



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, FEBRUARY 26, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approving with staff comments the Final Plat of Sterling Estates located on Briarmeadow Ave. (former Cline Elementary site).
- B. Consider approving the VIRHUB Final Plat located at 4430 and 4434 FM 2351.

4. ACTION ITEMS

A. PRELIMINARY PLAT: VAN PELT-ATTAWAY ESTATES

Consider approving the Preliminary Plat of Van Pelt-Attaway Estates, the west 270 feet of Lot Four (4) of Van Pelt's Subdivision, a Subdivision in Galveston County, Texas, in the B.S.& F. Survey No. A-625 according to the map or plat thereof recorded in Volume 14, Page 34, formerly Volume 238, Page 26 in the Office of the County Clerk of Galveston County, Texas, and also described in Deed recorded under County Clerk's File No. 2024049737 and by Correction Deed recorded under County Clerk's File No. 2025051700 Official Public Records of Galveston County, City of Friendswood, Texas, and located on Lundy Lane.

B. SITE PLAN AMENDMENT: 101 E PARKWOOD AVE

Consider approving the site plan amendments for the proposed Golden Chick located at 101 E Parkwood Ave.

5. COMMUNICATIONS

- A. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).
- B. Announcement of the next Planning and Zoning Commission regular meetings. There will not be a meeting on Thursday, March 12, 2026, due to no quorum. A special meeting will be scheduled if necessary. The second regular meeting in March will be Thursday, March 26, 2026.

- C. Receive staff updates, 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 on this
19th day of February 2026, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 26, 2026

Subject: Consider approving with staff comments the Final Plat of Sterling Estates located on Briar Meadow Ave. (former Cline Elementary site).

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)

Location: Briar Meadow Ave.

The final plat is the last step in the redevelopment of the Cline Elementary property to create a residential subdivision containing 24 Lots, 2 blocks and 3 reserves. The property is zoned SFR and the proposed subdivision will include both 90-foot and 120-foot wide lots, but both cul-de-sac streets will be curb and gutter. The 10-foot drainage easements along the rear of the property will account for the drainage from the adjacent resident lots. The storm water will be captured in an underground detention system and directed to Briar Meadow Ave. The newly formed lots will drain to new storm sewer inlets installed in the new streets.

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are few minor comments that can be addressed on the final plat.

Staff recommends Approval with a few minor comments:

- 1) provide recorded version of release of pipeline easement document.
- 2) request a final inspection on the pipeline demolition permit - 2026-0191 - to confirm removal of the pipeline and close out that permit.
- 3) Label radius of cul-de-sacs as 60 feet to match infrastructure plans.
- 4) Provide landscape details for Reserves A, B, and C.

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

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

P&Z Action Options:

- 1) **Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) **Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action

3) Disapprove with Reasons - reasons included on attached corrections report; requires resubmittal and Commission action

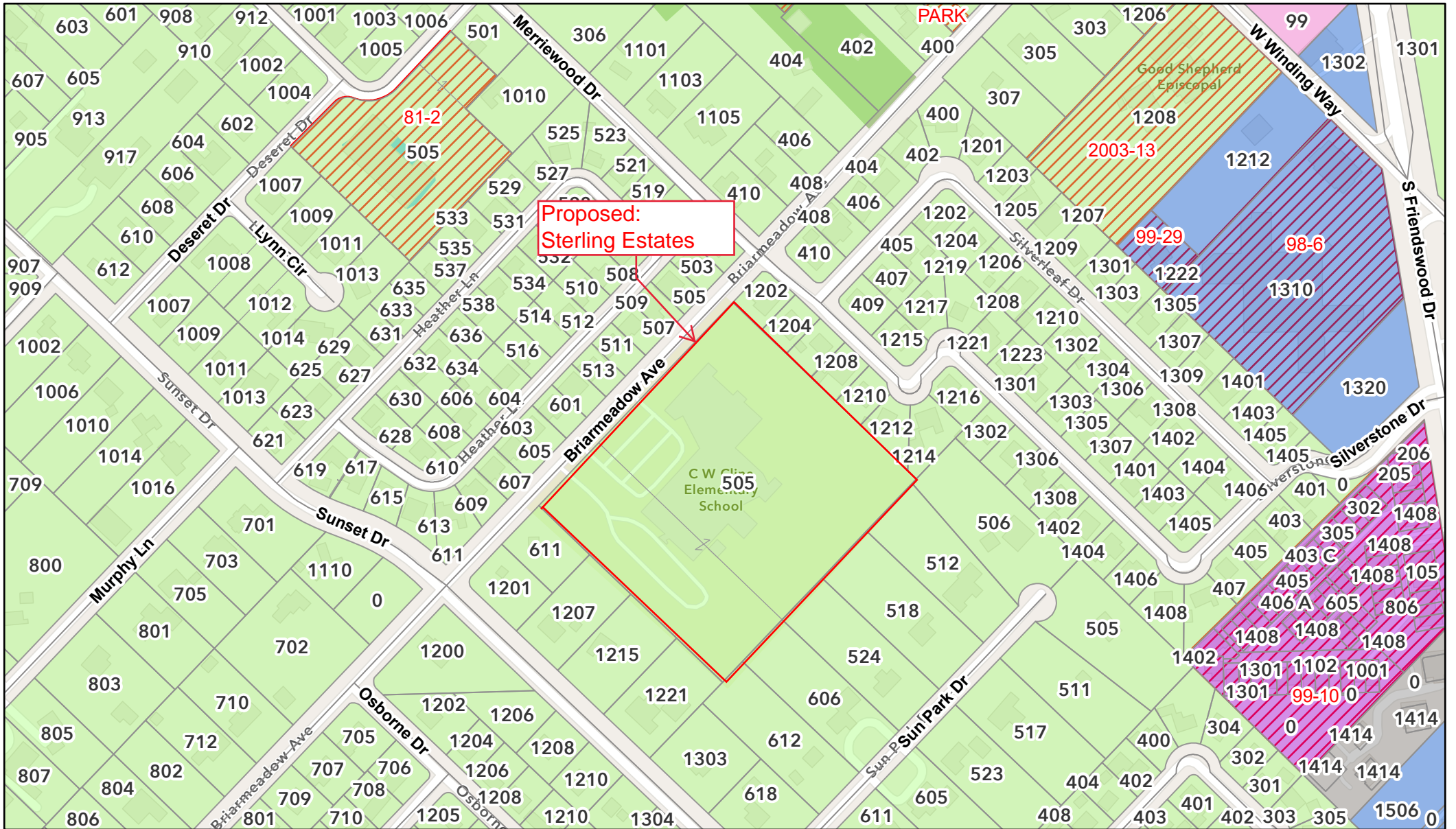
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

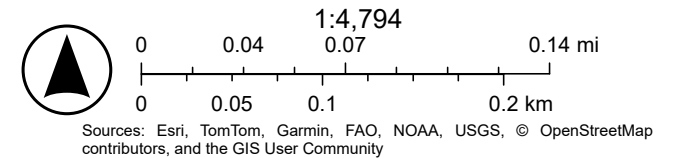
1. Sterling Estates Location and Zoning Map
2. STERLING ESTATES FINAL PLAT Pg 1 of 2
3. STERLING ESTATES FINAL PLAT Pg 2 of 2

