGE DEVELOPMENT, LLC
By: Daniel Gage, Managing member, Adam Hill, Managing member
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Gage and Adam Hill managing members of HILL GAGE DEVELOPMENT, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the TIMA HOLDINGS, LLC, has caused these presents to be signed by Bhakti Mehta, President, and Kamlesh Mehta, Secretary, thereto authorized, this 30 day of July, 2025.

TIMA HOLDINGS, LLC
By: Bhakti Mehta, President, Kamlesh Mehta, Secretary
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Bhakti Mehta, President, and Kamlesh Mehta, Secretary of TIMA HOLDINGS, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

We, WIBANK, owner and holder of liens against the property described in the plat known as FRIENDSWOOD CITY CENTER, said liens being evidenced by instrument recorded under H.C.C.F. Nos. RP-2023-65755, RP-2023-65756, RP-2023-343202, RP-2024-23067, RP-2024-117973, RP-2024-117987, RP-2024-118016, RP-2024-173018, RP-2024-264663, RP-2024-27587, RP-2025-18547, RP-2025-71165, RP-2025-71171, RP-2025-184178, RP-2024-252300, and RP-2024-252301, 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 hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Noble J. Alix Jr.
Print name: Noble J. Alix Jr.
STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

We, Cadence Bank, owner and holder of a lien against the property described in the plat known as FRIENDSWOOD CITY CENTER said lien being evidenced by instrument recorded under H.C.C.F. No. RP-2024-107624, 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 hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Trina Howard
Print name: Trina Howard
STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.

KYNDALH OQUINN
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 133835055
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 30 day of July, 2025.

Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company
By: Russell Handy, A managing member of the Manager
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "A" AND "C" CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD CITY CENTER, AS RECORDED UNDER FILM CODE (C.C.) NO. 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND ALL OF A CALLED 106.472 ACRE TRACT DESCRIBED IN DEED TO MADISON DEVELOPMENT CORP., LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2023-65754, WITH SAID 106.47 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND ON THE CURVED SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 528 (120 FEET WIDE) FOR THE COMMON NORTH CORNER OF RESTRICTED RESERVES "A" AND "B" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH A CURVE TO THE RIGHT AND THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, HAVING A RADIUS OF 1840.08 FEET, A CENTRAL ANGLE OF 09 DEG. 41 MIN. 36 SEC., AN ARC LENGTH OF 311.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 510.94 FEET TO A POINT OF TANGENCY, FROM WHICH A TxDOT ALUMINUM DISK FOUND BEARS SOUTH 28 DEG. 58 MIN. EAST, A DISTANCE OF 0.60 FEET;

THENCE, NORTH 81 DEG. 12 MIN. 37 SEC. EAST, CONTINUING WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, PASSING AT A DISTANCE OF 90.40 FEET THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A", FROM WHICH A 5/8 INCH IRON ROD FOUND (BENT) BEARS SOUTH 32 DEG. 30 MIN. EAST, A DISTANCE OF 0.54 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,772.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF A CALLED 28,920 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598260 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEG. 47 MIN. 23 SEC. EAST, WITH THE WEST LINE OF SAID 28,920 ACRE TRACT, PASSING AT A DISTANCE OF 1,289.34 FEET THE SOUTHWEST CORNER OF SAID CALLED 28,920 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 10,000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 32 DEG. 35 MIN. EAST, A DISTANCE OF 0.77 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 210.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWESTERLY R.O.W. LINE OF A 150 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.) EASEMENT, AS RECORDED UNDER H.C.C.F. NOS. E449568 AND X384682 FOR THE SOUTHWEST CORNER OF A CALLED 1000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262 AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38 DEG. 20 MIN. 29 SEC. WEST, WITH THE NORTHWESTERLY R.O.W. LINE OF SAID H.C.F.C.D. EASEMENT, A DISTANCE OF 877.89 FEET TO THE WEST MEASURER LINE OF MEAN HIGHER WATER FOR CLEAR CREEK AS PER SURVEY PREPARED BY STEPHEN BLASKES, L.S.L.S. DATED OCTOBER 9, 2015, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID MEAN HIGHER WATER LINE OF CLEAR CREEK THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES:

- 1. NORTH 21 DEG. 17 MIN. 29 SEC. WEST, A DISTANCE OF 80.86 FEET TO AN ANGLE POINT;
- 2. NORTH 04 DEG. 22 MIN. 12 SEC. WEST, A DISTANCE OF 216.80 FEET TO AN ANGLE POINT;
- 3. NORTH 32 DEG. 41 MIN. 57 SEC. WEST, A DISTANCE OF 184.39 FEET TO AN ANGLE POINT;
- 4. NORTH 51 DEG. 08 MIN. 03 SEC. WEST, A DISTANCE OF 154.20 FEET TO AN ANGLE POINT;
- 5. NORTH 74 DEG. 03 MIN. 08 SEC. WEST, A DISTANCE OF 164.71 FEET TO AN ANGLE POINT;
- 6. SOUTH 48 DEG. 02 MIN. 49 SEC. WEST, A DISTANCE OF 44.69 FEET TO AN ANGLE POINT;
- 7. NORTH 73 DEG. 53 MIN. 13 SEC. WEST, A DISTANCE OF 47.50 FEET TO AN ANGLE POINT;
- 8. SOUTH 49 DEG. 24 MIN. 27 SEC. WEST, A DISTANCE OF 89.87 FEET TO AN ANGLE POINT;
- 9. NORTH 75 DEG. 14 MIN. 40 SEC. WEST, A DISTANCE OF 40.66 FEET TO AN ANGLE POINT;
- 10. SOUTH 43 DEG. 53 MIN. 50 SEC. WEST, A DISTANCE OF 146.10 FEET TO AN ANGLE POINT;
- 11. SOUTH 25 DEG. 05 MIN. 22 SEC. WEST, A DISTANCE OF 134.50 FEET TO AN ANGLE POINT;
- 12. SOUTH 83 DEG. 33 MIN. 17 SEC. WEST, A DISTANCE OF 49.30 FEET TO AN ANGLE POINT;
- 13. SOUTH 21 DEG. 22 MIN. 27 SEC. WEST, A DISTANCE OF 73.69 FEET TO AN ANGLE POINT;
- 14. NORTH 77 DEG. 09 MIN. 16 SEC. WEST, A DISTANCE OF 62.96 FEET TO AN ANGLE POINT;
- 15. SOUTH 59 DEG. 48 MIN. 42 SEC. WEST, A DISTANCE OF 48.72 FEET TO AN ANGLE POINT;
- 16. NORTH 76 DEG. 29 MIN. 09 SEC. WEST, A DISTANCE OF 56.65 FEET TO AN ANGLE POINT;
- 17. NORTH 88 DEG. 56 MIN. 38 SEC. WEST, A DISTANCE OF 120.31 FEET TO AN ANGLE POINT;
- 18. NORTH 78 DEG. 01 MIN. 47 SEC. WEST, A DISTANCE OF 221.29 FEET TO AN ANGLE POINT;
- 19. NORTH 67 DEG. 13 MIN. 30 SEC. WEST, A DISTANCE OF 112.00 FEET TO AN ANGLE POINT;
- 20. NORTH 50 DEG. 46 MIN. 11 SEC. WEST, A DISTANCE OF 258.04 FEET TO AN ANGLE POINT;
- 21. NORTH 16 DEG. 00 MIN. 41 SEC. WEST, A DISTANCE OF 99.00 FEET TO AN ANGLE POINT;
- 22. NORTH 05 DEG. 32 MIN. 33 SEC. WEST, A DISTANCE OF 60.42 FEET TO AN ANGLE POINT;
- 23. NORTH 23 DEG. 27 MIN. 30 SEC. EAST, A DISTANCE OF 67.18 FEET TO AN ANGLE POINT;
- 24. NORTH 39 DEG. 20 MIN. 14 SEC. EAST, A DISTANCE OF 42.52 FEET TO AN ANGLE POINT;
- 25. NORTH 59 DEG. 56 MIN. 00 SEC. EAST, A DISTANCE OF 35.59 FEET TO AN ANGLE POINT;
- 26. SOUTH 84 DEG. 03 MIN. 09 SEC. EAST, A DISTANCE OF 25.53 FEET TO AN ANGLE POINT;
- 27. SOUTH 63 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 25.66 FEET TO AN ANGLE POINT;
- 28. NORTH 23 DEG. 23 MIN. 59 SEC. EAST, A DISTANCE OF 84.42 FEET TO AN ANGLE POINT;
- 29. NORTH 27 DEG. 29 MIN. 30 SEC. EAST, A DISTANCE OF 63.48 FEET TO AN ANGLE POINT;
- 30. NORTH 14 DEG. 08 MIN. 35 SEC. EAST, A DISTANCE OF 103.93 FEET TO AN ANGLE POINT;
- 31. NORTH 19 DEG. 32 MIN. 12 SEC. EAST, A DISTANCE OF 53.72 FEET TO THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C";
- 32. NORTH 13 DEG. 22 MIN. 21 SEC. WEST, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT;
- 33. NORTH 15 DEG. 04 MIN. 35 SEC. EAST, A DISTANCE OF 70.83 FEET TO AN ANGLE POINT;
- 34. NORTH 31 DEG. 32 MIN. 46 SEC. WEST, A DISTANCE OF 52.49 FEET TO AN ANGLE POINT;
- 35. NORTH 21 DEG. 40 MIN. 27 SEC. WEST, A DISTANCE OF 75.23 FEET TO AN ANGLE POINT;
- 36. NORTH 29 DEG. 57 MIN. 57 SEC. WEST, A DISTANCE OF 10.93 FEET TO AN ANGLE POINT;
- 37. NORTH 35 DEG. 55 MIN. 50 SEC. WEST, A DISTANCE OF 91.39 FEET TO THE SOUTH CORNER OF RESTRICTED RESERVE "D" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, AND A WESTERLY CORNER OF SAID RESTRICTED RESERVE "C" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 09 MIN. 13 SEC. EAST, WITH THE SOUTHEAST LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 208.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EAST CORNER OF SAID RESTRICTED RESERVE "D", THE SOUTH CORNER OF SAID RESTRICTED RESERVE "A" AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 44 MIN. 05 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B" PASSING AT A DISTANCE OF 608.50 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "C" AND THE SOUTH CORNER OF SAID RESTRICTED RESERVE "A", AND CONTINUING FOR A TOTAL DISTANCE OF 854.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR THE MOST EASTERLY NORTH-EAST CORNER OF SAID RESTRICTED RESERVE "B" AND AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 13 MIN. 21 SEC. WEST, WITH A NORTH LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 185.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "B" AND A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 18 DEG. 29 MIN. 00 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 211.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND.