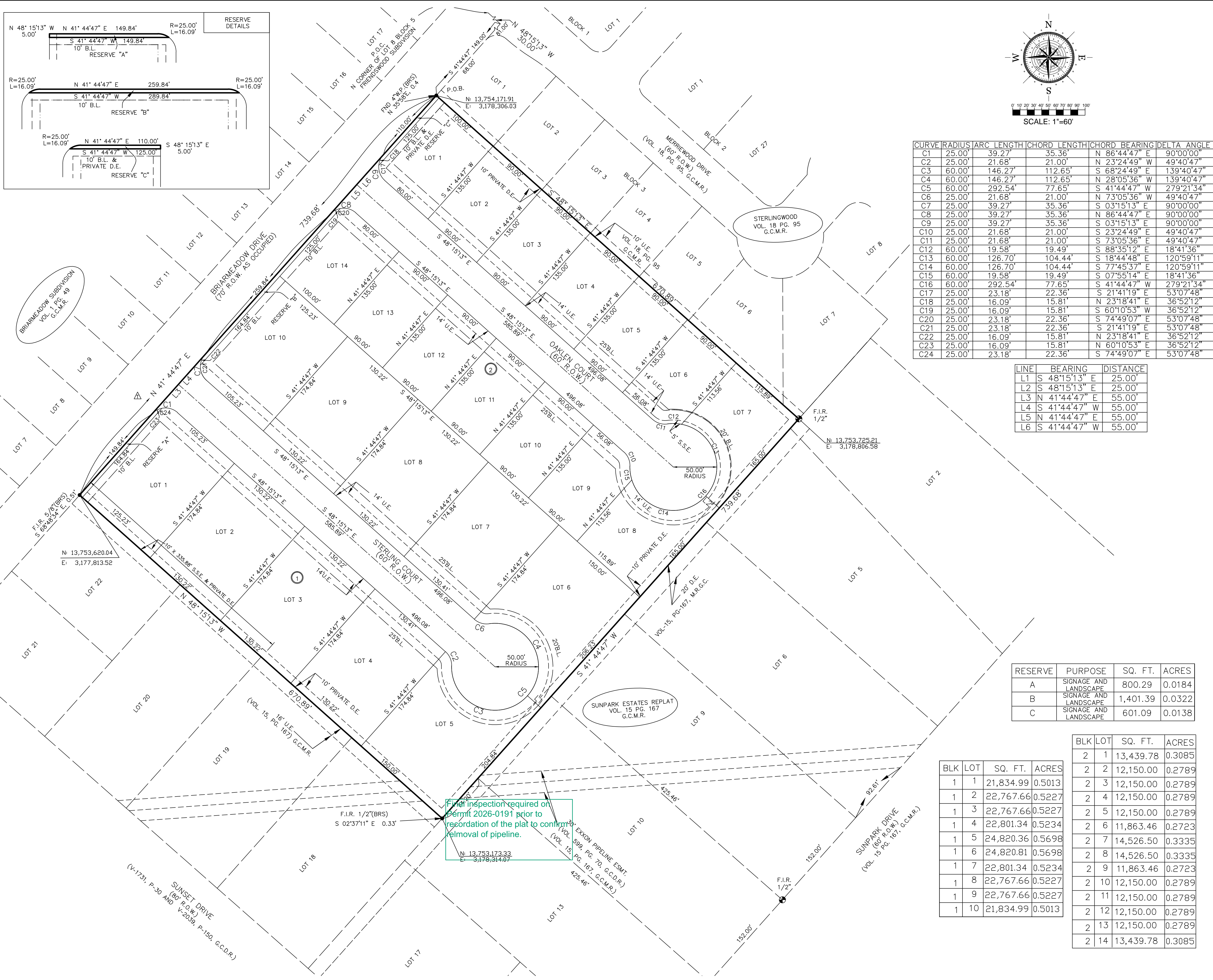
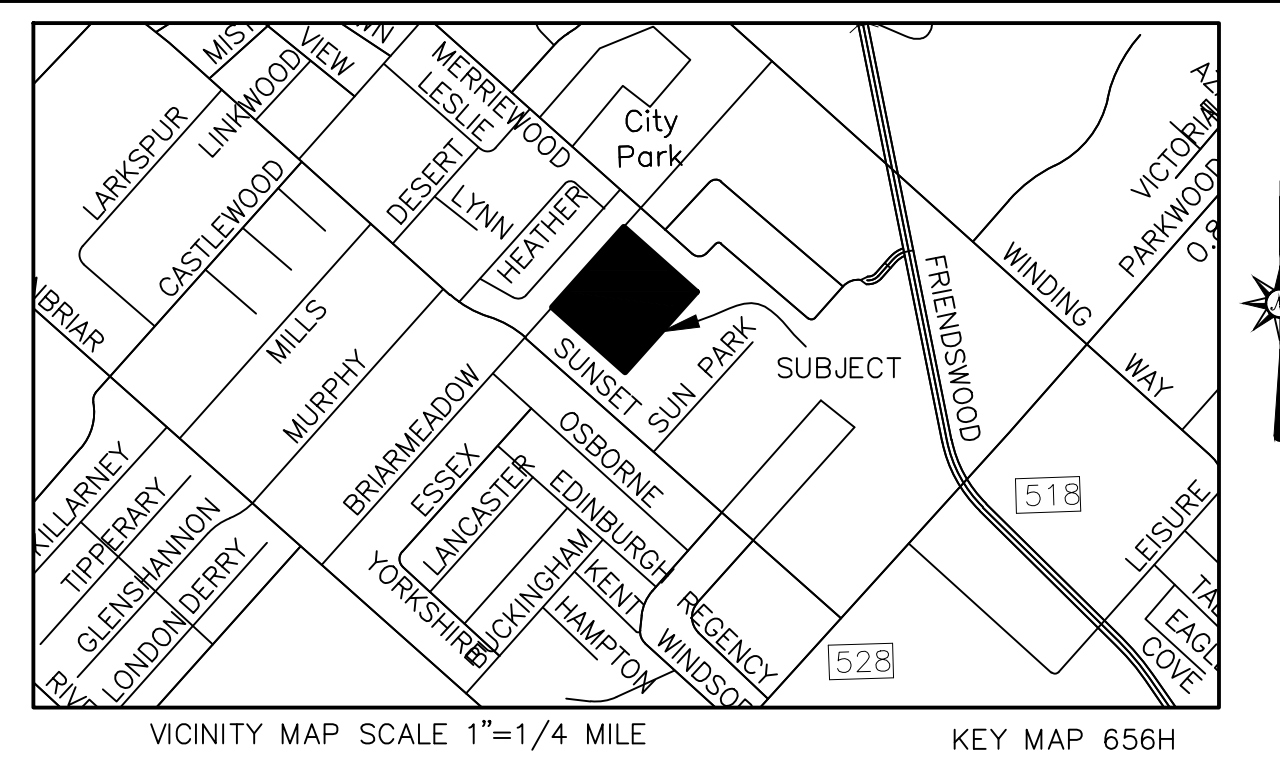
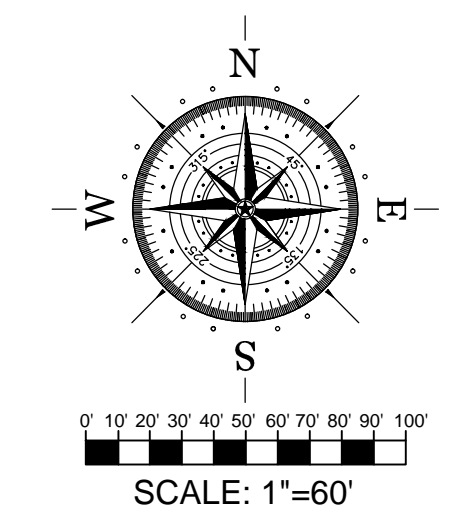
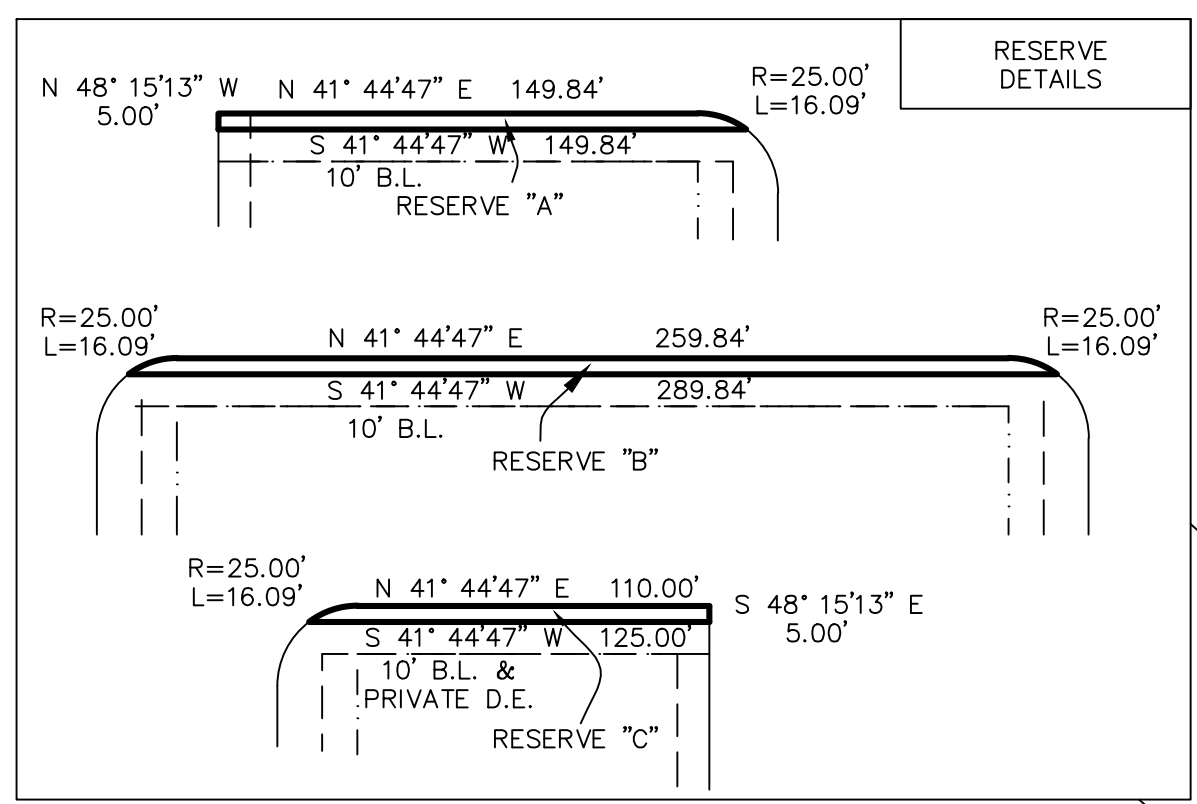
City of Friendswood



10/1/2025, 3:33:03 PM

- | | | | | | |
|--|------------|--|-------|--|---------------------|
| | City Limit | | MFR-L | | Specific Use Permit |
| | Parcels | | CSC | | OPD |
| | Streets | | MFR-H | | SFR |





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 86°44'47" E	90°00'00"
C2	25.00'	21.68'	21.00'	N 23°24'49" W	49°40'47"
C3	60.00'	146.27'	112.65'	S 68°24'49" E	139°40'47"
C4	60.00'	146.27'	112.65'	N 28°05'36" W	139°40'47"
C5	60.00'	292.54'	77.65'	S 41°44'47" W	279°21'34"
C6	25.00'	21.68'	21.00'	N 73°05'36" W	49°40'47"
C7	25.00'	39.27'	35.36'	S 03°15'13" E	90°00'00"
C8	25.00'	39.27'	35.36'	N 86°44'47" E	90°00'00"
C9	25.00'	39.27'	35.36'	S 03°15'13" E	90°00'00"
C10	25.00'	21.68'	21.00'	S 23°24'49" E	49°40'47"
C11	25.00'	21.68'	21.00'	S 73°05'36" E	49°40'47"
C12	60.00'	19.58'	19.49'	S 88°35'12" E	18°41'36"
C13	60.00'	126.70'	104.44'	S 18°44'48" E	120°59'11"
C14	60.00'	126.70'	104.44'	S 77°45'37" E	120°59'11"
C15	60.00'	19.58'	19.49'	S 07°55'14" E	18°41'36"
C16	60.00'	292.54'	77.65'	S 41°44'47" W	279°21'34"
C17	25.00'	23.18'	22.36'	S 21°41'19" E	53°07'48"
C18	25.00'	16.09'	15.81'	N 23°18'41" E	36°52'12"
C19	25.00'	16.09'	15.81'	S 60°10'53" W	36°52'12"
C20	25.00'	23.18'	22.36'	S 74°49'07" E	53°07'48"
C21	25.00'	23.18'	22.36'	S 21°41'19" E	53°07'48"
C22	25.00'	16.09'	15.81'	N 23°18'41" E	36°52'12"
C23	25.00'	16.09'	15.81'	N 60°10'53" E	36°52'12"
C24	25.00'	23.18'	22.36'	S 74°49'07" E	53°07'48"

LINE	BEARING	DISTANCE
L1	S 48°15'13" E	25.00'
L2	S 48°15'13" E	25.00'
L3	N 41°44'47" E	55.00'
L4	S 41°44'47" W	55.00'
L5	N 41°44'47" E	55.00'
L6	S 41°44'47" W	55.00'

RESERVE	PURPOSE	SQ. FT.	ACRES
A	SIGNAGE AND LANDSCAPE	800.29	0.0184
B	SIGNAGE AND LANDSCAPE	1,401.39	0.0322
C	SIGNAGE AND LANDSCAPE	601.09	0.0138

BLK	LOT	SQ. FT.	ACRES
2	1	13,439.78	0.3085
2	2	12,150.00	0.2789
2	3	12,150.00	0.2789
2	4	12,150.00	0.2789
2	5	12,150.00	0.2789
2	6	11,863.46	0.2723
2	7	14,526.50	0.3335
2	8	14,526.50	0.3335
2	9	11,863.46	0.2723
2	10	12,150.00	0.2789
2	11	12,150.00	0.2789
2	12	12,150.00	0.2789
2	13	12,150.00	0.2789
2	14	13,439.78	0.3085

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

BENCHMARK: NGS_HGCS054 (AW5596) - EL 29.50 NAVD 88
 THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1/4 INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5/8 INCH PVC PIPE WITH A LOGO CAP STAMPED - HGCS054 1986 - THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE. LOCATED 26.0 METERS (85.3 FT) SOUTH-EAST OF THE CENTERLINE OF FM 628 AND 0.6 METER (2.0 FT) SOUTH-WEST OF THE EDGE OF ACURB.

TEMPORARY BENCHMARK:
 TEMPORARY BENCHMARK IS A SET MAG NAIL (ELEVATION: 26.21') LOCATED NORTH 30°25'00" EAST, 157.74' FROM THE WEST CORNER OF SUBJECT PLAT.

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	11,600
LOT WIDTH MINIMUM FEET	90 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
 B. 35 FEET ON MAJOR THOROUGHFARES
 K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

FINAL PLAT
STERLING ESTATES
 A SUBDIVISION OF 11.392 ACRES BEING LOTS 7 AND 8 IN BLOCK 5 AND LOTS 3 AND 4 IN BLOCK 7 OF FRIENDSWOOD SUBDIVISION IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE, ABSTRACT 151, RECORDED IN VOLUME 7, PAGE 21 OF THE GALVESTON COUNTY MAP RECORDS
 GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD
 24 LOTS 2 BLOCKS 3 RESERVES

DATE: FEBRUARY 13 2026

<p>OWNER STERLING ESTATES LLC JOHN ADAM HILL, PRESIDENT 1506 E. WINDING WAY BLDG. 106 FRIENDSWOOD, TEXAS 77456 PHONE: 281-482-3034</p>	<p>STERLING ESTATES PRO-SURV SURVEYING & MAPPING SERVICES P.O. BOX 1366 FRIENDSWOOD, TX 77549 PHONE: 281-996-1113 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300 © 2025 PRO-SURV ALL RIGHTS RESERVED</p>
<p>ENGINEER DANIEL SCOTT ENGINEERING SCOTT SHERIDAN P.O. BOX 1549 PHONE: 281-519-8530 TBPELS F-4827</p>	<p>1 of 2</p>

Final inspection required on Permit 2026-0191 prior to recordation of the plat to confirm removal of pipeline.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, STERLING ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY , ACTING BY AND THROUGH JOHN ADAM HILL, PRESIDENT, HEREINAFTER REFERRED TO AS THE OWNER OF THE 11.392 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF STERLING ESTATES DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, STERLING ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY , HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN ADAM HILL , ITS PRESIDENT, THIS _____ DAY OF _____, 2026.

STERLING ESTATES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JOHN ADAM HILL , PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ADAM HILL, PRESIDENT, ACTING & SIGNING ON BEHALF OF STERLING ESTATES LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, JOHN ADAM HILL, INDIVIDUAL, HOLDING A LIEN UPON THE PLAT OF STERLING ESTATES , ACTING BY AND THROUGH JOHN ADAM HILL, INDIVIDUAL, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT JOHN ADAM HILL, IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2025030549 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____
JOHN ADAM HILL, INDIVIDUAL

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ADAM HILL, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING ESTATES IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

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

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

PROPERTY DESCRIPTION:

A TRACT OF LAND CONTAINING 11.392 ACRES, MORE OR LESS, OUT OF LOTS 7 AND 8, IN BLOCK 5 AND LOTS 3 AND 4, IN BLOCK 7, OF FRIENDSWOOD SUBDIVISION, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS, RECORDED IN VOLUME 7, PAGE 21 OF THE GALVESTON COUNTY MAP RECORDS, BEING THE SAME PROPERTY AS CONVEYED TO FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN VOLUME 1817, PAGE 329, DEED RECORDS OF GALVESTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE):

COMMENCING AT THE NORTH CORNER OF LOT 8, BLOCK 5 OF FRIENDSWOOD SUBDIVISION;

THENCE SOUTH 48°15'13" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 8, A DISTANCE OF 30.00 FEET, TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT OF WAY LINE OF BRIARMEADOW ROAD (70' R.O.W. AS OCCUPIED);

THENCE SOUTH 41°44'47" WEST, PARALLEL WITH THE NORTHWEST LINE OF SAID LOT 8 AND ALONG THE COMMON LINE OF SAID SOUTH EAST RIGHT OF WAY LINE OF BRIARMEADOW ROAD, A DISTANCE OF 149.00 FEET, TO THE POINT OF BEGINNING AND THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE WEST CORNER OF THE FINAL PLAT OF STERLINGWOOD, A SUBDIVISION RECORDED IN VOLUME 18, PAGE 95, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, FROM WHICH A 4" WOODEN FENCE POST (FOUND) BEARS N 35°55' E, 0.4';

THENCE SOUTH 48°15'13" EAST, ALONG THE COMMON LINE OF SAID FINAL PLAT OF STERLINGWOOD, A DISTANCE OF 670.89 FEET, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTH CORNER OF SAID FINAL PLAT OF STERLINGWOOD, ALSO BEING IN THE NORTHWEST LINE OF SUNPARK ESTATES REPLAT, A SUBDIVISION RECORDED IN VOLUME 15, PAGE 167, OF THE PLAT RECORDS OF GALVESTON COUNTY, ALSO BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41°44'47" WEST, ALONG THE COMMON LINE OF SAID SUNPARK ESTATES REPLAT, A DISTANCE OF 739.68 FEET, TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, BEING AN INTERIOR CORNER OF SAID SUNPARK ESTATES REPLAT, FROM WHICH A FOUND 1/2" IRON ROD BEARS S 02°37'11" E, 0.33';

THENCE NORTH 48°15'13" WEST, ALONG THE COMMON LINE OF SAID FINAL PLAT OF STERLINGWOOD, A DISTANCE OF 670.89 FEET, TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTHEAST RIGHT OF WAY OF SAID BRIARMEADOW DRIVE, BEING THE NORTHERLY WEST CORNER OF SAID SUNPARK ESTATES REPLAT, FROM WHICH A 5/8" IRON ROD (FOUND) BEARS S 68°48'34" E, 0.51 FEET;

THENCE NORTH 41°44'47" EAST, ALONG THE COMMON LINE OF SAID BRIARMEADOW DRIVE, A DISTANCE OF 739.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE CALLS 11.392 ACRES OF LAND, MORE OR LESS.

SURVEYOR:

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

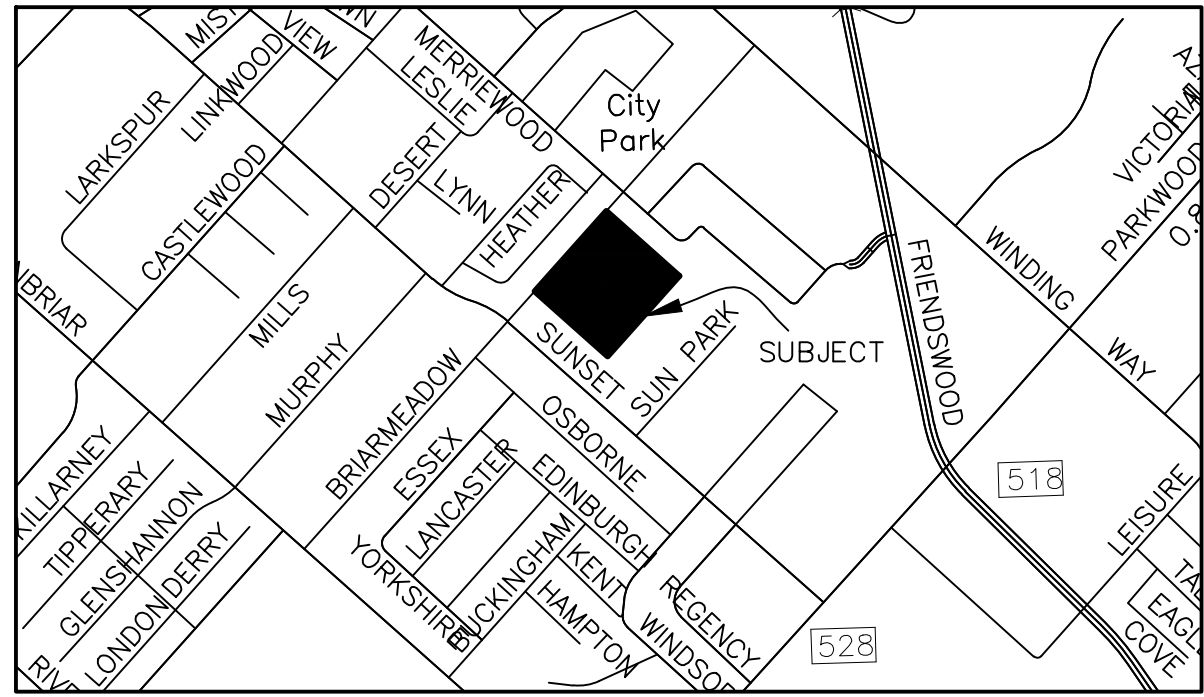
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 02/13/2026