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999987777.
- 2. 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.
- 3. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 4. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 5. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS/EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE POINT OF ENTRY.
- 6. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 7. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 8. ANY AND ALL RIGHT OF WAY LANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOA.
- 9. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48167C0016B, REVISED/DATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADDED ZONE "X", ZONE "AE", AND FLOODWAY "AL". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 11. SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED UNDER H.C.C.F. NO. RP-2023-84182.
- 12. 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.
- 13. PROPERTY IS SUBJECT TO REGULATIONS SET FORTH IN PUD 2023-28 OR AS AMENDED.

I, Matthew Carpenter, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown on all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat bears true corners have been tied to the Texas Coordinate System of 1983, south central zone.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

Owners
MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY
Louis Tannos, Manager
506 S. FRIENDSWOOD DR.
FRIENDSWOOD TX 77546
(281) 993-5502

LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY
Russell Handy, managing member
1410 E. WINDING WAY DR. STE E
FRIENDSWOOD TX 77546-4852
(819) 808-3787

LONE STAR CAMPUS MXM LLC, A TEXAS LIMITED LIABILITY COMPANY
Russell Handy, managing member
1410 E. WINDING WAY DR. STE E
FRIENDSWOOD TX 77546-4852
(819) 808-3787

LONE STAR CAMPUS LLC, A TEXAS LIMITED LIABILITY COMPANY
Russell Handy, managing member
1410 E. WINDING WAY DR. STE E
FRIENDSWOOD TX 77546-4852
(819) 808-3787

HILL GAGE DEVELOPMENT, LLC
Daniel Gage, managing member
1505 E. WINDING WAY DR. UNIT 601
FRIENDSWOOD TX 77546-5391
(281) 382-5460

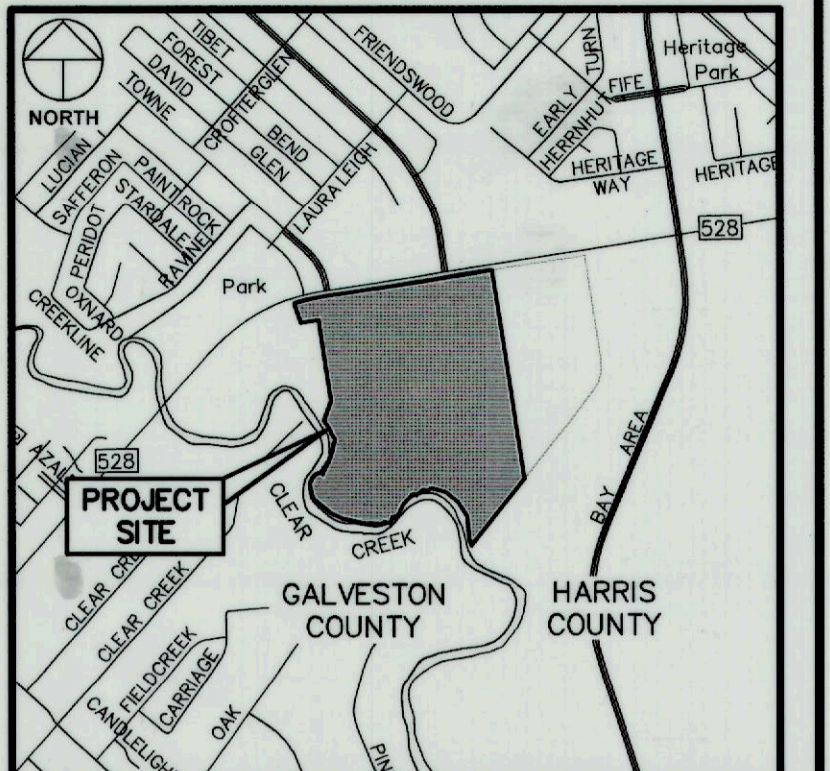
TIMA HOLDINGS, LLC
Bhakti Mehta, President
4319 ORANGE JASMINE CT
HOUSTON TX 77059-3269
(832) 857-5411

AJAY K. JAIN
3512 ACORN WOOD WAY
HOUSTON TX 77059-3740
(281) 546-0329

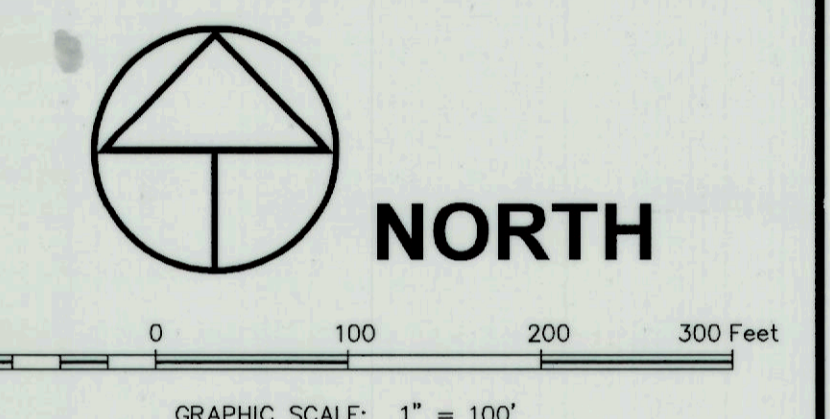
BECKY BENNETT
Becky Bennett, Assistant Planner