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

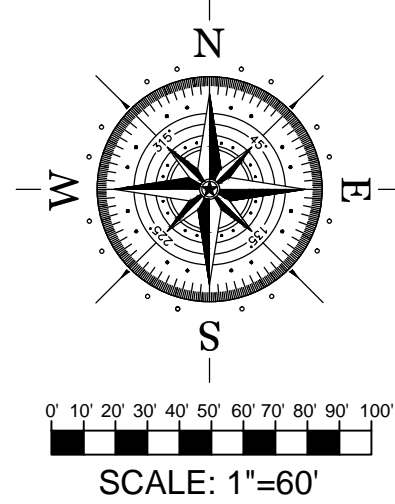
GENERAL PLAT NOTES:

- PROPERTY CORNER.
- INDICATES CONTROL MONUMENT.
- B.L. INDICATES BUILDING LINE.
- △ INDICATES TEMPORARY PROJECT BENCHMARK
- F.I.R. INDICATES FOUND IRON ROD.
- U.E. INDICATES UTILITY EASEMENT.
- R.O.W. INDICATES RIGHTS-OF-WAY.
- VOL./PG. INDICATES VOLUME/PAGE.
- P.O.B. INDICATES POINT OF BEGINNING.
- G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
- G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
- G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.
- S.S.E. INDICATES SANITARY SEWER EASEMENT.
- FND TX DOT MON INDICATES FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT.
- BRS INDICATES BEARS.
- P.T. INDICATES POINT OF TANGENCY
- FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS IN ACCORDANCE WITH CHAPTER 70 OF THE FRIENDSWOOD CITY CODE. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER ASSOCIATION.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-02729, DATED JANUARY 22, 2026 WITH AN EFFECTIVE DATE OF JANUARY 15, 2026.
- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.
- EXXON PIPELINE EASEMENT PREVIOUSLY AFFECTING SUBJECT TRACT HAS BEEN ABANDONED BY GALVESTON COUNTY CLERKS FILE NO. 2025039864.



VICINITY MAP SCALE 1"=1/4 MILE

KEY MAP 656H



FLOOD STATEMENT

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

BENCHMARK: NGS HGCS054 (AW5596) - EL 29.50 NAVD 88

THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PVC PIPE WITH A LOGO CAP STAMPED-HGCS054 1986-THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE LOCATED 26.0 METERS (85.3 FT) SOUTH-EAST OF THE CENTERLINE OF FM 528 AND 0.6 METER (2.0 FT) SOUTH-WEST OF THE EDGE OF A CURB.

TEMPORARY BENCHMARK:

TEMPORARY BENCHMARK IS A SET MAG NAIL (ELEVATION: 26.21') LOCATED NORTH 30°25'00" EAST, 157.74' FROM THE WEST CORNER OF SUBJECT PLAT.

FINAL PLAT STERLING ESTATES

A SUBDIVISION OF 11.392 ACRES BEING LOTS 7 AND 8 IN BLOCK 5 AND LOTS 3 AND 4 IN BLOCK 7 OF FRIENDSWOOD SUBDIVISION IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE, ABSTRACT 151, RECORDED IN VOLUME 7, PAGE 21 OF THE GALVESTON COUNTY MAP RECORDS
GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

24 LOTS 2 BLOCKS 3 RESERVES

DATE: FEBRUARY 13 2026

<p>OWNER STERLING ESTATES LLC JOHN ADAM HILL, PRESIDENT 1506 E. WINDING WAY BLDG. 106 FRIENDSWOOD, TEXAS 77546 PHONE: 281-482-3034</p> <p>~</p> <p>ENGINEER DANIEL SCOTT ENGINEERING SCOTT SHERIDAN P.O. BOX 1549 PHONE: 281-519-8530 TBPELS F-4827</p>	<p>STERLING ESTATES</p> <p>PRO-SURV SURVEYING & MAPPING SERVICES P.O. BOX 1366 FRIENDSWOOD, TX 77549 PHONE: 281-996-1113 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300 © 2025 PRO-SURV ALL RIGHTS RESERVED</p>
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SHEET
2 OF 2



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 26, 2026

Subject: Consider approving the VIRHUB Final Plat located at 4430 and 4434 FM 2351.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC) and Industrial (I)
Location: FM 2351

This short form final plat is dividing a large commercial tract into 4 unrestricted reserves. There are buildings existing on two of the tracts and many easements encumber the property. Future development will require on-site detention and site plan approvals for each tract.

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are few minor comments that can be addressed on the final plat.

Staff recommends Approval with minor staff comments:

- 1) All improvements need to be removed from the plat prior to recordation
- 2) Label Unrestricted Reserves C and D as noted.

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

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

P&Z Action Options:

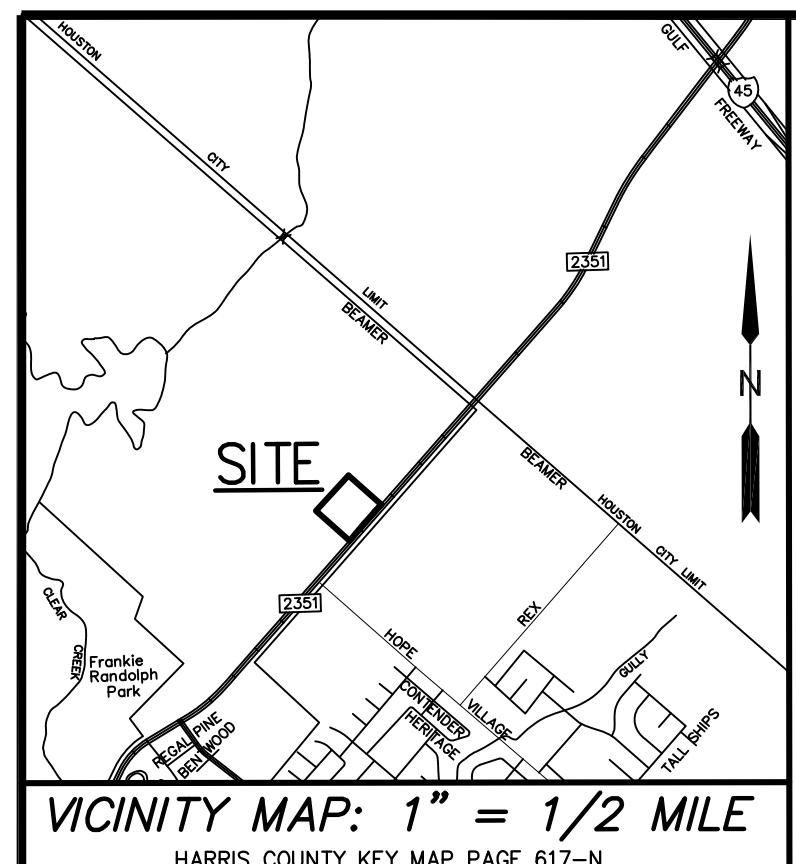
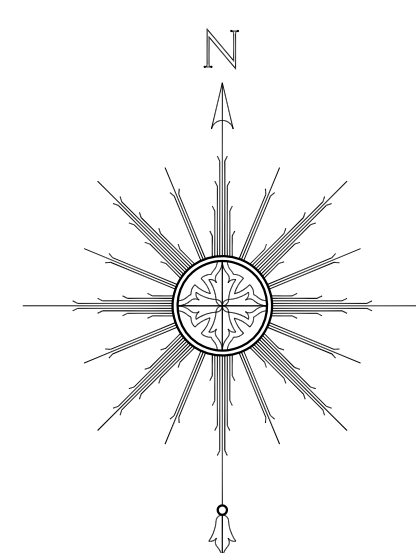
- 1) **Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) **Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) **Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. VIRHUB_COF HARRIS CO PLAT_PG 1 OF 2_021226
2. VIRHUB_COF HARRIS CO PLAT_PG 2 OF 2_021226
3. VIRHUB Short Form Final Plat Location Map



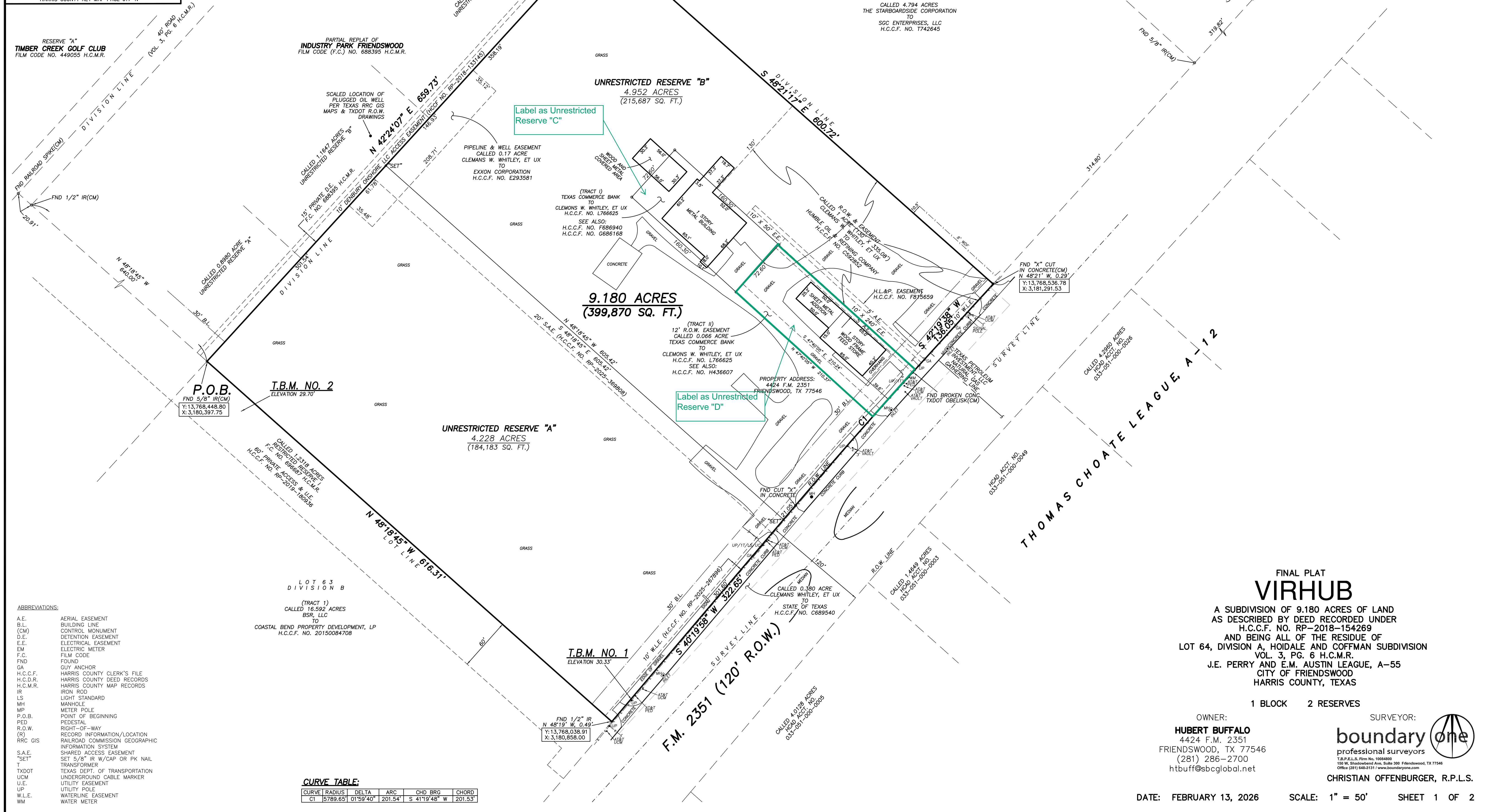
BENCHMARK
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596); FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCSO 54 1996" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY. ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1
SET 60D NAIL ON NORTHWEST SIDE OF UP NEAR THE SOUTH CORNER OF UNRESTRICTED RESERVE "A". ELEVATION 30.33' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 2
CUT "X" IN CONCRETE ON NORTHEAST SIDE OF CONCRETE DRIVE NEAR THE WEST CORNER OF UNRESTRICTED RESERVE "A". ELEVATION 29.70' (NAVD 1988, 2012 ADJ.)