TOM HINCKEY
Tom Hincley, Chairman

By: Tom Hincley, Chairman



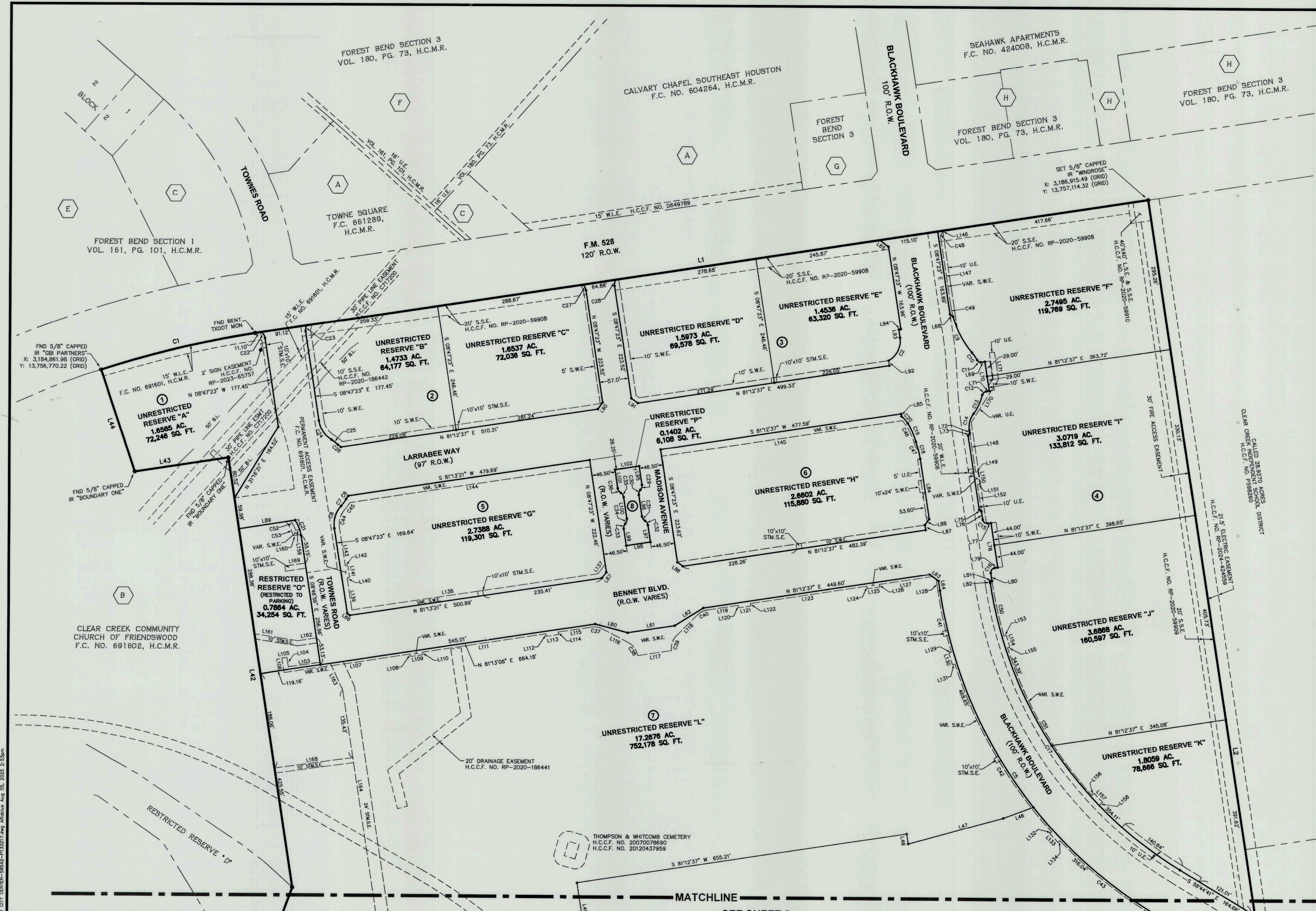
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 100'

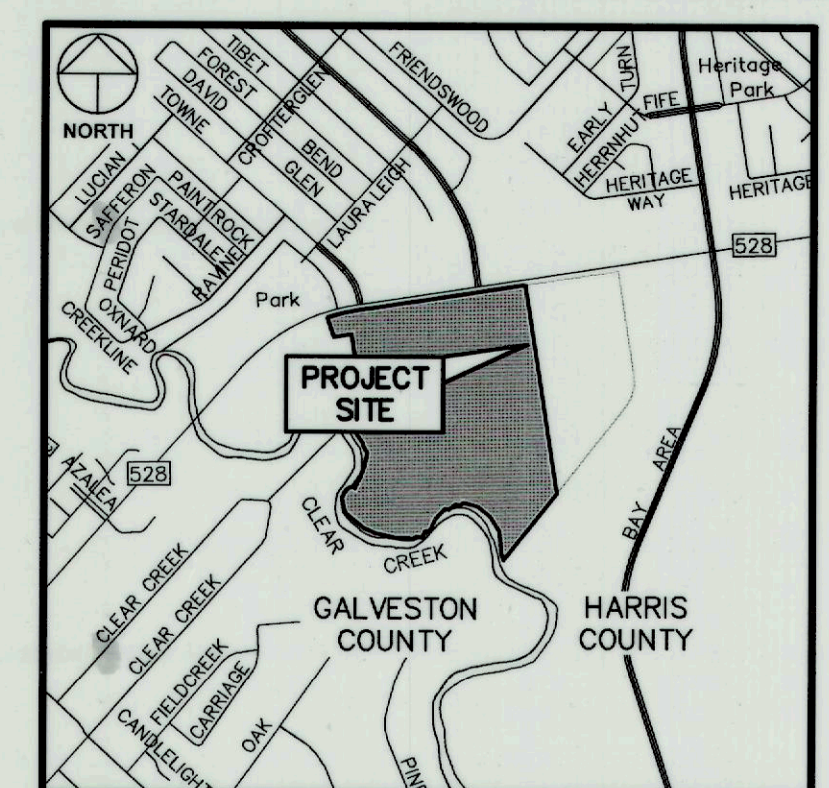
ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND. - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP. - IRON PIPE
- IR. - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- S.W.E. - SIDEW

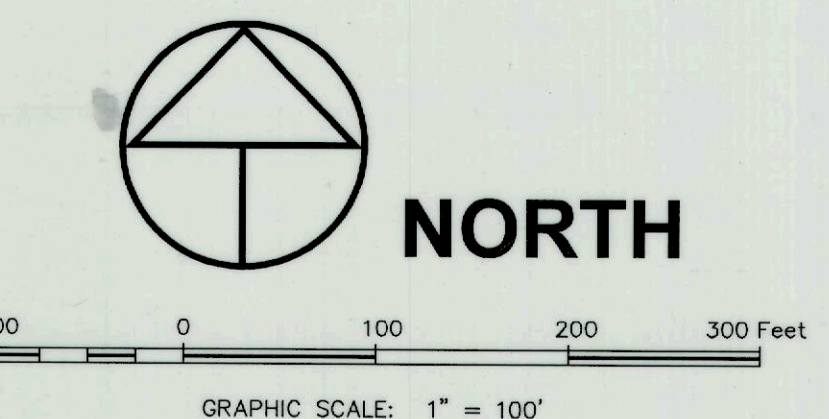


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°12'37" E	1772.42
L2	S 08°47'23" W	2198.09
L3	S 38°20'29" W	877.99
L4	N 21°17'23" W	80.88
L5	S 04°22'12" W	216.80
L6	N 32°41'57" W	184.39
L7	N 51°28'03" W	159.83
L8	N 74°03'09" W	164.71
L9	S 48°02'49" W	44.89
L10	N 73°33'13" W	47.50
L11	S 49°24'37" W	89.97
L12	N 75°14'40" W	40.68
L13	S 43°33'50" W	148.10
L14	S 25°05'22" W	134.50
L15	S 83°33'17" W	49.30
L16	S 21°22'07" W	73.89
L17	N 77°09'16" W	82.98
L18	S 59°48'42" W	48.72
L19	N 78°29'09" W	58.65
L20	N 88°56'38" W	120.31
L21	N 78°01'47" W	221.29
L22	N 87°13'30" W	112.00
L23	N 50°46'11" W	258.04
L24	N 18°00'41" W	99.00
L25	N 09°32'33" W	86.42
L26	N 23°27'30" E	87.18
L27	N 39°20'14" E	42.52
L28	N 59°28'00" E	35.39
L29	S 84°03'09" E	25.53
L30	S 83°21'45" E	25.88
L31	N 23°23'59" E	84.42
L32	N 27°29'30" E	63.48
L33	N 19°02'25" E	103.83
L34	N 14°38'14" E	118.10
L35	N 13°22'21" E	9.00
L36	N 15°04'58" E	70.83
L37	N 31°32'48" W	82.49
L38	N 21°40'27" W	75.23
L39	S 29°37'27" W	104.81
L40	N 35°55'50" W	91.39
L41	N 20°09'13" E	208.95
L42	N 09°44'59" E	155.58
L43	S 81°13'21" W	185.80
L44	N 18°29'00" W	211.51
L45	N 03°07'22" W	18.83
L46	S 89°30'58" W	63.50
L47	S 74°20'21" W	193.45
L48	N 08°47'23" E	18.83
L49	S 08°47'23" E	104.48
L50	S 08°46'39" E	155.58
L51	S 07°49'10" E	144.40
L52	S 15°58'25" W	139.54
L53	S 00'12'36" E	69.90
L54	S 01°33'33" W	84.89
L55	S 89°28'03" E	100.44
L56	N 83°58'21" E	128.70
L57	N 88°07'42" E	97.40
L58	S 82°31'52" E	72.25
L59	S 75°14'43" E	97.73
L60	S 79°20'43" E	63.47
L61	N 81°12'37" E	93.64
L62	N 37°46'20" E	85.92
L63	N 33°47'03" E	11.67
L64	S 08°47'23" E	18.10
L65	N 33°47'03" E	21.38
L66	S 33°46'40" E	6.30
L67	N 36°12'33" E	14.89
L68	S 33°47'03" E	8.00
L69	N 81°13'21" E	8.00
L70	S 08°47'23" E	58.00
L71	N 81°13'21" E	188.87
L72	S 08°47'23" E	6.14
L73	S 36°12'33" E	5.68
L74	S 08°47'23" E	148.87
L75	S 53°47'03" E	5.68
L76	S 08°47'23" E	18.00
L77	N 81°13'21" E	8.84
L78	S 08°47'23" E	58.00
L79	N 81°13'21" E	6.02
L80	S 08°46'39" E	8.84
L81	S 81°12'37" E	3.99
L82	S 08°47'23" E	3.75
L83	S 45°21'01" E	8.84
L84	N 08°46'38" W	118.44
L85	N 08°47'23" E	5.00
L86	S 33°46'40" E	13.00
L87	N 08°46'38" W	10.00
L88	N 36°20'42" E	14.16
L89	N 81°12'37" E	11.46
L90	N 36°12'48" E	16.07
L91	S 53°47'03" E	16.04
L92	N 08°47'23" E	10.00
L93	N 08°46'52" W	16.03
L94	N 81°12'37" E	4.00
L95	S 08°47'23" E	36.84
L96	S 08°47'23" E	41.98
L97	S 08°47'23" E	31.80
L98	N 81°12'37" E	48.00
L99	N 08°47'23" W	33.63
L100	S 40°07'03" E	41.98
L101	N 08°47'23" E	36.94
L102	N 81°12'37" E	48.00
L103	N 81°13'08" E	53.70
L104	N 08°46'52" W	19.11
L105	S 81°13'08" E	10.00
L106	S 08°46'52" W	24.00
L107	N 81°13'08" E	249.83
L108	S 08°46'52" W	4.85
L109	N 81°13'08" E	8.85
L110	N 08°46'52" W	5.00
L111	N 81°13'08" E	245.58
L112	S 08°46'52" W	4.85
L113	N 81°13'08" E	24.00
L114	N 08°46'52" W	5.00
L115	S 82°32'49" E	57.85
L116	N 81°12'37" E	67.11
L117	N 81°12'37" E	61.71
L118	N 45°54'41" E	24.00
L119	N 81°12'37" E	5.00
L120	S 08°47'23" E	5.00
L121	N 81°12'37" E	24.00
L122	N 08°47'23" W	5.00
L123	N 81°12'37" E	231.68
L124	S 08°47'23" E	5.00
L125	N 81°12'37" E	24.00
L126	N 81°12'37" E	24.00
L127	N 81°12'37" E	105.88
L128	S 08°46'39" E	23.12
L129	S 72°31'13" E	51.77
L130	S 17°22'54" E	24.00
L131	N 72°31'13" E	5.18
L132	S 48°42'05" W	51.17
L133	S 43°12'40" E	24.00
L134	N 48°47'06" E	5.10
L135	S 08°44'11" E	184.81
L136	S 81°48'34" E	91.44
L137	S 36°12'33" W	23.55
L138	N 81°12'37" E	48.81
L139	N 08°47'23" W	63.86
L140	N 81°12'37" E	5.00
L141	N 08°47'23" E	24.00
L142	S 81°12'37" W	5.00
L143	N 08°47'02" W	78.27
L144	N 81°13'17" E	478.45
L145	N 81°13'20" E	478.29
L146	S 50°00'40" W	7.28
L147	S 08°47'23" E	136.33
L148	S 08°47'23" E	77.33
L149	N 81°12'37" E	4.88
L150	S 08°47'23" E	24.00
L151	S 81°12'37" W	4.88
L152	S 08°47'23" E	54.47
L153	N 72°36'58" E	4.83
L154	S 17°22'41" E	24.00
L155	S 72°31'13" W	4.85
L156	N 42°21'11" E	6.26
L157	S 42°38'41" E	24.00
L158	S 72°31'13" W	8.85
L159	N 81°11'54" E	8.13
L160	N 81°11'34" E	16.01
L161	N 81°07'18" W	48.25
L162	S 81°11'37" W	38.85
L163	S 24°39'40" E	56.91
L164	S 08°46'39" E	268.01
L165	S 81°13'21" W	142.97
L166	S 08°46'39" E	166.22
L167	S 74°31'22" E	42.65
L168	N 82°01'55" E	154.37
L169	S 81°14'06" W	40.69
L170	N 81°43'07" E	100.28
L171	N 08°47'23" E	54.23



CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1840.08	841.96	311.31	N 78°21'49" E	310.94
C2	44.00	89°59'28"	53.75	N 28°09'13" E	50.47
C3	80.00	87°32'41"	112.27	N 45°09'43" E	110.89
C4	130.00	127°33'33"	289.42	S 63°46'46" E	233.25
C5	900.00	49°17'18"	784.89	S 33°46'02" E	760.07
C6	54.00	83°33'28"	7.60	S 34°11'50" W	7.59
C7	88.00	119°24'40"	16.58	S 35°41'28" W	16.55
C8	54.00	50°00'11"	47.13	S 16°12'42" W	45.65
C9	184.00	203°32'28"	30.50	S 28°01'00" E	78.66
C10	90.04	11°20'16"	17.82	S 35°17'09" E	17.79
C11	10.35	48°48'08"	8.87	S 26°37'25" E	8.86
C12	9.00	88°48'58"	10.80	S 48°48'52" W	10.17
C13	95.98	24°22'47"	40.84	S 24°37'38" W	40.53
C14	44.00	45°38'15"	35.00	S 14°02'43" W	34.10
C15	9.00	88°59'18"	14.14	S 53°47'01" E	12.13
C16	9.00	90°1'33"	14.14	S 36°12'34" W	12.13
C17	800.00	49°27'18"	697.50	S 33°46'02" E	676.62
C18	186.22	105°34'39"	35.27	N 14°11'49" W	35.22
C19	127.17	174°50'28"	39.40	N 24°05'27" W	39.24
C20	49.00	215°42'42"	18.75	N 42°33'58" W	18.64
C21	70.00	28°41'18"	32.61	S 22°07'42" E	32.31
C22	14.50	55°39'55"	14.07	N 38°36'01" W	13.52
C23	19.00	38°72'07"	12.28	S 09°41'09" W	12.04
C24	54.00	49°31'03"	46.67	S 32°57'46" E	45.23
C25	88.00	95°14'14"	14.87	S 52°42'28" E	14.85
C26	54.00	83°33'28"	7.60	S 31°45'18" E	7.60
C27	19.00	37°32'39"	12.45	N 27°33'23" W	12.23
C28	18.00	37°38'22"	12.47	S 10°01'08" W	12.25
C29	12.00	81°19'04"	10.75	S 16°52'09" W	10.39
C30	12.00	51°19'04"	10.75	S 16°52'09" W	10.39
C31	12.00	51°19'04"	10.75	S 34°28'55" E	10.39
C32	12.00	51°19'04"	10.75	S 34°28'55" E	10.39
C33	12.00	51°19'04"	10.75	N 16°52'09" E	10.39
C34	12.00	51°19'04"	10.75	N 16°52'09" E	10.39
C35	12.00	51°19'04"	10.75	N 34°28'55" E	10.39
C36	12.00	51°19'04"	10.75	N 34°28'55" E	10.39
C37	34.00	38°14'03"	21.50	S 80°39'51" E	21.10
C38	34.00	53°45'29"	31.60	S 39°40'08" E	30.41
C39	34.00	62°38'24"	31.24	N 18°38'22" E	30.10
C40	34.00	38°14'03"	21.50	S 80°39'51" E	21.10
C41	905.88	748.47	1233.50	S 12°42'58" E	124.41
C42	904.04	241.816	383.49	S 30°17'50" E	380.62
C43	904.04	1448.43	253.10	S 51°21'09" E	252.53
C44	44.00	49°59'39"	39.30	N 16°12'48" E	37.19
C45	44.00	49°59'39"	39.30	N 16°12'48" E	37.19
C46	118.78	255°27'37"	53.80	S 27°08'09" E	53.38
C47	88.88	122°29'28"	14.57	S 32°50'24" E	14.50
C48	9.00	58°48'36"	8.24	S 20°58'21" W	8.84
C49	184.00	84°02'56"	21.42	S 12°08'49" W	21.48
C50	805.79	753°53"	111.08	S 12°31'55" W	110.99
C51	805.79	234°49'51"	335.10	S 30°08'11" E	332.74
C52	82.00	182°48'48"	21.12	S 29°29'48" E	21.01
C53	54.00	334°25'4"	31.78	N 27°31'52" W	31.32