VICINITY MAP: 1" = 1/2 MILE
HARRIS COUNTY KEY MAP PAGE 617-N

RESERVE "A"
TIMBER CREEK GOLF CLUB
FILM CODE NO. 449055 H.C.M.R.



- ABBREVIATIONS:
- A.E. AERIAL EASEMENT
 - B.L. BUILDING LINE
 - (CM) CONTROL MONUMENT
 - D.E. DETENTION EASEMENT
 - E.E. ELECTRICAL EASEMENT
 - EM ELECTRIC METER
 - F.C. FILM CODE
 - FND FOUND
 - GA GUY ANCHOR
 - H.C.C.F. HARRIS COUNTY CLERK'S FILE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - IR IRON ROD
 - LS LIGHT STANDARD
 - MH MANHOLE
 - MP METER POLE
 - P.O.B. POINT OF BEGINNING
 - PEDESTAL
 - R.O.W. RIGHT-OF-WAY
 - (R) RECORD INFORMATION/LOCATION
 - RRC GIS RAILROAD COMMISSION GEOGRAPHIC INFORMATION SYSTEM
 - S.A.E. SHARED ACCESS EASEMENT
 - "SET" SET 5/8" IR W/CAP OR PK NAIL
 - T TRANSFORMER
 - TXDOT TEXAS DEPT. OF TRANSPORTATION
 - UCM UNDERGROUND CABLE MARKER
 - U.E. UTILITY EASEMENT
 - UP UTILITY POLE
 - W.L.E. WATERLINE EASEMENT
 - WM WATER METER

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	CHD BRG	CHORD
C1	5789.65	01°59'40"	201.34'	S 41°19'48" W	201.53'

FINAL PLAT
VIRHUB
A SUBDIVISION OF 9.180 ACRES OF LAND AS DESCRIBED BY DEED RECORDED UNDER H.C.C.F. NO. RP-2018-154269 AND BEING ALL OF THE RESIDUE OF LOT 64, DIVISION A, HOIDALE AND COFFMAN SUBDIVISION VOL. 3, PG. 6 H.C.M.R. J.E. PERRY AND E.M. AUSTIN LEAGUE, A-55 CITY OF FRIENDS WOOD HARRIS COUNTY, TEXAS

1 BLOCK 2 RESERVES

OWNER:
HUBERT BUFFALO
4424 F.M. 2351
FRIENDS WOOD, TX 77546
(281) 286-2700
htbuff@sbglobal.net

SURVEYOR:
boundary one
professional surveyors
T.B.P.E.S. Firm No. 10084000
150 W. Shulworth Blvd., Suite 300 Friendswood, TX 77546
Office (281) 648-3131 | www.boundaryone.com

CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: FEBRUARY 13, 2026 SCALE: 1" = 50' SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF HARRIS

I, Hubert T. Buffalo, owner hereinafter referred to as Owners, whether one or more, of the 9.180 acre tract described in the above and foregoing plat of VIRHUB, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

WITNESS my hand in the City of Friendswood, Texas, this _____ day of _____, 2026.

Hubert T. Buffalo
Property Owner

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

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

LIENHOLDER SUBORDINATION:

We, Icon Bank of Texas, N.A., owner and holder of a lien against the property described herein as VIRHUB, said lien being evidenced by instrument of record under Harris County Clerk's File No(s) RP-2018-154269, RP-2018-154270 and RP-2018-154271, Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____ Trustee
Icon Bank of Texas, N.A.

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ Trustee of Icon Bank of Texas, N.A., owner and holder of a lien upon said property, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

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

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

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

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

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of VIRHUB in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2026.

By: _____
Becky Bennett
Assistant Planner

By: _____
Tom Hinckley
Chairman, Planning and Zoning Commission

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

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

I, Tenechia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2026, at _____ o'clock _____ M., and duly recorded on _____ o'clock _____ M. and at Film Code Number _____ of the Map Records of Harris County for said county.

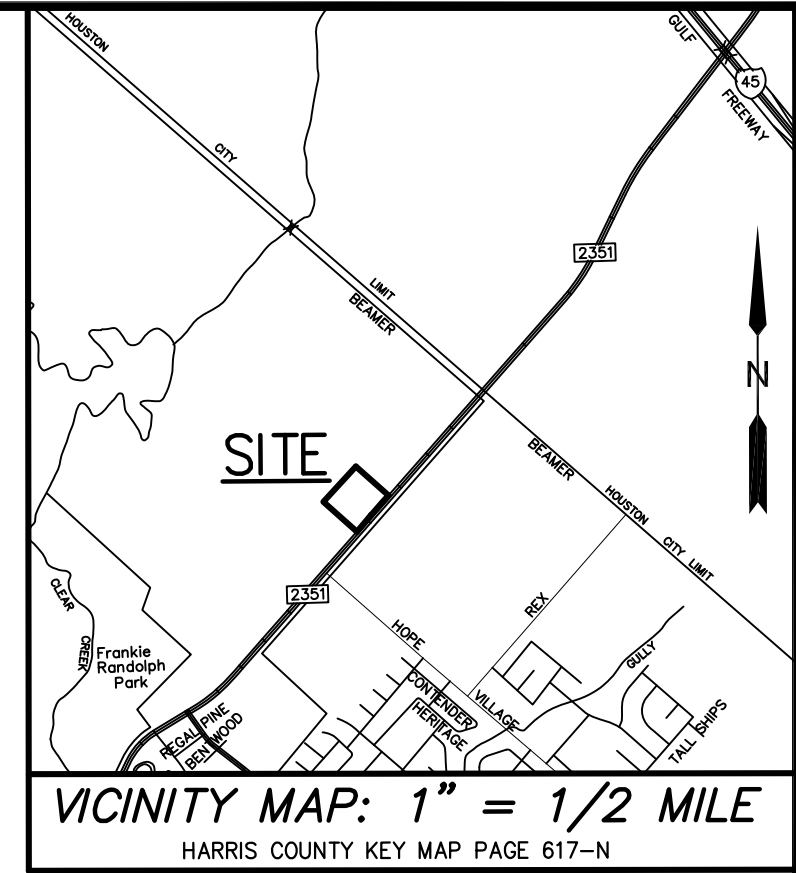
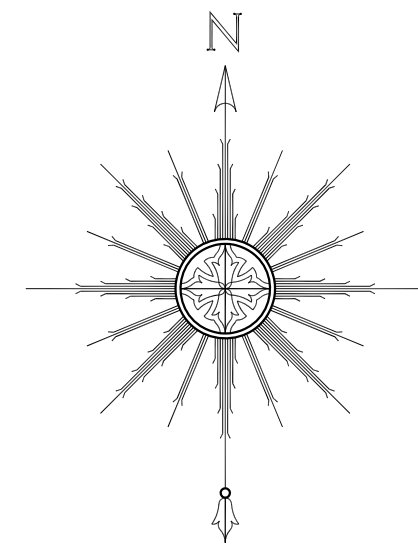
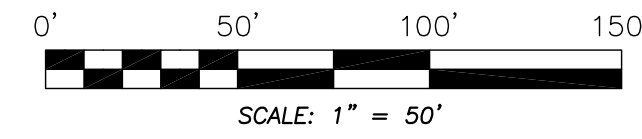
Witness my hand and seal of office, at Houston, Texas, the day and date last above written.

Tenechia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

General Notes: (City of Friendswood)

- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% Annual Chance (500-year) Floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 485468-0016-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- Sidewalks and ADA ramps are required along all streets unless the street meets an exception allowed by Friendswood City Code Chapter 70-54. The developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall be a width of no less than four feet and comply with Federal, State and Local requirements.
- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- Bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).
- This survey substantially complies with Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of streetlights shall be the responsibility of Centerpoint Energy.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the property owner.
- All existing pipelines or pipeline easements through the subdivision have been shown.
- The existing 1'8" by 100' sign on Unrestricted Reserve "A" is inside of the 10' waterline easement (W.L.E.) adjoining the F.M. 2351 R.O.W. line. The sign shall be removed from the easement and relocated upon reordination of the plat.



METES AND BOUNDS DESCRIPTION
9.180 ACRES (399,870 SQUARE FEET)
J.E. PERRY AND E.M. AUSTIN LEAGUE, A-55
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 9.180 acres (399,870 square feet) of land situated in the J.E. Perry and E.M. Austin League, Abstract Number 65, Harris County, Texas; being out of and a part of Division A, Lot 64, HOIDALE COFFMAN SUBDIVISION (hereinafter referred to as the Hoidale Plat), a subdivision plat of record in Volume 3, Page 6, Harris County Map Records (H.C.M.R.); being all of a called 9.180 acre tract of land conveyed to Hubert T. Buffalo as described by deed recorded under Harris County Clerk's File (H.C.C.F.) Number RP-2018-154269, said 9.180 acre tract being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011)).

BEGINNING at a 5/8-inch iron rod found marking the common corner of Divisions B and C, Lot 63 and Divisions A and D, Lot 64, Hoidale Plat; said iron rod for the most southerly corner of Unrestricted Reserve "A", INDUSTRY PARK FRIENDSWOOD, a subdivision plat of record at Film Code Number 688395, H.C.M.R. and for the most westerly corner of the herein described tract.

THENCE, North 42°24'07" East, along the common line of said Division A, Lot 64, Hoidale Plat and said Unrestricted Reserves "A", "B" and "C", INDUSTRY PARK FRIENDSWOOD, a distance of 659.73 feet to a 5/8-inch iron rod found marking the common corner of Divisions A, B, and C, Lot 64, Hoidale Plat and said Unrestricted Reserve "C"; said iron rod for the most northerly corner of the herein described tract.

THENCE, South 48°21'17" East, along the common line of said Divisions A and B, Lot 64, Hoidale Plat, at 600.43 feet passing a cut "X" in concrete found for reference, continuing in all for a total distance of 600.72 feet to the northwesterly right-of-way (R.O.W.) line of Farm to Market Road 2351 (120 feet wide) and for the most easterly corner of the herein described tract.

THENCE, South 42°19'38" West, along said northwesterly R.O.W. line, a distance of 136.05 feet to a broken concrete Texas Department of Transportation obelisk found marking a point of curvature for a curve to the left.

THENCE, Southwesterly, an arc distance of 201.54 feet along said northwesterly R.O.W. line and curve to the left, having a radius of 5,789.65 feet, a central angle of 01°59'40", and a chord which bears South 41°19'48" West, 201.53 feet to an "X" cut in concrete marking a point of tangency.

THENCE, South 40°19'58" West, continuing along said northwesterly R.O.W. line, a distance of 322.65 feet to the most southerly corner of said Division A, Lot 64, Hoidale Plat and the most easterly corner of INDUSTRY PARK FRIENDSWOOD RESERVE I, a subdivision plat of record at Film Code Number 696887, H.C.M.R. and for the most southerly corner of the herein described tract.

THENCE, North 48°18'45" West, departing said northwesterly R.O.W. line and along the common line of said Division A, Lot 64, Hoidale Plat and INDUSTRY PARK FRIENDSWOOD RESERVE I, at 0.49 feet passing a 1/2-inch iron rod found for reference, continuing in all for a total distance of 616.31 feet to the POINT OF BEGINNING and containing 9.180 acres (399,870 square feet) of land.

FINAL PLAT
VIRHUB
A SUBDIVISION OF 9.180 ACRES OF LAND
AS DESCRIBED BY DEED RECORDED UNDER
H.C.C.F. NO. RP-2018-154269
AND BEING ALL OF THE RESIDUE OF
LOT 64, DIVISION A, HOIDALE AND COFFMAN SUBDIVISION
VOL. 3, PG. 6 H.C.M.R.
J.E. PERRY AND E.M. AUSTIN LEAGUE, A-55
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

1 BLOCK 2 RESERVES

OWNER:
HUBERT BUFFALO
4424 F.M. 2351
FRIENDSWOOD, TX 77546
(281) 286-2700
htbuff@sbglobal.net

SURVEYOR:
boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 1008400
150 W. Shadoborn Ave., Suite 300 Friendswood, TX 77546
Office (281) 648-3131 | www.boundaryone.com





CHRISTIAN OFFENBURGER, R.P.L.S.

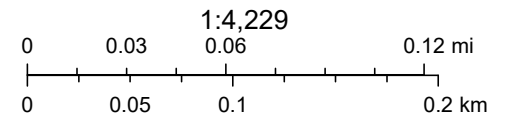
DATE: FEBRUARY 13, 2025 SCALE: 1" = 50' SHEET 2 OF 2

City of Friendswood



2/19/2026, 3:17:30 PM

-  City Limit
-  Streets
-  Parcels
-  Surrounding Cities



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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 26, 2026

Subject: **PRELIMINARY PLAT: VAN PELT-ATTAWAY ESTATES**

Consider approving the Preliminary Plat of Van Pelt-Attaway Estates, the west 270 feet of Lot Four (4) of Van Pelt's Subdivision, a Subdivision in Galveston County, Texas, in the B.S.& F. Survey No. A-625 according to the map or plat thereof recorded in Volume 14, Page 34, formerly Volume 238, Page 26 in the Office of the County Clerk of Galveston County, Texas, and also described in Deed recorded under County Clerk's File No. 2024049737 and by Correction Deed recorded under County Clerk's File No. 2025051700 Official Public Records of Galveston County, City of Friendswood, Texas, and located on Lundy Lane.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)

Location: Lundy Lane

Acreage: 5.10

This preliminary plat is a one-lot residential plat. A plat is required because the property is larger than 5 acres and additional right-of-way is required for the ultimate width of 60 feet on Lundy Lane.

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

Staff recommends Approval

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

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

P&Z Action Options:

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

2) Approve with Conditions - conditions included on attached corrections report; requires resubmittal and Commission action

3) Disapprove with Reasons - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Van Pelt-Attaway Estates Location Map
2. Van Pelt-Attaway Estates Preliminary Plat

CITY OF FRIENDSWOOD NOTES:

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70-64. 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.
2. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
3. 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.
4. 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 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 PUBLIC STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE ELECTRIC PROVIDER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. 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.
7. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
8. THIS TRACT IS SUBJECT TO A 30' UN-LOCATED RIGHT-OF-WAY AGREEMENT GRANTED TO LO-VOCA GATHERING CO., AS SET FORTH IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 6218715 (VOLUME 1527, PAGE 680, DEED RECORDS OF GALVESTON COUNTY) .

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

I, ALLEN COLE ATTAWAY, BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, OF THE 5.10 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PRELIMINARY PLAT OF VAN PELT - ATTAWAY ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
ALLEN COLE ATTAWAY, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

We, THE BRENHAM NATIONAL BANK, owners and holders of a lien against the property described in the plat known as VAN PELT - ATTAWAY ESTATES, said lien being evidenced by instrument of record in Clerk's File Numbers 2024049738 and/or 2025051700 of the Official Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

MICHAEL R. RUDLOFF, TRUSTEE

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE FOR CITY ENGINEER

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

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

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

I, ALEXANDRA ATTAWAY, BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, OF THE 5.10 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PRELIMINARY PLAT OF VAN PELT - ATTAWAY ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
ALEXANDRA ATTAWAY, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PRELIMINARY PLAT OF VAN PELT - ATTAWAY ESTATES, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
TOM HINCKLEY
CHAIRMAN

BY: _____
BECKY BENNETT
ASSISTANT PLANNER

COUNTY CLERK ACKNOWLEDGMENT STATEMENT

GALVESTON COUNTY

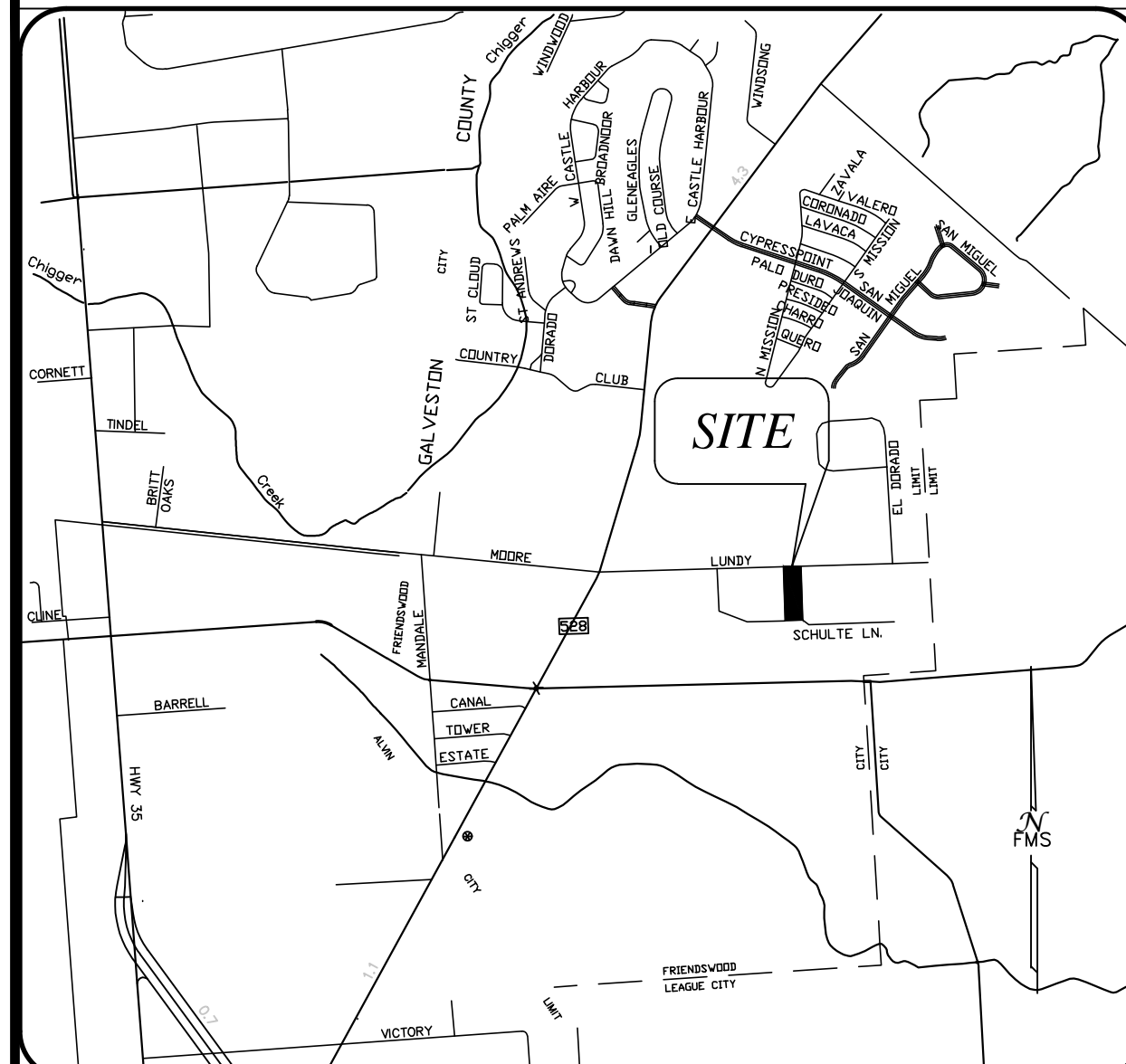
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____ M, AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK, _____ M. INSTRUMENT NUMBER _____, GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