FINAL PLAT OF
FRIENDSWOOD CITY CENTER
A SUBDIVISION OF
106.47 AC. / 4,637,900 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVES "A" AND "C",
CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD,
F.C. NO. 691601, H.C.M.R. AND 95.78 AC. / 4,172,079 SQ. FT.
SITUATED IN THE SARAH MCKISSIC SURVEY, ABSTRACT NO. 549
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

8 BLOCKS 14 RESERVES
JULY 25, 2025
Surveyor

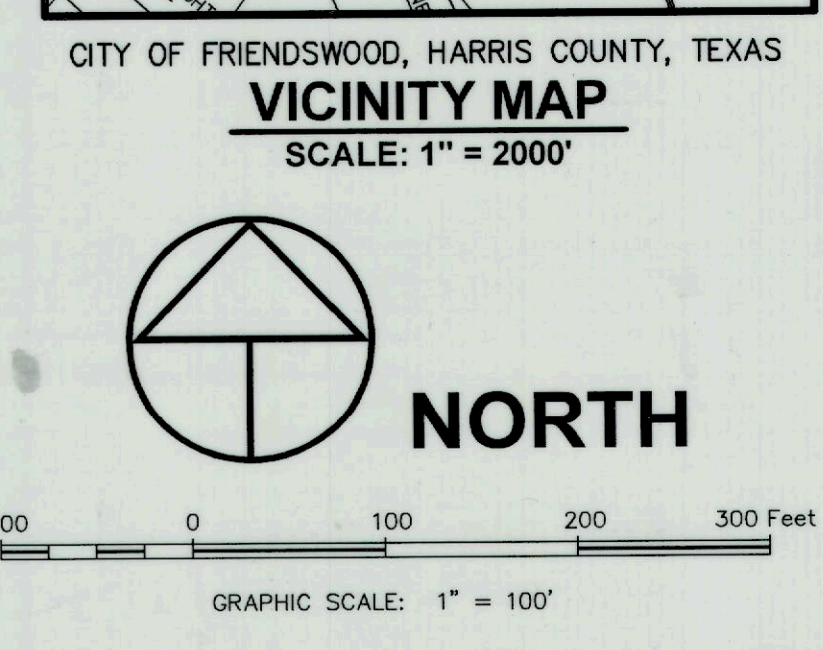
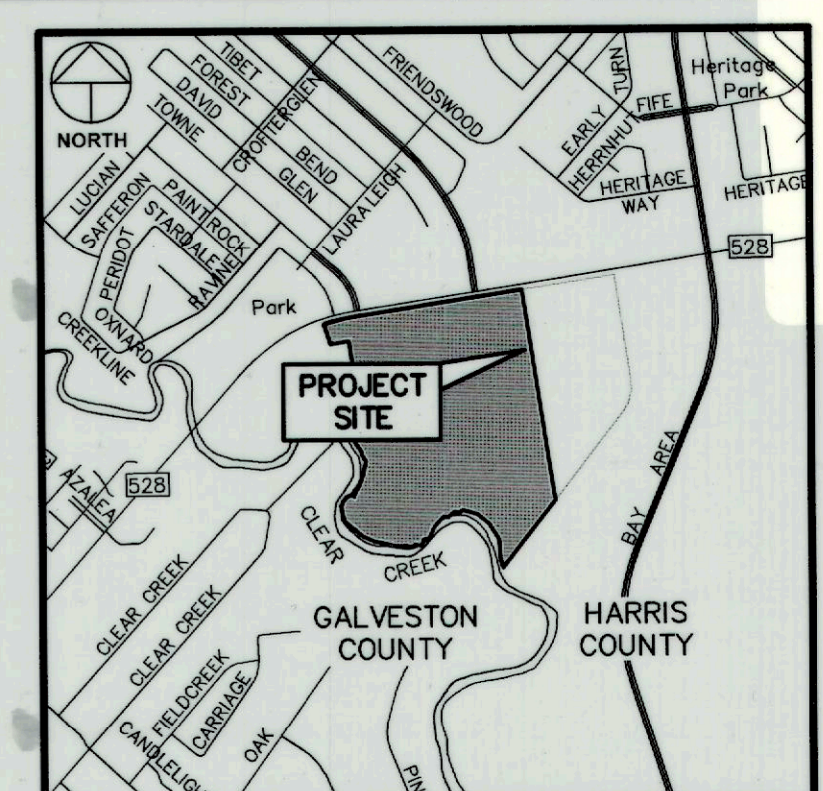
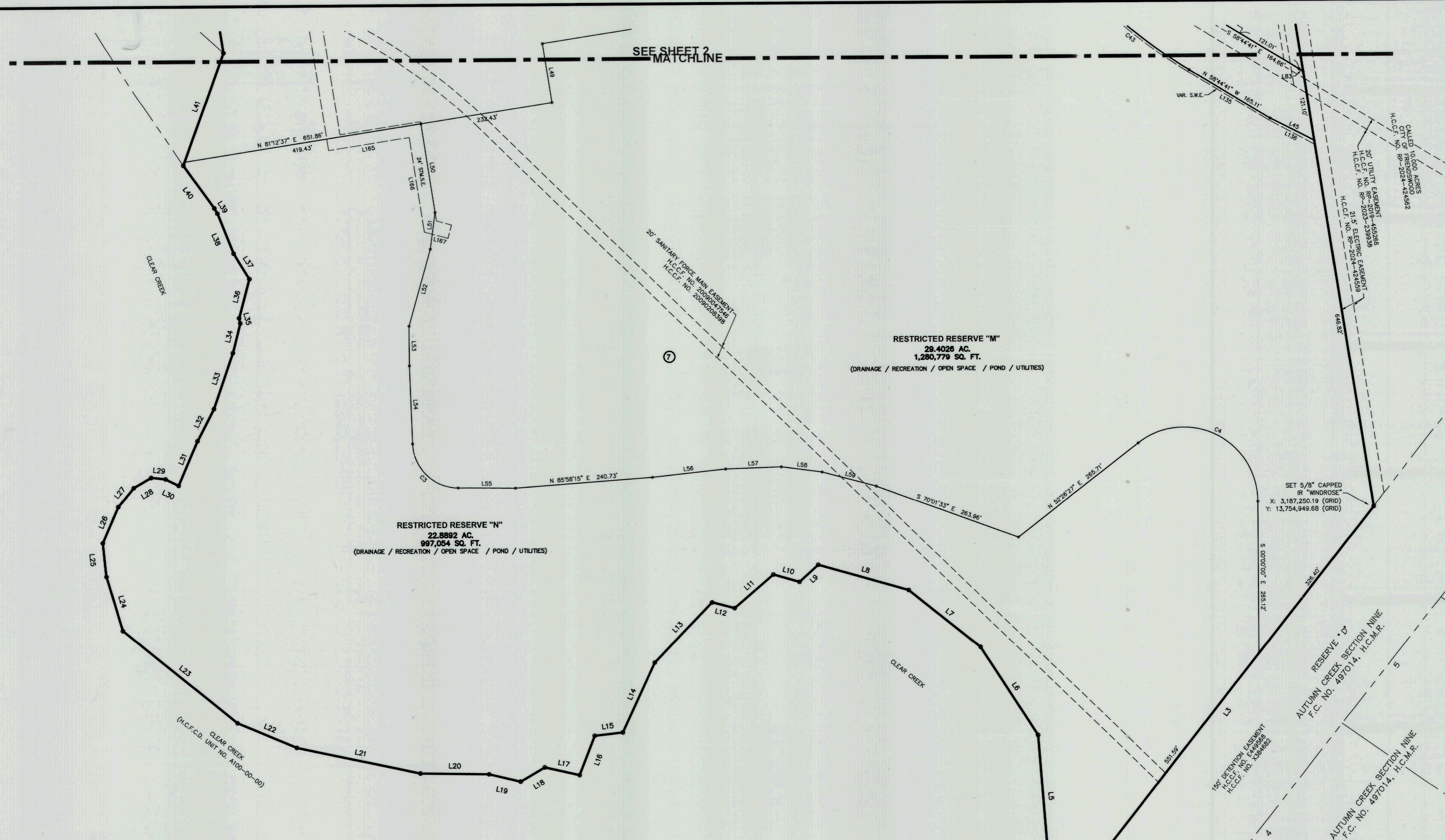
WINDROSE
LAND SURVEYING & PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

- ABBREVIATIONS**
- A.E. - AERIAL EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - ESWT. - EASEMENT
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
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 - BL. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
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 - STM.S.E. - STORM SEWER EASEMENT
 - S.W.E. - SIDEWALK EASEMENT
 - VAR. - VARIABLE
 - WD. - WIDTH
 - L.S.E. - LIFT STATION EASEMENT
 - (S) - SET 5/8" CAPPED IR "WINDROSE"

FILE INFO: Z:\3842-528_Town_Center\3842-528_PAT\131713120250505_PAT-FRIENDSWOOD_CTY_CENTER-5852-131327-46g_Altosha_Aug_05_2025_2-52pm

LINE	BEARING	DISTANCE
L1	N 81°12'37" E	1,772.42
L2	S 08°42'23" W	210.89
L3	S 38°20'29" W	877.99
L4	N 21°17'29" W	80.86
L5	N 04°22'12" W	210.89
L6	S 32°41'57" W	184.39
L7	N 51°06'03" W	159.93
L8	N 74°03'08" W	164.71
L9	S 48°02'49" W	44.69
L10	N 73°31'13" W	47.50
L11	S 49°24'22" W	89.87
L12	N 75°14'40" W	40.66
L13	S 43°33'50" W	146.10
L14	S 20°18'22" W	134.50
L15	S 83°33'17" W	48.30
L16	S 21°22'27" W	73.69
L17	N 77°03'18" W	63.96
L18	S 59°48'42" W	48.72
L19	N 76°29'09" W	56.85
L20	N 81°36'38" W	120.31
L21	N 78°01'47" W	221.29
L22	N 67°13'30" W	112.00
L23	N 62°48'11" W	258.04
L24	N 18°04'41" W	99.00
L25	N 05°32'33" W	60.42
L26	N 03°27'34" W	67.18
L27	N 38°20'14" E	42.52
L28	N 59°36'00" E	35.59
L29	S 84°03'09" E	23.23
L30	S 83°21'49" E	25.66
L31	N 23°23'59" E	84.42
L32	N 47°29'30" E	63.46
L33	N 19°02'35" E	103.93
L34	N 14°38'12" E	55.72
L35	N 13°22'21" W	81.00
L36	N 15°04'35" E	70.83
L37	N 31°32'46" E	52.44
L38	N 41°40'27" W	75.23
L39	N 29°57'57" W	10.93
L40	N 35°35'50" W	91.39
L41	N 30°59'13" E	208.99
L42	N 08°44'05" W	894.44
L43	S 81°13'21" W	185.80
L44	N 19°28'00" W	211.51
L45	N 63°07'48" W	86.54
L46	S 89°30'58" W	83.97
L47	S 74°20'21" W	193.49
L48	N 08°47'23" W	19.93
L49	S 08°47'23" E	104.44
L50	S 08°46'39" E	155.56
L51	S 07°49'18" W	64.85
L52	S 15°28'29" E	138.04
L53	S 00°12'36" E	68.90
L54	S 01°53'22" E	136.89
L55	S 08°03'03" E	100.44
L56	N 83°56'21" E	128.70
L57	N 88°07'20" E	97.92
L58	S 84°03'09" E	72.23
L59	S 75°14'43" E	97.73
L60	S 79°20'00" E	65.81
L61	N 81°12'37" W	63.44
L62	N 57°48'20" E	65.92
L63	S 53°47'00" E	21.80
L64	S 08°42'23" E	14.90
L65	N 53°47'03" W	21.36
L66	S 53°46'40" E	6.33
L67	N 30°12'30" E	14.69
L68	S 53°47'46" E	7.54
L69	N 81°13'21" E	6.00
L70	S 08°47'23" E	48.00
L71	S 81°13'21" W	6.01
L72	S 08°47'23" E	6.14
L73	S 81°13'21" W	6.06
L74	S 08°47'23" E	146.97
L75	S 53°47'05" E	6.66
L76	S 08°47'23" E	16.00
L77	N 81°13'20" E	6.02
L78	S 08°47'23" E	88.00
L79	S 81°13'21" W	6.02
L80	S 08°48'13" E	16.03
L81	N 81°13'21" E	13.89
L82	S 08°47'23" E	3.75
L83	S 54°21'01" E	8.84
L84	N 08°47'23" E	19.44
L85	N 08°47'23" E	5.00
L86	S 53°46'39" E	13.03
L87	N 08°46'39" E	10.00
L88	N 36°20'44" E	14.18
L89	N 81°12'37" E	111.46
L90	N 36°12'46" E	18.07
L91	S 53°47'34" E	16.04
L92	N 08°47'23" W	10.00
L93	N 08°46'52" E	18.03
L94	N 81°14'08" E	4.01
L95	S 08°47'23" E	36.86
L96	N 81°12'37" E	46.00
L97	S 08°47'23" E	33.63
L98	S 81°12'37" E	45.00
L99	N 08°47'23" W	33.03
L100	N 08°47'23" W	41.96
L101	N 08°47'23" W	36.34
L102	N 81°12'37" E	48.00
L103	N 81°13'08" E	63.12
L104	N 08°46'52" W	18.11
L105	S 81°11'03" W	10.00
L106	S 08°48'57" E	28.10
L107	N 81°13'08" E	248.83
L108	S 08°46'52" E	5.00
L109	N 81°13'08" E	24.00
L110	N 08°46'52" W	5.00
L111	N 81°13'08" E	248.96
L112	S 08°46'52" E	5.00
L113	N 81°13'08" E	24.00
L114	N 08°46'52" W	5.00
L115	N 81°13'08" E	67.20
L116	S 82°32'49" E	57.85
L117	N 81°12'37" E	67.11
L118	N 44°55'34" E	58.97
L119	N 81°12'37" E	61.71
L120	S 08°47'23" E	5.00
L121	N 81°12'37" E	24.00
L122	N 08°47'23" W	5.00
L123	N 81°12'37" E	231.88
L124	S 08°47'23" E	5.00
L125	N 81°12'37" E	24.00
L126	N 08°47'23" W	5.00
L127	N 81°12'37" E	105.98
L128	N 08°48'13" E	23.12
L129	S 72°37'13" W	5.17
L130	S 17°22'54" E	24.00
L131	N 72°37'13" E	5.16
L132	S 46°44'05" W	5.11
L133	S 43°12'40" E	24.00
L134	N 46°47'09" E	5.10
L135	S 58°44'41" E	184.91
L136	N 61°48'34" E	91.44
L137	S 36°12'33" W	23.55
L138	S 81°13'21" W	489.11
L139	N 08°47'23" W	63.86
L140	N 81°12'37" E	5.00
L141	N 08°47'23" W	24.00
L142	S 81°12'37" E	5.00
L143	N 08°47'02" W	76.27
L144	N 81°13'17" E	478.43
L145	N 81°13'00" E	478.25
L146	S 50°00'40" W	7.28
L147	S 08°47'54" E	136.33
L148	N 08°47'23" E	77.33
L149	N 81°12'37" E	4.88
L150	S 08°47'23" E	24.00
L151	S 81°12'37" E	4.88
L152	S 08°47'23" E	53.84
L153	N 72°36'55" E	4.83
L154	S 17°22'41" E	24.00
L155	S 72°37'13" W	4.85
L156	N 42°21'11" E	6.28
L157	S 42°38'41" E	24.00
L158	S 42°11'12" W	8.95
L159	N 81°11'54" E	5.13
L160	N 81°11'54" E	16.01
L161	N 81°07'18" W	48.25
L162	S 81°11'57" W	36.85
L163	S 24°39'40" E	56.91
L164	S 08°46'17" E	568.01
L165	S 81°13'21" W	142.97
L166	S 08°46'39" E	166.22
L167	S 74°37'22" E	42.85
L168	N 81°07'18" W	154.37
L169	S 81°14'08" W	40.69
L170	N 31°43'07" E	100.26
L171	N 08°47'23" W	54.25

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,840.08	941.38°	311.33	N 76°21'49" E	310.94
C2	44.00	69°59'28"	53.75	N 28°09'13" E	50.47
C3	60.00	67°32'41"	122.24	S 45°39'43" E	103.89
C4	130.00	127°33'33"	288.42	S 63°46'46" E	233.25
C5	800.00	49°57'18"	784.69	S 33°46'02" E	780.07
C6	54.00	80°33'	7.60	S 34°11'50" W	7.50
C7	86.00	119°24'	16.58	S 35°41'28" W	16.50
C8	54.00	50°00'11"	47.13	S 16°12'42" W	46.65
C9	184.08	29°32'28"	60.50	S 28°01'00" W	78.86
C10	90.04	11°20'16"	17.82	S 35°17'09" E	17.79
C11	10.33	48°48'05"	8.82	S 56°57'25" E	8.59
C12	8.00	08°45'58"	10.86	S 46°48'52" W	10.17
C13	95.98	24°22'47"	40.84	S 24°37'38" W	40.53
C14	44.00	45°36'15"	35.02	S 14°00'43" W	34.10
C15	8.00	89°59'18"	14.14	S 53°47'01" E	12.13
C16	8.00	90°01'33"	14.14	S 36°12'34" W	12.73
C17	800.00	49°57'18"	697.50	S 33°46'02" E	676.62
C18	185.22	10°34'30"	33.27	N 14°11'49" E	35.22
C19	127.17	17°45'02"	38.40	N 24°05'27" W	39.24
C20	49.00	21°58'42"	18.75	N 42°33'58" W	18.64
C21	70.00	26°41'05"	32.81	S 22°07'49" E	32.91
C22	14.90	55°35'55"	14.07	N 36°35'01" W	13.52
C23	19.00	36°57'29"	12.26	S 09°41'59" W	12.04
C24	54.00	49°57'18"	46.81	S 35°46'46" E	45.23
C25	86.00	9°58'14"	14.97	S 52°42'28" E	14.85
C26	54.00	81°35'39"	7.60	S 51°45'18" E	7.60
C27	19.00	37°32'59"	12.48	N 27°33'23" W	12.23
C28	19.00	37°38'22"	12.47	S 10°01'08" W	12.25
C29	12.00	51°19'04"	10.79	N 16°52'09" W	10.39
C30	12.00	51°19'04"	10.79	N 16°52'09" W	10.39
C31	12.00	51°19'04"	10.79	S 34°28'55" E	10.39
C32	12.00	51°19'04"	10.79	S 34°28'55" E	10.39
C33	12.00	51°19'04"	10.79	N 16°52'09" E	10.39
C34	12.00	51°19'04"	10.79	N 16°52'09" E	10.39
C35	12.00	51°19'04"	10.79	N 34°28'55" W	10.39
C36	12.00	51°19'04"	10.79	N 34°28'55" W	10.39
C37	34.00	36°14'03"	21.50	S 80°39'51" E	21.15
C38	34.00	33°49'28"	31.80	S 30°40'00" E	30.74
C39	34.00	32°38'24"	31.24	N 18°36'22" E	30.15
C40	34.00	36°17'03"	21.53	N 63°04'05" E	21.17
C41	205.89	748°47'	123.50	S 12°42'28" E	124.41
C42	304.04	248°18'	383.49	S 30°17'30" E	380.82
C43	904.02	1446°43'	233.18	S 51°21'19" E	232.53
C44	44.00	49°59'39"	38.39	N 10°12'48" E	37.19
C45	95.73	948°33'	16.39	N 36°19'11" E	16.37
C46	118.76	205°7'30"	53.80	S 27°08'09" E	53.54
C47	86.89	122°29'24"	14.57	S 30°20'24" W	14.50
C48	8.00	86°48'38"	9.24	S 20°36'21" W	8.84
C49	184.08	6°40'58"	21.42	S 12°08'49" W	21.46
C50	809.79	75°37'31"	111.08	S 15°31'55" E	110.99
C51	805.79	23°49'51"	335.15	S 30°06'11" E	332.74
C52	82.00	19°30'24"	21.18	N 29°29'48" E	21.07
C53	54.00	33°42'54"	31.79	S 27°31'52" W	31.32



ABBREVIATIONS

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- ESMT. - EASEMENT
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- (S) - SET 5/8" CAPPED IR "WINDROSE"

FINAL PLAT OF FRIENDSWOOD CITY CENTER
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 CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD,
 F.C. NO. 691601, H.C.M.R., AND 95.78 AC. / 4,172,079 SQ. FT.
 SITUATED IN THE SARAH MCKISSIC SURVEY, ABSTRACT NO. 549
 CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

8 BLOCKS 14 RESERVES
 JULY 15, 2025
 Surveyor

WINDROSE
 LAND SURVEYING | PLATTING
 FIRM REGISTRATION NO. 10108800
 713.458.2281 | WINDROSESERVICES.COM
 5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

RECORDED MEMORANDUM:
 At the time of recording, this instrument was found to be accurate for the true geographic representation because of (legibility, carbon or photo copy, disclosed paper, etc. All Windrose additional and correct errors were present at the time the



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 8, 2026

Subject: **RECOMMENDATION: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT**
Consider making a recommendation regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to make a recommendation regarding the request to vacate the 20-foot sanitary sewer easement that crosses five lots at front of Friendswood City Center to allow for landscaping along the Community Overlay District (COD) major thoroughfare. The sanitary sewer line is being relocated within the parking lots of the future sites.

City staff in the public works and engineering departments reviewed the request and have no issues with the relocation of the sanitary sewer line.

See attachments on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Relocating the sanitary sewer line and easement will allow for trees to be planted along the thoroughfare without interfering with the utility line.

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 8, 2026

Subject: **SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE**

Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider alternate tree types, alternate screening plan, and alternate dumpster screening material.

Action:

SUMMARY / ORIGINATING CAUSE

This item was postponed at the December 11, 2025 meeting.

This item allows the Commission to consider amendments to the site plan for Hardball Academy, originally approved November 2024.

ZONING: COMMUNITY SHOPPING CENTER (CSC) SUBJECT TO COMMUNITY OVERLAY DISTRICT (COD)

The owner is requesting the following amendments (see attached letter, photos and plans for further explanation):

1) Plant (4) Live Oaks in lieu of Cedar Elms.

At final inspection, it was noted that protected trees were removed. Four required buffer trees upgraded to 3-inch for mitigation purposes (old mitigation requirements). Live Oaks and Cedar Elms are both Class 1 trees that are allowed (Qualified Tree List).

2) Alternate screening plans: Proposals A, B, and C.

Proposal A: Install 8-foot wooden fence on south side of property. Allow existing tree line outside of fence in lieu of planting 1 tree per 25-feet inside landscape buffer. Allow existing tree line on east side of property to serve as screening in lieu of installing an 8-foot wooden fence and 1 tree per 25-feet inside landscape buffer.

Proposal B: Install 8-foot wooden fence on south side of property. Allow existing tree line outside of fence in lieu of planting 1 tree per 25-feet inside landscape buffer. Allow 8-foot fence along the future baseball field and existing tree line on east side of property to serve as screening in lieu of installing an 8-foot wooden fence along property line and 1 tree per 25-feet inside landscape buffer.

Proposal C: Install 8-foot wooden fence on south side of property. Allow existing tree line outside of fence in lieu of planting 1 tree per 25-feet inside landscape buffer. Install 8-foot wooden fence on the east side of property. Allow existing tree line outside of fence in lieu of planting 1 tree per 25-feet inside landscape buffer.

Requirement source: Zoning Ordinance Section 7.5. Community Overlay District - 15-foot landscape buffer

6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include drive-in establishments. In the event that COD requirements overlap at intersections, architectural requirements regarding garage bays shall apply to the site plan.

a. Commercial.

(1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. Trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the jurisdiction of the V.T.C.A., Government Code ch. 3000. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color shall be shown on the commercial site plan.

(2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, etc., shall use the same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commission may allow them.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

- 1. Hardball Academy - Site Plan Amendment Request 12.29.25
- 2. View of South Property Line
- 3. View of East Property Line
- 4. Revised Site Plan_Hardball Academy
- 5. Revised Landscape Plan_Hardball Academy
- 6. Masonry to Wood Dumpster Enclosure
- 7. Proposal A
- 8. Proposal B
- 9. Proposal C



...an integrated design/build firm

Hardball Academy Site Plan Amendment Request

Summary of Proposed Changes:

- Tree Mitigation:
 - Added (4) 3” Caliper Trees at front buffer. 12 caliper inches of new trees needed per final field inspection.

- Fencing at South Property Boundary:
 - Revised SP-1.10 to include 8’ Screening Fence the full length of south property line.
 - Fence to be installed slightly within property instead of on property line as originally drawn. This is to allow existing trees and brush along property line to remain.
 - Alternate Request In-Lieu of Adding Trees on North Side of Screening Fence (1 per 25 rule):
 - We propose that the trees and vegetation that are to remain should negate the need for additional sound mitigation due to size, height, and quantity of existing trees along property line in addition to the new screening fence. See attached for photos of existing south property line trees and vegetation. The trees are much taller than the 8’ screening fence and still provide sound mitigation.



- Fencing at East Property Boundary:
 - Proposal “A” for Screening at East Property Line:

- The owner is proposing the existing trees and vegetation along the east property line to serve as a landscape screen instead of the originally drawn wood fence. See attached existing site photos showing heavily vegetated east property line currently screening the property. The future installation of the outfield fence would help supplement this existing vegetation and avoid the redundancy of two fences (outfield and screening) within feet of each other.
 - Proposal “B” for East Property Line (if Proposal A is Rejected):
 - Requesting approval to allow Outfield fence to serve as privacy screen for east property line only (South property line to still receive 8’ wood screening fence). The existing trees and vegetation would resolve the sound mitigation concern (see attached east property line photos). This would allow only one fence to be installed at east side of property instead of two fences within a close proximity of each other. If there is a concern about balls going over the fence in left field, a netting system of some kind could mitigate that concern.
 - Proposal “C” for Screening at East Property Line (if Proposal A and B are Rejected):
 - If an 8’ fence must be installed at east property boundary then we propose to install the fence far enough within property line to allow for existing trees and brush to remain (same as the south property fence). This would put the fence in conflict with (1) existing tree. The fence would be installed around that tree towards the east property line in order to avoid the removal of the tree. (see attached redlined LP-1 for reference). In our opinion, this would be redundant and not the best solution since the two fences would be in close proximity to each other. Between the densely vegetated tree line and outfield fence there will be ample screening and sound mitigation.
 - Alternate Request In-Lieu of Adding Trees on West Side of Screening Fence (1 per 25 rule):
 - As mentioned above for south property fence, we propose that the trees and vegetation that are to remain should negate the need for additional sound mitigation due to size, height, and quantity of existing trees along property line. They would be much taller than the 8’ fence and it is densely vegetated which provides adequate sound mitigation as-is. Installing new trees on the west of the screening fence would require them to be between the drainage berm and pilot channel or in the outfield. In our opinion, even though they would be on the east side of the fence, allowing the existing trees and vegetation to satisfy the sound mitigation requirement is a far more efficient solution than impeding on the drainage berm or outfield.



- Dumpster Enclosure:
 - Proposing 6' wood fence dumpster enclosure in-lieu of masonry. Fence wood species and hardware to match adjacent screening fence.

Hardball Academy
2907 W Parkwood Ave
View of South Property Line



Hardball Academy
2907 W Parkwood Ave
View of East Property Line



Hardball Academy

Proposal A:
8-foot fence the full length of south property line.
Allow tree line outside fence in lieu of adding 1 tree per 25' inside fence.
Allow tree line to serve as screening on east side of property (no fence).

2907 W Parkwood Ave



Hardball Academy

Proposal B:
8-foot fence the full length of south property line.
Allow tree line outside fence in lieu of adding 1 tree per 25' inside fence.
Allow outfield fence to serve as screening fence.
Allow existing tree line in lieu of adding 1 tree per 25'.
Gap between fence and trees to be maintained by property owner.
Install netting above outfield fence.

2907 W Parkwood Ave



Hardball Academy

Proposal C:
8-foot fence the full length of south property line.
Allow tree line outside fence in lieu of adding 1 tree per 25' inside fence.
8-foot fence the full length of east property line.
Allow tree line outside fence in lieu of adding 1 tree per 25' inside fence.

2907 W Parkwood Ave





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

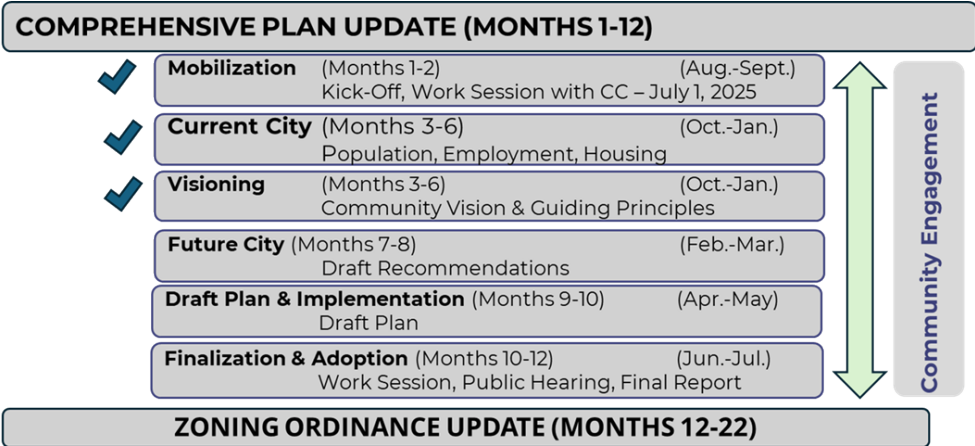
Meeting Date: January 8, 2026

Subject: Receive an update regarding the Comprehensive Plan Update (A Resilient Communities Project (RCP) Grant from the General Land Office).

Action:

SUMMARY / ORIGINATING CAUSE

Ardurra Group continues to work on the Comprehensive Plan update...we are still in the Visioning stage.



ZONING ORDINANCE UPDATE (MONTHS 12-22)

12/16/2025 - The Comprehensive Plan Advisory Committee (CPAC) met at the Friendswood Public Library. It was well attended and the consultant received good feedback. Tram Kim was elected to be the chair of the committee and Travis Mann was elected to be the vice chair. Recurring themes seem to be Downtown improvements and traffic improvements. Also people love the small town charm and community events in Friendswood.

12/18/2025 - The consultants from Ardurra also met with consultants of The Goodman Group and Houston Galveston Area Council (HGAC) to share information about the HGAC Active Transportation study that is currently underway. The Goodman Group hosted public meeting #2 on Thursday, December 18 and presented 14 projects and asked the public to rank the projects.

Completed Actions:

- City Council focus group meeting
- Planning and Zoning Commission focus group meeting
- City Staff focus group meeting
- CPAC - appointed, voted in chair and vice chair, held meeting #1
- Public Event: Halloween in the Park

Upcoming Actions:

- Bus Tour

Stakeholder meetings with high school students, FDEDC and property owners in the panhandle area.
Flyers in Friday folders to elementary and middle school students

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 8, 2026

Subject: Receive the December 2025 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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. December 2025 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
 MONTHLY DRC REPORT
 DECEMBER 2025



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
<p>S corner of West Blvd and Friendswood Parkway</p> <p>5200sqft office and pad sites</p>	<p>CSC</p> <p>Office Use Only for Construction and Contractors (NAICS Use 236-238)</p>	<p>No</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Zone change – existing SUP Ord 2014-27 <input checked="" type="checkbox"/> Meets Future Land Use Map <input checked="" type="checkbox"/> Plat – Existing; replat required to subdivide <input type="checkbox"/> Eligible for Certificate of Platting Exemption <input checked="" type="checkbox"/> Site plan approval required <input checked="" type="checkbox"/> Community Overlay District (300 ft) <input type="checkbox"/> Downtown District <input checked="" type="checkbox"/> Water available <input checked="" type="checkbox"/> Sewer available <input checked="" type="checkbox"/> On-site detention required – accounted for in West Ranch development <input type="checkbox"/> May be eligible for regional detention <input type="checkbox"/> High hazard flood zone(s) – all flood zones <input type="checkbox"/> Pipelines and abandoned active oil wells <input type="checkbox"/> TxDOT Permits required for any improvements in the ROW <p>Misc Notes: 35-foot platted landscape easements per plat; 1 tree per 25-feet of linear frontage along ROW; rear abuts residential lots in League City – recommend 8-ft opaque fence, 15-ft landscape bufer with a tree every 25 feet; provide 6-foot sidewalk along Friendswood Parkway</p>	

<p>203 E Magnolia St</p> <p>Vacate adjacent 20-ft ROW and dedicate 10-ft sanitary sewer easement</p>	<p>SFR</p>	<p>No</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Zone change <input checked="" type="checkbox"/> Meets Future Land Use Map <input checked="" type="checkbox"/> Plat required after easement is vacated <input type="checkbox"/> Eligible for Certificate of Platting Exemption <input type="checkbox"/> Site plan approval required <input type="checkbox"/> Community Overlay District (300 ft) – Friendswood Parkway <input type="checkbox"/> Downtown District <input checked="" type="checkbox"/> Water available <input checked="" type="checkbox"/> Sewer available <input type="checkbox"/> On-site detention- required if not approved for regional <input checked="" type="checkbox"/> May be eligible for regional detention <input type="checkbox"/> High hazard flood zone(s) – all flood zones <input type="checkbox"/> Pipelines and abandoned active oil wells <input type="checkbox"/> TxDOT Permits required for any improvements in the ROW <p>Misc Notes: Vacating the right-of-way changes the setback requirements to make the lot more developable; it is a non-conforming lot meaning that it does not meet the minimum lot size for SFR, but the owner owns contiguous lots and can build provided he meets the minimum setbacks and regulations for the SFR zoning district.</p>	
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