VICINITY MAP
SCALE: 1" = 2640'



METES & BOUNDS DESCRIPTION

A 5.10 acre (222,015 square feet) tract of land out of and being the West 270 feet of Lot Four (4), of Van Pelt's Subdivision in Galveston County, Texas, in the B.S. & F Survey No. A-625 according to the map or plat thereof recorded in Volume 14, Page 34 (Vol. Pg.) Galveston County Map Records and 60' right-of-way easement per G.C.C.F. No. 8111624 & 8111625, a distance of 922.28 feet (called 949.64 feet) to a Point For Corner, same being the Southwest corner of said Mills tract and Southeast corner of this tract, and Northwest corner of a certain tract of land described in deed to Bruce Cline & Wife, Sharon K. Cline recorded in/under G.C.C.F. No. 9624582 and Northwest corner of a certain tract of land described in deed to Glen A. Dickson recorded in/under G.C.C.F. No. 2000060927;

BEGINNING: at a Mag Nail found at the Northwest corner of a certain tract of land described in deed to Leonard Mills and Charolette A. Mills recorded in/under Galveston County Clerk's File No. 2019069960, at the Northeast corner of this tract, in the South line of Lundy Lane (called to be 60.00 feet in width) as shown on map recorded in/under Vol. 18, Pg. 237, G.C.M.R.;

THENCE S 01°14'13" E, departing from the South right-of-way line of Lundy Lane, along and with the West line of said Mills tract and East line of this tract, and to the centerline of a 40.00 platted road as shown on map recorded in/under Volume 14, Page 34 (Vol. Pg.) Galveston County Map Records and 60' right-of-way easement per G.C.C.F. No. 8111624 & 8111625, a distance of 922.28 feet (called 949.64 feet) to a Point For Corner, same being the Southwest corner of said Mills tract and Southeast corner of this tract, and Northwest corner of a certain tract of land described in deed to Bruce Cline & Wife, Sharon K. Cline recorded in/under G.C.C.F. No. 9624582 and Northwest corner of a certain tract of land described in deed to Glen A. Dickson recorded in/under G.C.C.F. No. 2000060927;

THENCE S 88°53'27" W, along and with the North line of the Cline tract and South line of this tract and centerline of said 40.00 platted road and said 60' right-of-way easement, a distance of 270.00 feet to a Point for Corner, same being the Southeast corner of a certain tract of land described in deed to Syed Khalid and Neha Khalid recorded in/under G.C.C.F. No. 2022021602 and Southwest corner of this tract;

THENCE N 01°14'13" W, along and with the East line of said Khalid tract and East line of Lot 1, Block 1 in Lundy Lane Estates Subdivision as recorded in/under 202006972 G.C.M.R., and West line of this tract, a distance of 822.28 feet (called 850.19 feet) to a 1/2-inch iron rod found in the South right-of-way line of said Lundy Lane, same being the Northeast corner of said Lot 1, Block 1 in said Lundy Lane Estates and Northwest line of this tract;

THENCE N 88°53'27" E, along and with the South right-of-way line of said Lundy Lane and North line of this tract, a distance of 270.00 feet to the **POINT OF BEGINNING** and containing 5.10 acres of land.

PRELIMINARY PLAT
OF
VAN PELT - ATTAWAY ESTATES

THE WEST 270.00 FEET OF LOT FOUR (4), OF VAN PELT'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, IN THE B.S. & F SURVEY NO. A-625 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 34, FORMERLY VOLUME 238, PAGE 26 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, AND ALSO DESCRIBED IN DEED TO ALLEN COLE ATTAWAY AND SPOUSE, ALEXANDRA ATTAWAY, RECORDED IN/UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2024049737 AND BY CORRECTION DEED RECORDED UNDER COUNTY CLERK'S FILE No. 2025051700 OFFICIAL PUBLIC RECORDS GALVESTON COUNTY TEXAS.
1 BLOCK, 1 LOT, 0 RESERVE
222,015 SQ. FT
5.10 ACRES
FEBRUARY 09, 2026

CERTIFICATE FOR SURVEYOR

I, SCOTT R. SHERIDAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METALS) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

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

SCOTT R. SHERIDAN
TEXAS REGISTRATION NO. 6171

FEBRUARY 09, 2026

CITY OF FRIENDSWOOD SINGLE-FAMILY RESIDENTIAL REGULATION MATRIX

UNITS PER ACRE	LOT AREA - MINIMUM SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET			HEIGHT MAXIMUM FEET (b and e)	PARKING REQUIREMENT UNIT	ZERO LOT LINES YIN	MAXIMUM LOT COVERAGE		
			FRONT	REAR (a)	SIDE						
					INTERIOR (d)					EXTERIOR	
SFR SINGLE-FAMILY RESIDENTIAL 2.7	15,000	120 A	25 B	25	10	25 B	20 C	40	K	NO	35%

A. LOTS LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
B. 35 FEET ON THOROUGHFARES.
C. 25 FEET ON THOROUGHFARES.
K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 68302
DRAFTING: REC # RC
www.fmsurveying.com



OWNER:
ALLEN COLE ATTAWAY &
ALEXANDRA ATTAWAY
PHONE: (713) 623-1222
804 SAGEWAY LANE,
FRIENDSWOOD, TEXAS 77546
EMAIL: alixednajane@gmail.com



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 26, 2026

Subject: **SITE PLAN AMENDMENT: 101 E PARKWOOD AVE**

Consider approving the site plan amendments for the proposed Golden Chick located at 101 E Parkwood Ave.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC); also subject to the [Community Overlay District \(COD\)](#)

Location: 101 E Parkwood Ave.

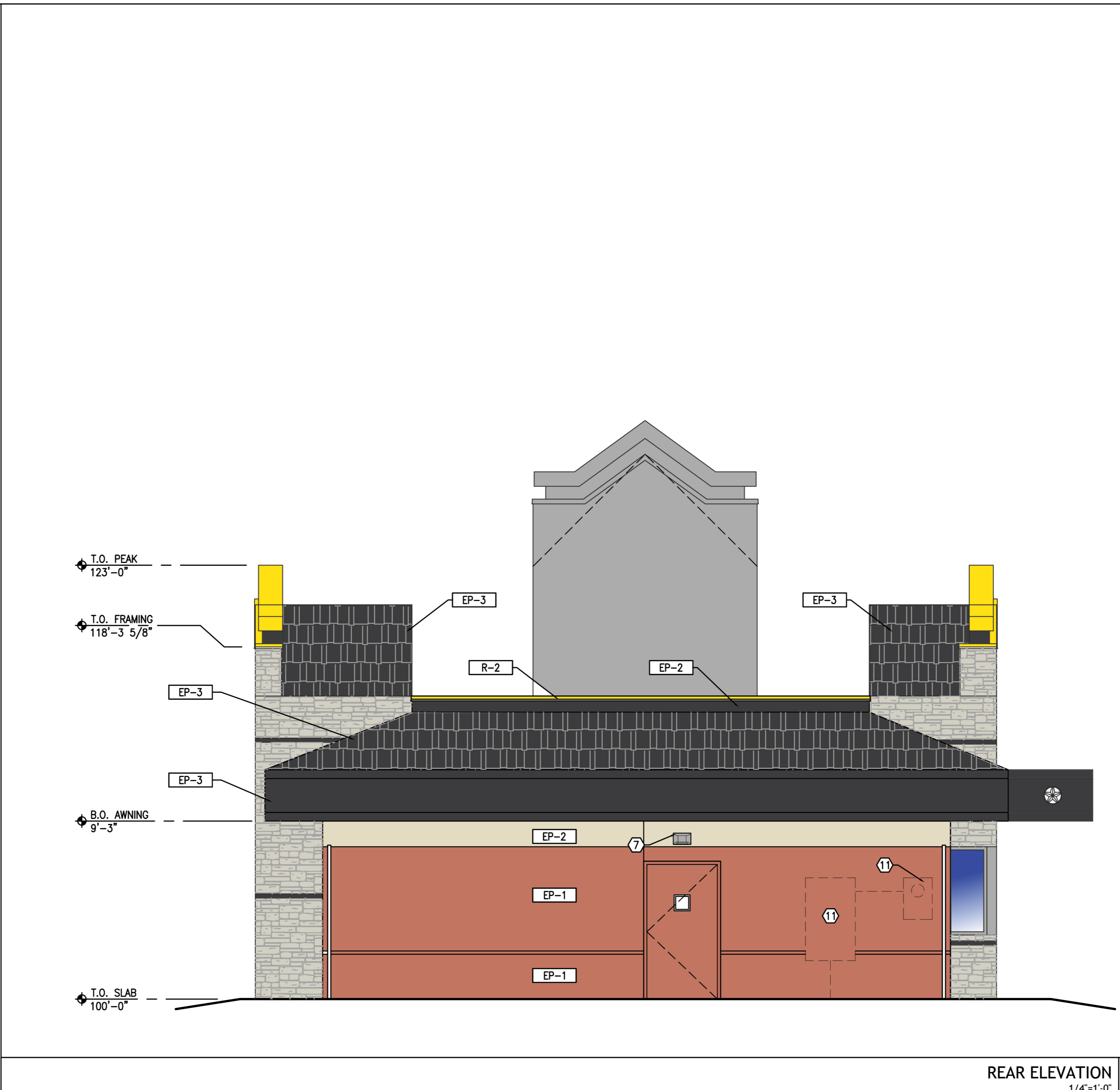
This item allows the Commission to review proposed exterior changes to an existing building. The former Jack-In-The-Box building is being converted to a Golden Chick. The new owner is making improvements to the building, some of which include significant upgrades to the finishes of the exterior of the structure.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

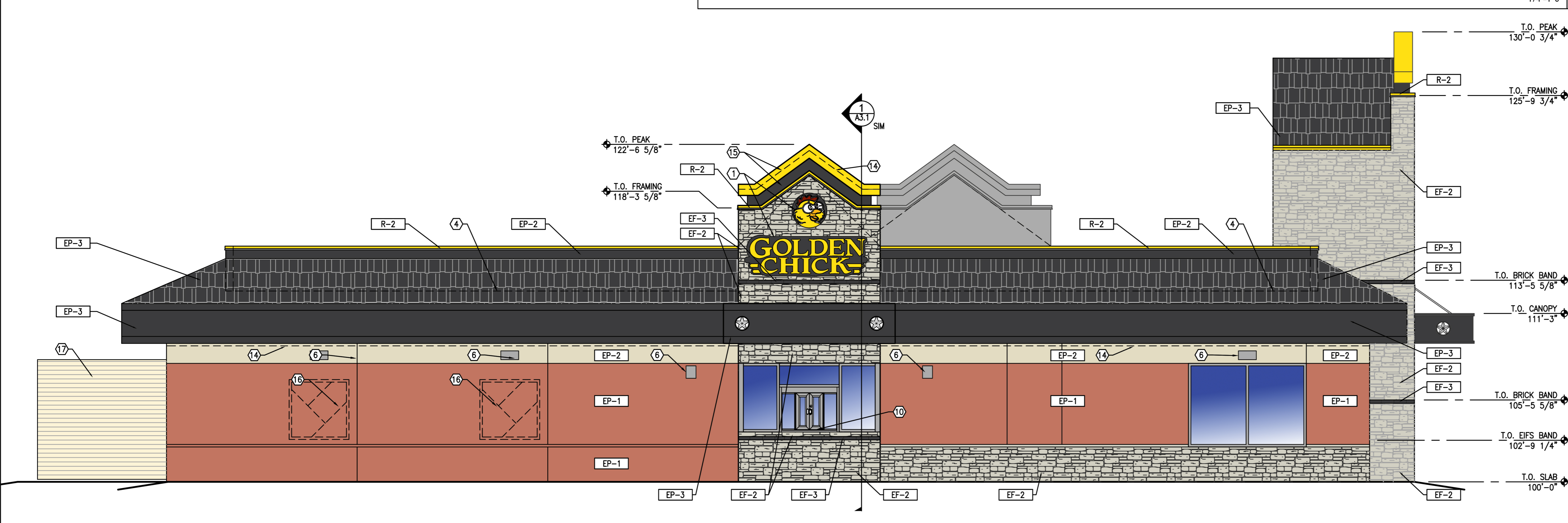
RECOMMENDATIONS

ATTACHMENTS

1. Golden Chick - Friendswood TX - Elevation Renderings
2. Golden Chick Location Map



REAR ELEVATION 1/4"=1'-0" 2



DRIVE-THROUGH SIDE ELEVATION 1/4"=1'-0" 1

GENERAL NOTES

- ALL HORIZONTAL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL.
- KEY NOTES:**
- BUILDING SIGNAGE, FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
- NOT USED
- PRE-FABRICATED ALUMINUM CANOPY AND TURNBUCKLES BY SIGNAGE VENDOR, REFERENCE WALL SECTIONS AND SIGN PACKAGE FOR STONE LEAVE OUT AND WATERPROOFING BEHIND CANOPY
- DASHED LINE INDICATES ROOF LINE BEYOND
- NOT USED
- WALL MOUNTED SCONCES, RE: ELECTRICAL
- EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
- KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
- NOT USED
- STAINLESS STEEL TRANSACTION EDGE.
- ELECTRICAL SWITCH GEAR, METER AND C.T. PAINT EP-1
- GAS METER, RE: PLUMBING, PAINT EP-1
- G.C. TO PROVIDE CODE COMPLIANT STREET ADDRESS SIGNAGE
- LED STRIP LIGHT UNDER SOFFIT BY SIGNAGE VENDOR, RE: ELEC.
- BUILDING ROOF PEAK PROVIDED BY SIGNAGE VENDOR, RE: WALL SECTIONS FOR LIMITS OF BUILDING ROOF PEAK AND INSTALLATION.
- METAL DECOR FRAME.
- WOODEN SERVICE YARD FENCE WITH CUSTOM STEEL GATE, RE: 13/A1.7 & A4.0
- REF. TO SIGNAGE PACKAGE FOR WALL LEAVE OUT.
- NOT USED
- PROVIDE ADDITIONAL BACKING MATERIAL TO MATCH FACE OF STONE

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH

EF-1	NOT USED
EF-2	THIN STONE
EF-3	KING SIZE BLACK GLAZED FULL BRICK (FACED IN FIELD AT STONE FACE)

EXTERIOR PAINT

EP-1	PAINT SPOONFUL OF SUGAR
EP-2	PAINT SANDY WHITE
EP-3	PAINT BLACK TO MATCH CANOPY

ROOFING

R-1	SINGLE PLY MEMBRANE
R-2	PREFINISHED METAL PARAPET CAP

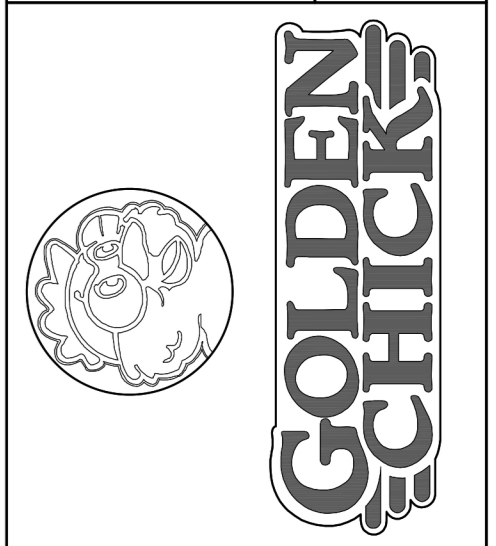
DNC DEVELOPMENT GROUP
info@dncdevgroup.com

CORPORATE:
GFC LEASING CORPORATION, LLC
1131 ROCKINGHAM DRIVE, SUITE 250
RICHARDSON, TX 75080

FOR PERMIT ONLY
NOT FOR CONSTRUCTION
PRELIMINARY FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF DESIGN DEVELOPMENT AND
PRICING.

GOLDEN CHICK CONVERSION
FRIENDSWOOD, TX

CLIENT: KORPAL GOLDEN INVESTMENTS, LLC
440 N 18TH STREET SUITE #3
BEAUMONT, TX 77707



DATE	DESCRIPTION
26.01.30	ISSUE FOR PERMIT

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

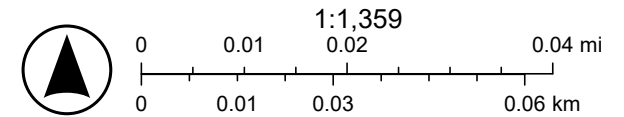
PROJECT NUMBER:
26-006

City of Friendswood



2/19/2026, 2:26:55 PM

- Address Points
- Parcels
- City Limit
- Streets



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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 26, 2026

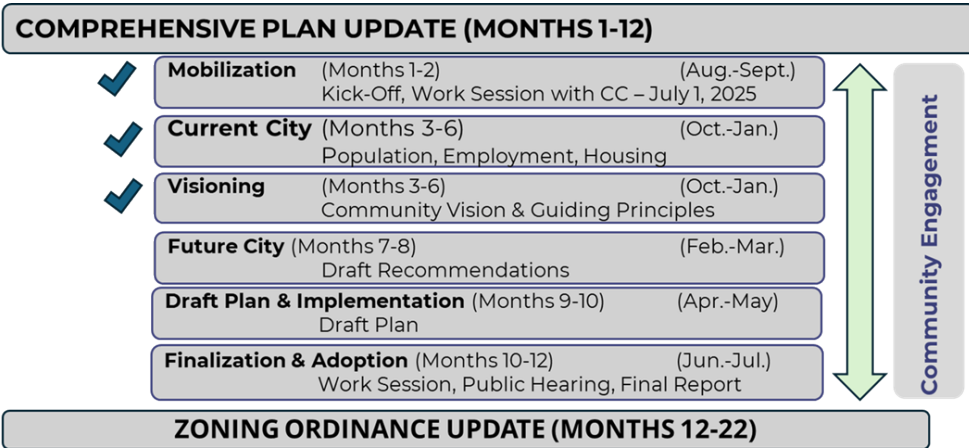
Subject: Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

Action:

SUMMARY / ORIGINATING CAUSE

[Comprehensive Plan Project Page](#)

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



Completed Actions:

9-16-2025 - City Staff focus group meeting (summary on project page)

10/6/2025 - City Council focus group meeting (summary on project page)

11/13/2025 - Planning and Zoning Commission focus group meeting (summary on project page)

10/26-2025 - Public Event: Halloween in the Park (summary on project page)

12/16/2025 - CPAC Meeting 1 - 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.

Upcoming Actions:

2/23/2026 - CPAC Bus Tour rescheduled

1/16/2025 - Friday Folders - Flyers distributed at elementary and intermediate schools with the survey information

February 19 - Stakeholder meeting with high school students via Teen Leadership Program being sponsored by Parks & Recreation

March 17 - Stakeholder meetings with FDEDC, property owners in the panhandle area, and EOC Staff.

March 5 - attend the State of the City Address

April - CPAC Meeting #3

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS