



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, MARCH 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 the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, February 12, 2026.
- B. Consider approving Garden Oaks Replat No. 1, also known as Lot 1, Block 1 Garden Oaks Subdivision located at 302 Garden Drive to subdivide one residential lot into two lots.
- C. Consider approving the Final Plat of Van Pelt-Attaway Estates located at 2004 Lundy Lane.

4. ACTION ITEMS

A. EXTENSION REQUEST: VIRHUB FINAL PLAT

Consider approving 30-day extensions for final plat approval of VIRHUB Final Plat located at 4430 FM 2351.

B. FINAL PLAT: VIRHUB

Consider approving the Final Plat of VIRHUB located at 4430 FM 2351.

C. EXTENSION REQUEST: STERLING ESTATES FINAL PLAT

Consider approving 30-day extensions for final plat approval of Sterling Estates Final Plat located generally at 505 Briar Meadow Ave.

D. FINAL PLAT: STERLING ESTATES FINAL PLAT

Consider approving the Final Plat of Sterling Estates located generally at 505 Briar Meadow 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 for (i) Thursday, April 9, 2026, and (ii) Thursday, April 23, 2026.

- C. Receive the February 2026 DRC Report, February 2026 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.

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 19th day of March 2026, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, February 12, 2026.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2026-02-12 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 12, 2026 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
FEBRUARY 12, 2026

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 12, 2026, AT 06:19 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONERS MARSHA CONRAD, WILLIE C ANDERSON, AND STACEY PHILLIPS 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 Marcus Rives moved to approve the consent agenda. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, January 22, 2026.
- B. Consider approval of Mcreaken Manor Replat No. 1 located at 401 W Edgewood Drive to create four commercial reserves.

4. ACTION ITEMS

A. SITE PLAN: 3711 FM 528 - FRIENDSWOOD CITY CENTER

Consider approval of the site plan for a retail shell building and gas station to be located at 3711 FM 528 located in Friendswood City Center.

Director Harbin said the proposed site plan is for a commercial strip center in the Friendswood City Center development. She explained this tract is the only one that would allow a gas station canopy. Other notable items in the design of the Friendswood City Center tracts are side and rear entry access, master landscaping plans, and cohesive building facades. She said the site was compliant with the approved Planned Unit Development ordinance.

Chairman Hinckley asked how much of the development's infrastructure had been installed. Harbin replied that the development is 70 percent complete and ready to begin on the front pad sites. She said a sewer line was being relocated from along FM 528 to inside the pad site parking areas. She also mentioned the development lift station must be installed before occupancy will be issued for any building.

****Commissioner Marcus Rives moved to approve the site plan for a retail shell building and gas station to be located at 3711 FM 528 located in Friendswood City Center. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

B. SITE PLAN: 3715 FM 528 - FRIENDSWOOD CITY CENTER

Consider approval of the site plan for a retail shell building to be located at 3715 FM 528 located in Friendswood City Center.

Harbin said this is the second of four retail strip centers proposed along the frontage of the Friendswood City Center. She said this one is approximately 14,000 square feet and proposed 90+ parking spaces.

****Commissioner Marcus Rives moved to approve the site plan for a retail shell building to be located at 3715 FM 528 located in Friendswood City Center. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

C. SITE PLAN: 3723 FM 528 - FRIENDSWOOD CITY CENTER

Consider approval of the site plan for a retail shell building to be located at 3723 FM 528 located in Friendswood City Center.

Harbin said the third of four strip centers along the frontage of the Friendswood City Center would be 16,000 square feet. She said this building is also proposed 90+ parking spaces plus the same cohesive architectural design.

**Commissioner Marcus Rives moved to approve the site plan for a retail shell building to be located at 3723 FM 528 located in Friendswood City Center. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

D. SITE PLAN: 3727 FM 528 - FRIENDSWOOD CITY CENTER

Consider approval of the site plan for a retail shell building to be located at 3727 FM 528 located in Friendswood City Center.

Harbin said the fourth of four buildings was similar to the ones already discussed. Commissioner Rives commented that he understands why no trees are being proposed within the pipeline easement but stated the developer should be able to plant bushes within the pipeline easement. He said the blank area on the corner of the main entrance into the development could be improved. Harbin said staff will discuss installing shrubs with the developer.

**Commissioner Marcus Rives moved to approve the site plan for a retail shell building to be located at 3727 FM 528 located in Friendswood City Center. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

5. DISCUSSION

A. Discuss proposed changes to site plan and plat approval procedures which would require amendments to Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM).

Harbin presented benchmarks of other city approval processes regarding site plans and plats. She said most cities approved plats through the commission and site plans at staff level. She explained that site plans are not governed by state law like plats are. She further explained that, historically, plats required commission approval by operation of law. She said recent legislation has allowed for staff approval of plats instead.

Chairman Hinckley said he is torn on the issue. He said he is in favor of processes that save time for the applicant but was concerned the commission would be too far removed from the development process. Harbin said that having seven commissioners view plans is helpful, such as Commissioner Rives noticing the missing shrubs during tonight's meeting. Hinckley agreed that the commission brings a different perspective from staff and can be a fresh set of eyes.

Commissioner Rives said he was weighing the pros and cons. Commissioner Bounds said he likes the oversight the commission brings.

Council liaison Matranga agreed with the pros and cons, as well. He said Commissioner Mann made a valid point at the last meeting. Mann was concerned that if the commission no longer regularly reviews plats and site plans, they will not have the knowledge or experience to effectively consider exceptions and variances. They would become "rusty." Matranga also said meeting preparation takes a considerable amount of staff time for items that are essentially ministerial.

Council liaison Hanks said she also agrees with many of the points. However, she would like to respect everyone's time, both staff and commissioners.

6. COMMUNICATIONS

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

Harbin said the CPAC Bus Tour was being well received and many had signed up. She said surveys had been sent out to local high school students soliciting feedback on the city. Harbin announced that Ardurra would be holding meetings with several stakeholders followed by staff from the Emergency Operations Center.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, February 26, 2026, and (ii) Thursday, March 12, 2026.

Harbin said the March 12th meeting is scheduled during Spring Break and several commissioners would be out of town. She said there would not be a quorum available to hold a meeting. Bennett said she will also be out of town.

- C. Receive the January 2026 DRC Report and Business Report, invitation to the State of the City on Thursday, March 5, invitation to the Regional Roundtable in La Porte hosted by Texas Downtown and City of La Porte, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Harbin asked the commissioners to RSVP for two upcoming events: the state of the city address and a roundtable meeting in La Porte.

Council liaison Matranga said that City Council denied the Clear Creek Village Planned Unit Development. He said the developer attempting to alleviate the city's and resident's concerns, but ultimately, the project was not a good fit. Matranga said Council does not generally like to vote opposite of the commission. Commissioner Mann said he took that to mean the system works. He said the commission looked at a project through a straw and proposed several changes to address resident concerns. Then, City Council looked at the project from a broader view and thought the changes were insufficient.

7. ADJOURNMENT

This meeting was adjourned at 06:51 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: Consider approving Garden Oaks Replat No. 1, also known as Lot 1, Block 1 Garden Oaks Subdivision located at 302 Garden Drive to subdivide one residential lot into two lots.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)

Location: 302 Garden Dr.

Acreage: .84

The purpose of this replat is to subdivide one residential lot into two lots. Both lots conform to the City's minimum regulations for lot sizes and setbacks for the SFR zoning district. There are additional private restrictions on the property.

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
- Zoning: Single Family Residential (SFR)

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Both lots conform to the City's minimum regulations for lot sizes and setbacks for the SFR zoning district.

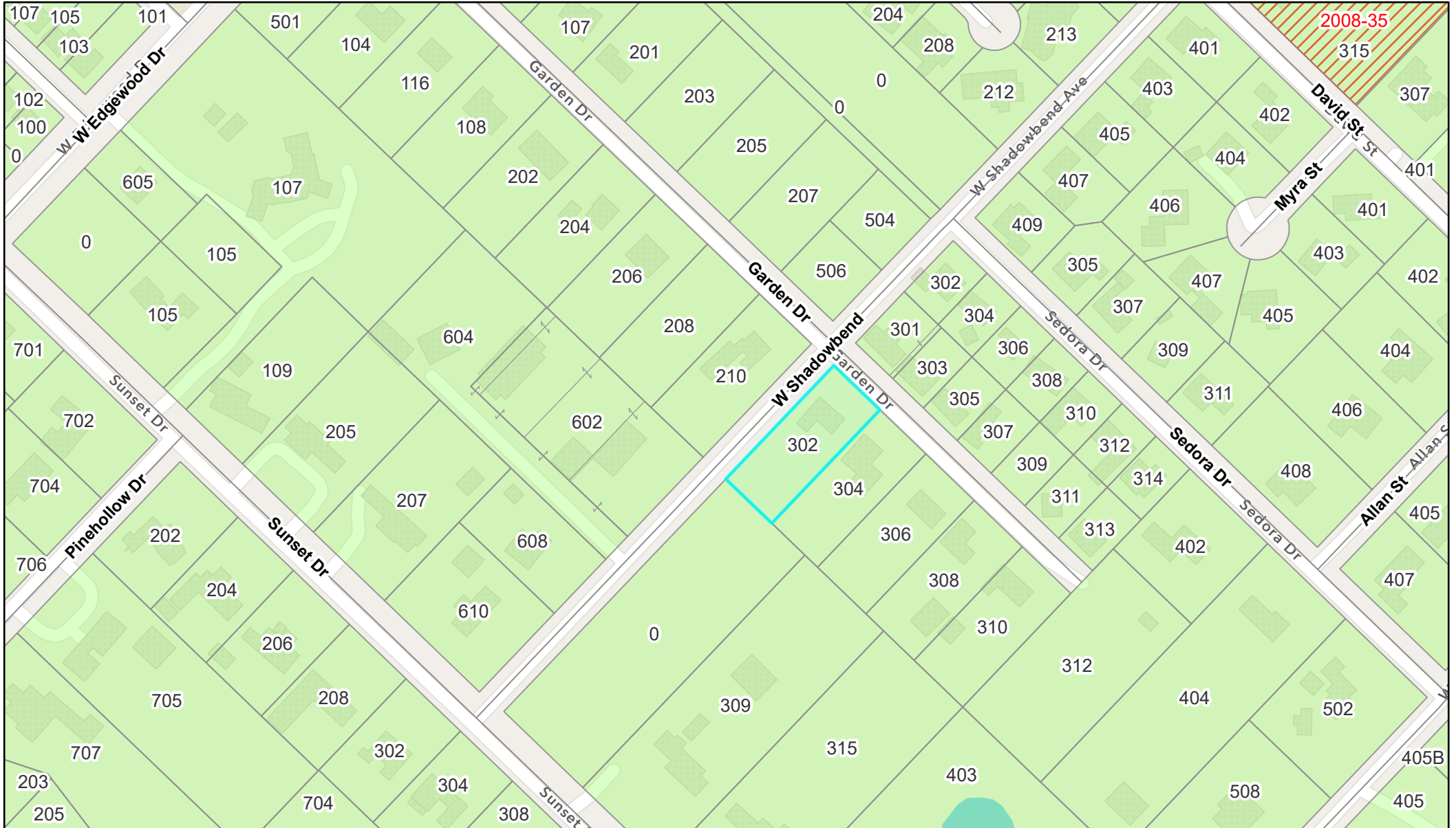
RECOMMENDATIONS

n/a

ATTACHMENTS

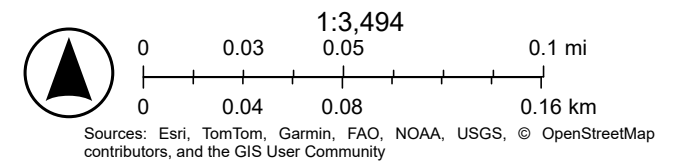
1. Garden Oak Replat No 1 Location Map
2. GARDEN OAK REPLAT NO 1

City of Friendswood



3/19/2026, 8:19:54 AM

- | | | | | | | |
|--------------|--------------------|-----|-----|-------|-----------|---------------------|
| City Limit | Surrounding Cities | A1 | GHD | MFR-H | NC | PUD-RES |
| Creeks/Water | Water Lines | BP | I | MFR-L | OPD | SFR |
| Parcels | Zoning by Parcel | CSC | LI | MFR-M | PUD-COMM | SFR-E |
| Streets | NO ZONING | DD | LNC | MHR | PUD-MIXED | Specific Use Permit |



STATE OF TEXAS
COUNTY OF GALVESTON

WE, ADEAK ENTERPRISES LLC, ACTING BY AND THROUGH, DANIELLE SAUNDERS, MANAGER, BEING OFFICERS OF ADEAK ENTERPRISES LLC, OWNER (OR OWNERS), HERINAFTER REFERRED TO AS THE OWNERS, WHETHER ONE OR MORE, OF THE 0.8402 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GARDEN OAKS REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, ADEAK ENTERPRISES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIELLE SAUNDERS, ITS MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026

ADEAK ENTERPRISES LLC
BY: _____
DANIELLE SAUNDERS, MANAGER

STATE OF TEXAS
COUNTY OF GALVESTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIELLE SAUNDERS, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 GARDEN OAKS REPLAT NO 1 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 _____ 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.

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

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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 03/16/2026

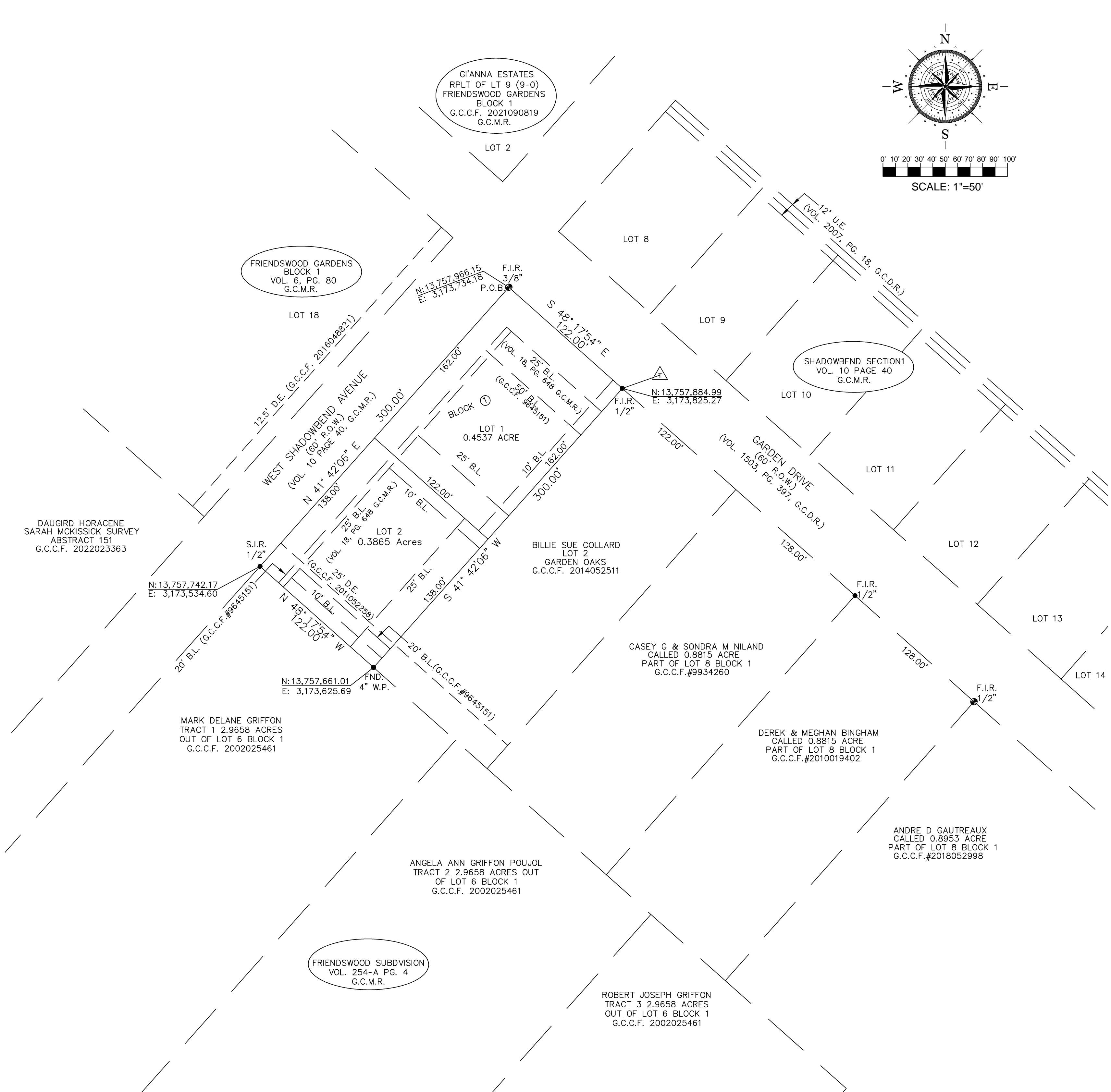
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2026, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON _____, 2026, AT _____ O'CLOCK, _____ M., IN INSTRUMENT NUMBER _____ GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS
BY: _____
DEPUTY



PROPERTY DESCRIPTION:

A TRACT OF LAND CONTAINING 0.8402 ACRES, BEING LOT ONE (1), IN BLOCK ONE (1), OF GARDEN OAKS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 648, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, BEING SITUATED IN THE SARAH MCKISSICK SURVEY ABSTRACT 151, GALVESTON COUNTY, TEXAS, SAID 0.8402 ACRE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN DRIVE, BASED ON A WIDTH OF 60.00 FEET, AS RECORDED IN VOLUME 1503, PAGE 397, GALVESTON COUNTY DEED RECORDS, WITH THE EASTERLY RIGHT-OF-WAY LINE OF WEST SHADOWBEND AVENUE, BASED ON A WIDTH OF 60.00 FEET, AS RECORDED IN VOLUME 10, PAGE 40, GALVESTON COUNTY MAP RECORDS, SAID POINT BEING ALSO THE NORTHERLY CORNER OF SAID LOT 1;

THENCE SOUTH 48°17'54" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN DRIVE, A DISTANCE OF 122.00 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 2 OF SAID GARDEN OAKS SUBDIVISION, AS CONVEYED TO BILLIE SUE COLLARD BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2014052511;

THENCE SOUTH 41°42'06" WEST, ALONG THE COMMON LINE WITH SAID LOT 2, A DISTANCE OF 300.00 FEET, TO A 4-INCH WOOD POST FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING SITUATED ON THE NORTHERLY PROPERTY LINE OF A CALLED 8.8974 ACRE TRACT, AS CONVEYED TO ROBERT J. GRIFFON, BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2002025461;

THENCE NORTH 48°17'54" WEST, ALONG THE COMMON LINE WITH SAID 8.8974 ACRE TRACT, A DISTANCE OF 122.00 FEET, TO A 1/2-INCH IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST SHADOWBEND AVENUE;

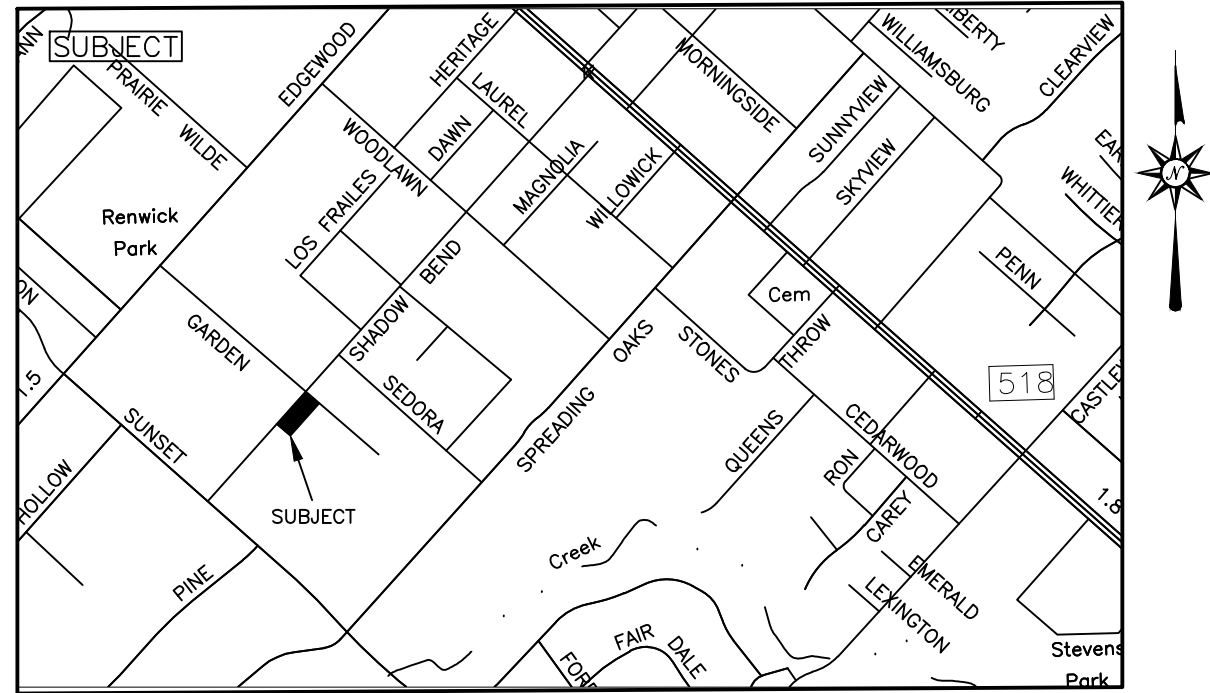
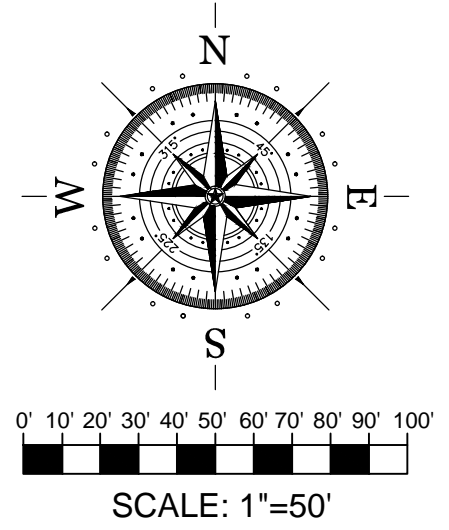
THENCE NORTH 41°42'06" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET, RETURNING TO THE POINT OF BEGINNING,

CONTAINING WITHIN THESE CALLS 0.8402 ACRE OF LAND.

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 HCCSD 54 (AW5596) EL 29.50 NAVD 88
1.8 KM (1.1 MI) SOUTHWEST ALONG FARM ROAD 528 FROM THE INTERSECTION OF FARM ROAD 518 IN FRIENDSWOOD TO THE MARK ON THE LEFT, AT THE ENTRANCE TO CLEAR CREEK DRAINAGE DISTRICT ON THE SOUTHWEST SIDE OF A PARKING AREA, 26.21 METERS (86.0 FT) SOUTHEAST OF THE CENTERLINE OF THE HIGHWAY, 22.43 METERS (73.6 FT) NORTHEAST OF A UTILITY POLE AT THE WEST CORNER OF THE PROPERTY, 0.91 METER (3.0 FT) SOUTH-SOUTHWEST OF THE SOUTHWEST EDGE OF THE PARKING AREA. ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS ABOVE LEVEL WITH HIGHWAY.

TEMPORARY PROJECT BENCHMARK (T.B.M.) EL 28.95 NAVD 88
MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF GARDEN DRIVE LOCATED NORTH 70°34'20" EAST A DISTANCE OF 31.99 FEET FROM THE NORTHEAST PROPERTY CORNER



VICINITY MAP SCALE 1"=1/4 MILE KEY MAP 657P
GENERAL PLAT NOTES:

- 1. INDICATES PROPERTY CORNER.
- 2. INDICATES CONTROL MONUMENT.
- 3. INDICATES TEMPORARY PROJECT BENCHMARK
- 4. FND. INDICATES FOUND.
- 5. F.I.R. INDICATES FOUND IRON ROD.
- 6. S.I.R. INDICATES SET IRON ROD
- 7. W.P. INDICATES WOOD POST.
- 8. U.E. INDICATES UTILITY EASEMENT.
- 9. B.L. INDICATES BUILDING LINE.
- 10. R.O.W. INDICATES RIGHTS-OF-WAY.
- 11. VOL. INDICATES VOLUME
- 12. PG. INDICATES PAGE
- 13. P.O.B. INDICATES POINT OF BEGINNING.
- 14. D.E. INDICATES DRAINAGE EASEMENT.
- 15. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
- 16. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
- 17. G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.
- 18. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY THE 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
- 19. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- 20. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 21. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN 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).
- 22. 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.
- 23. 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. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-10113, DATED MARCH 13, 2026, WITH AN EFFECTIVE DATE OF MARCH 8, 2026.
- 24. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- 25. THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.
- 26. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

GARDEN OAKS
REPLAT NO 1

A SUBDIVISION CONTAINING 0.8402 ACRES, BEING LOT ONE (1), IN BLOCK ONE (1), OF GARDEN OAKS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 648, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, IN THE SARAH MCKISSICK SURVEY ABSTRACT 151 GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

REASON FOR REPLAT: TO SUBDIVIDE ONE LOT INTO TWO LOTS.

2 LOTS 1 BLOCK
MARCH 16 2026

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 #10114300

OWNER
ADEAK ENTERPRISES LLC
DANIELLE SAUNDERS, MANAGER
203 W. SHADOWBEND
FRIENDSWOOD, TEXAS 77546
PHONE: 917-455-7125



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: Consider approving the Final Plat of Van Pelt-Attaway Estates located at 2004 Lundy Lane.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)

Location: Lundy Lane

Acreage: 5.10

This final 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 preliminary plat was approved due to no action by the Planning & Zoning Commission after the February 26, 2026, meeting was canceled due to no quorum.

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

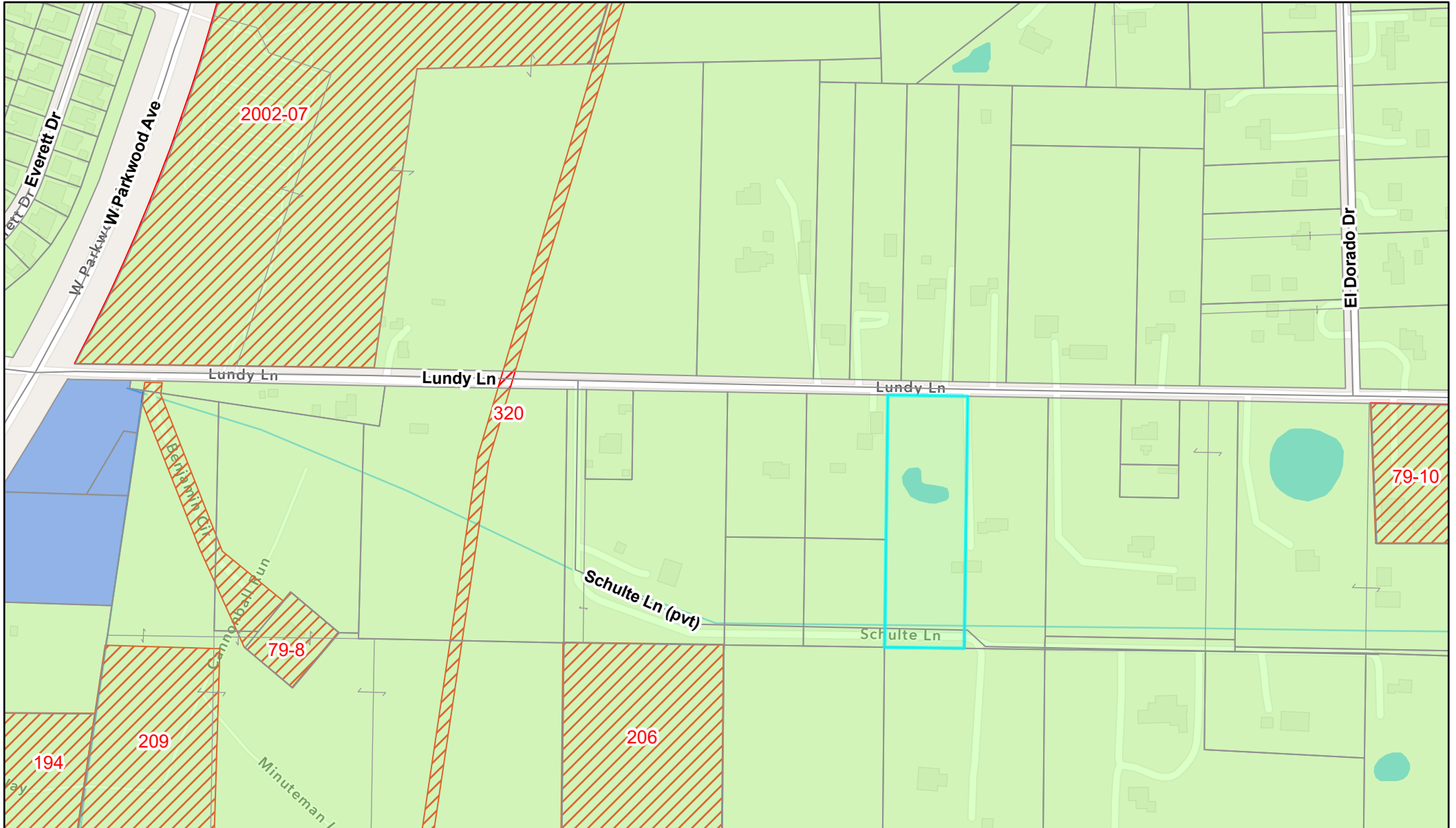
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

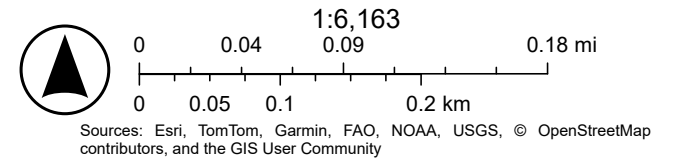
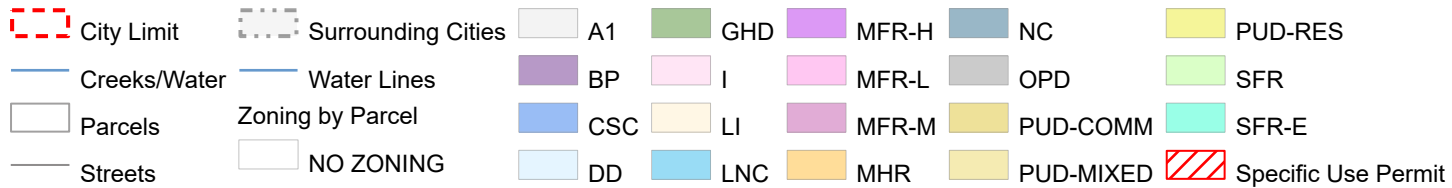
ATTACHMENTS

1. Van Pelt-Attaway Estates Location Map
2. Van Pelt - Attaway Estates FINAL PLAT

City of Friendswood



3/19/2026, 8:21:15 AM



NOTES

- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999866021.
- THE SOUTH LINE OF LUNDY LANE WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.
- THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791022-09881, DATED JANUARY 28, 2026, RECEIVED BY THE SURVEYOR ON FEBRUARY 4, 2026.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SCALED ON FIRM No. 48167C0202G, MAP DATED AUGUST 15, 2022. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- SUBJECT TO DEED RESTRICTIONS SET FORTH IN DOCUMENTS RECORDED IN/UNDER VOLUME 14, PAGE 34 OF THE MAP RECORDS, FORMERLY VOLUME 238, PAGE 26, 8111624, AND 8111625, ALL IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, OWNER SHALL VERIFY WHETHER CITY ORDINANCE OR PRIVATE RESTRICTIONS ARE MORE RESTRICTIVE FOR DEVELOPMENT PURPOSES.
- NO SEPTIC SYSTEMS, DRAIN FIELDS, OR WASTEWATER DISPOSAL INFRASTRUCTURE SHALL BE CONSTRUCTED, INSTALLED, OR MAINTAINED WITHIN 10 FEET OF A WATER LINE EASEMENT.

ABBREVIATIONS

G.C.M.R.	GALVESTON COUNTY MAP RECORDS	B.L.	BUILDING LINE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS	D.E.	DRAINAGE EASEMENT
G.C.P.R.	GALVESTON COUNTY PLAT RECORDS	W.L.E.	WATERLINE EASEMENT
O.P.R.G.C.Tx.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS	U.E.	UTILITY EASEMENT
No.	NUMBER	S.S.E.	SANITARY SEWER EASEMENT
Pg.	PAGE	STM.S.E.	STORM SEWER EASEMENT
Vol.	VOLUME	A.E.	AERIAL EASEMENT
R.O.W.	RIGHT OF WAY	RCP	REINFORCED CONCRETE PIPE
Sq.Ft.	SQUARE FEET	CPP	CORRUGATED PLASTIC PIPE
I.R.	IRON ROD	FL	FLOW LINE

PROJECT BENCHMARK

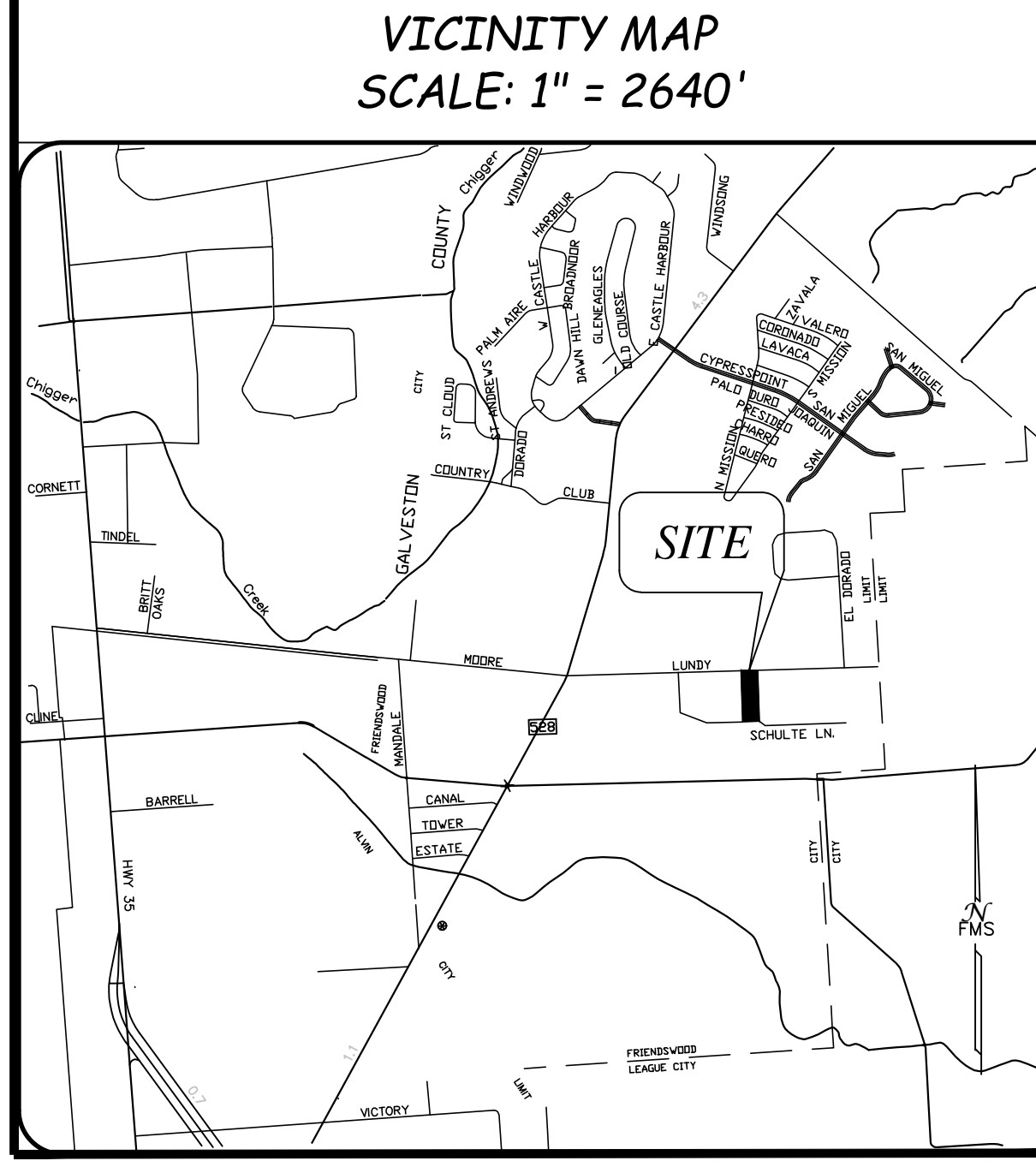
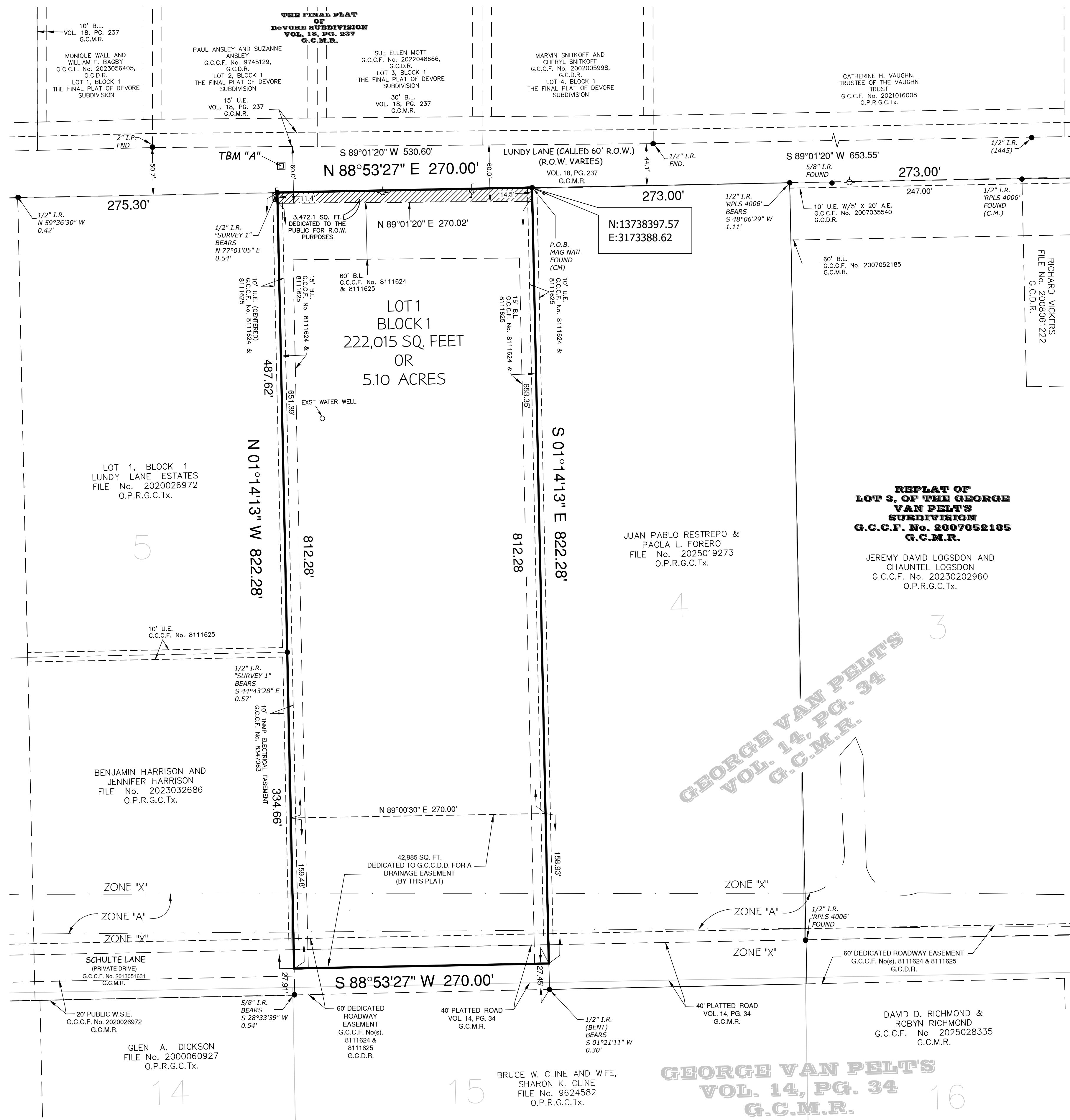
PROJECT BENCHMARK AW5596 IS DESCRIBED AS BEING PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD, FROM THE JUNCTION OF FM 518 AND FM 528 IN FRIENDSWOOD, GO SOUTHWEST ON FM 528 FOR 1.8 KM (1.1 MI) TO THE ENTRANCE TO CLEAR CREEK DRAINAGE DISTRICT BUILDING ON THE LEFT, TURN ONTO ENTRANCE DRIVE TO THE MARK ON THE RIGHT IN THE GRASS.

PUBLISHED ELEV: 29.50, NAVD 88

TBM "A"

TEMPORARY BENCHMARK "A" IS A MAG NAIL SET, N 07° 57'33" E, AT A DISTANCE OF 28.50 FEET FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.

ELEV: 33.87, NAVD 88



VICINITY MAP
SCALE: 1" = 2640'

SCALE: 1" = 60'

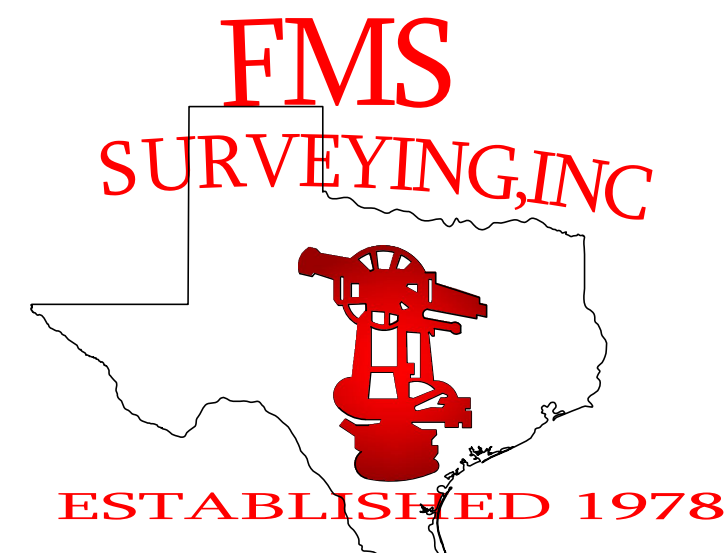
FINAL PLAT OF VAN PELT - ATTAWAY ESTATES

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**

MARCH 11, 2026

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

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.

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 FINAL 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 FINAL 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 FINAL 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

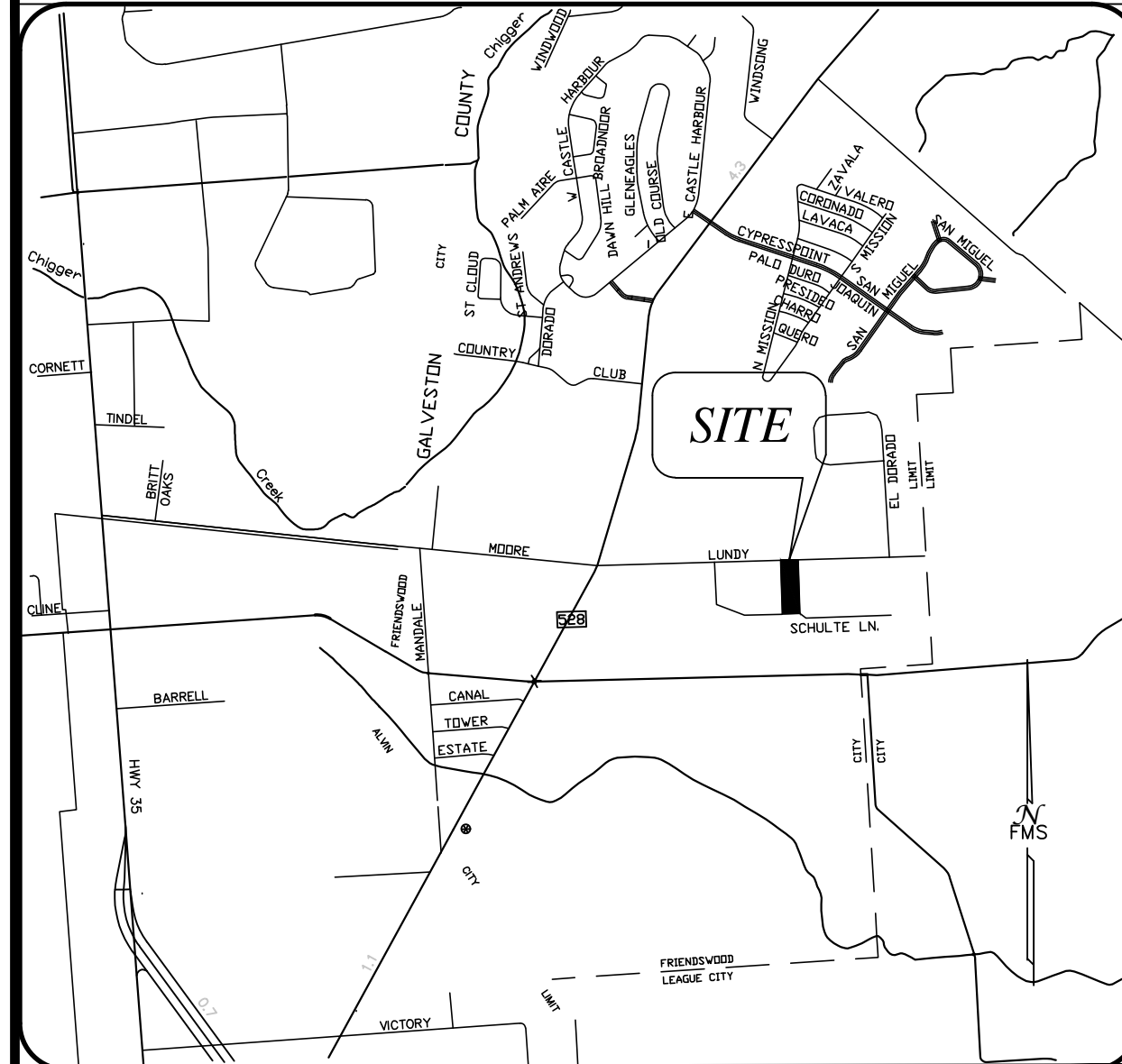
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____ M, AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK, _____ M, INSTRUMENT NUMBER _____, GALVESTON COUNTY MAP RECORDS.

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.

FINAL 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**
MARCH 11, 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

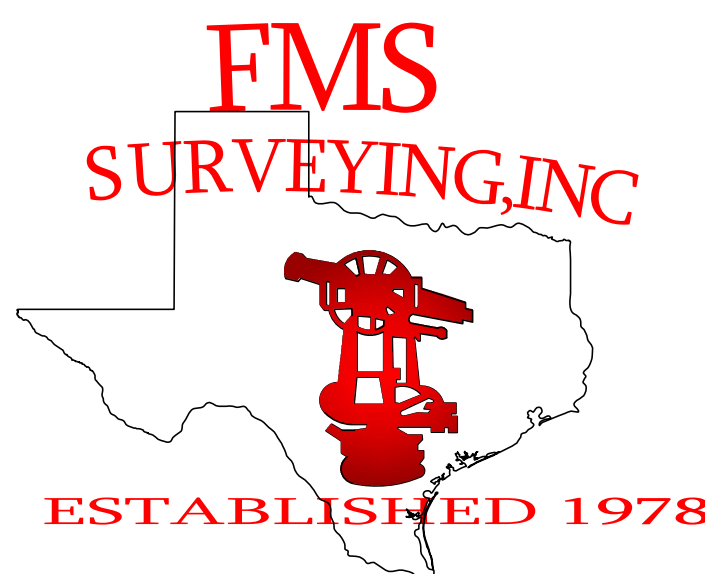
MARCH 11, 2026

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 Y/N	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: March 26, 2026

Subject: **EXTENSION REQUEST: VIRHUB FINAL PLAT**

Consider approving 30-day extensions for final plat approval of VIRHUB Final Plat located at 4430 FM 2351.

Action:

SUMMARY / ORIGINATING CAUSE

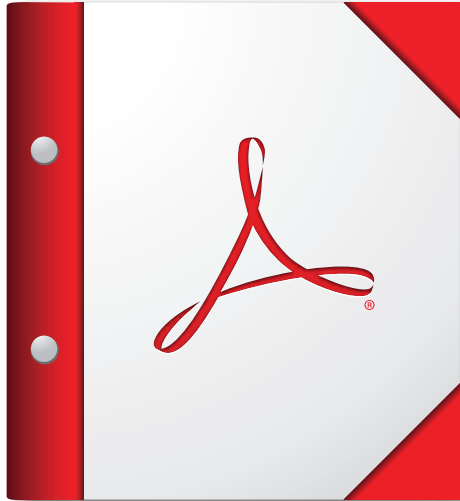
Following the inaction of the Planning and Zoning Commission on February 26, 2026, due to a lack of quorum, the applicant submitted a request to extend the 30-day period for the Commission's approval of the final plat. Applicant's request is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Email request for extension - VIRHUB



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

[Get Adobe Reader Now!](#)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: **FINAL PLAT: VIRHUB**

Consider approving the Final Plat of VIRHUB located at 4430 FM 2351.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC)(front approx 230 feet) and Industrial (I)

Location: 4430 and 4434 FM 2351

Acreage: 9.18

The short form final plat is a commercial subdivision of two lots. A short form final plat is allowed for subdivisions of 4 lots or less with street frontage and utilities. The property contains several existing easements that will remain. The lot is being divided up the middle with equal frontage for each lot and shared access along the property line. When the property is developed, site plan approvals will be required.

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.

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

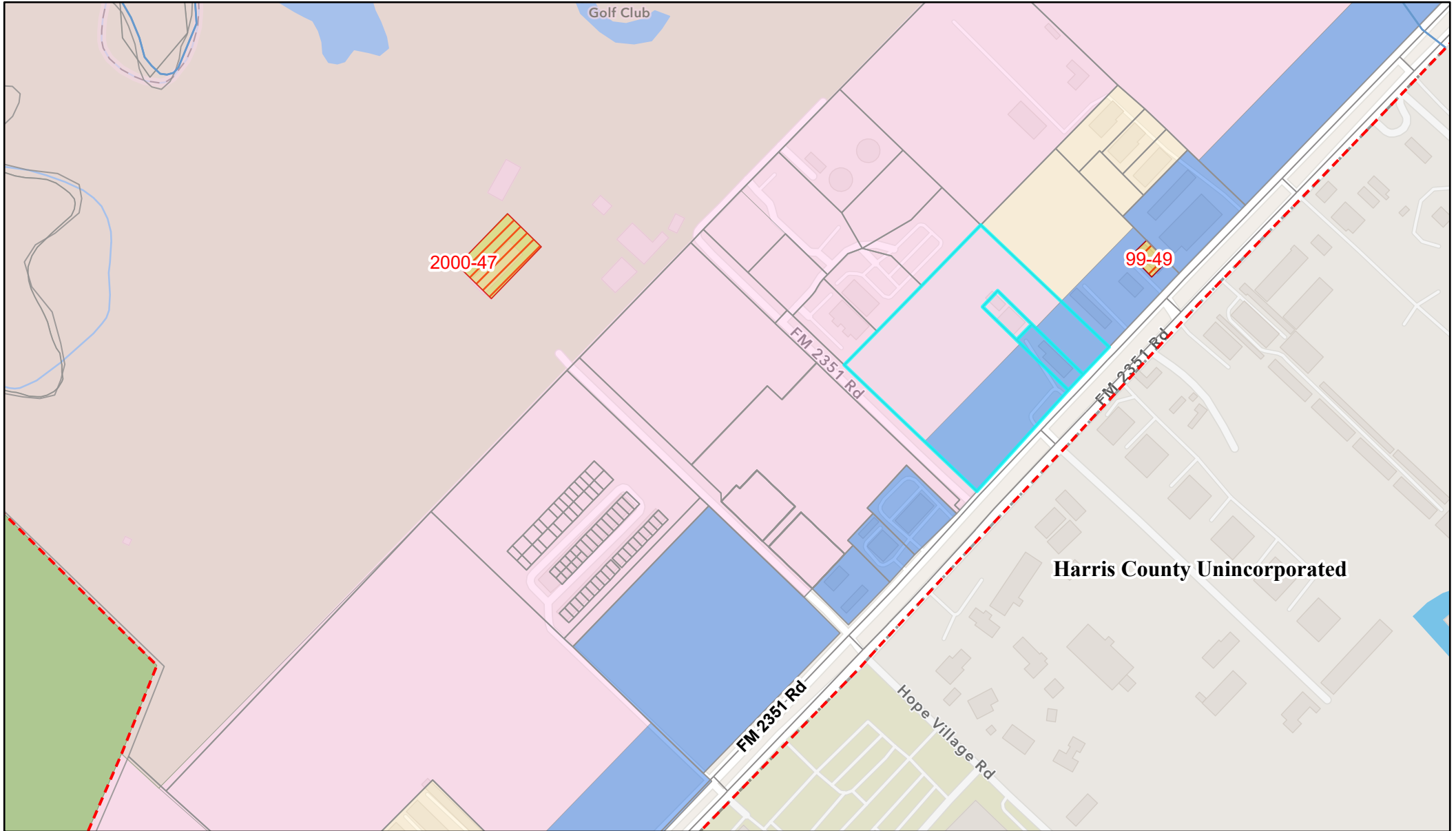
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

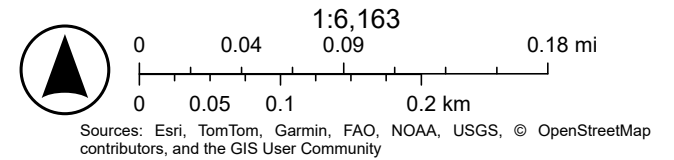
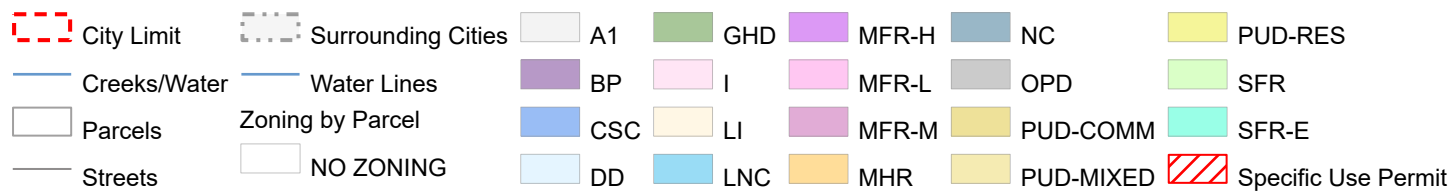
ATTACHMENTS

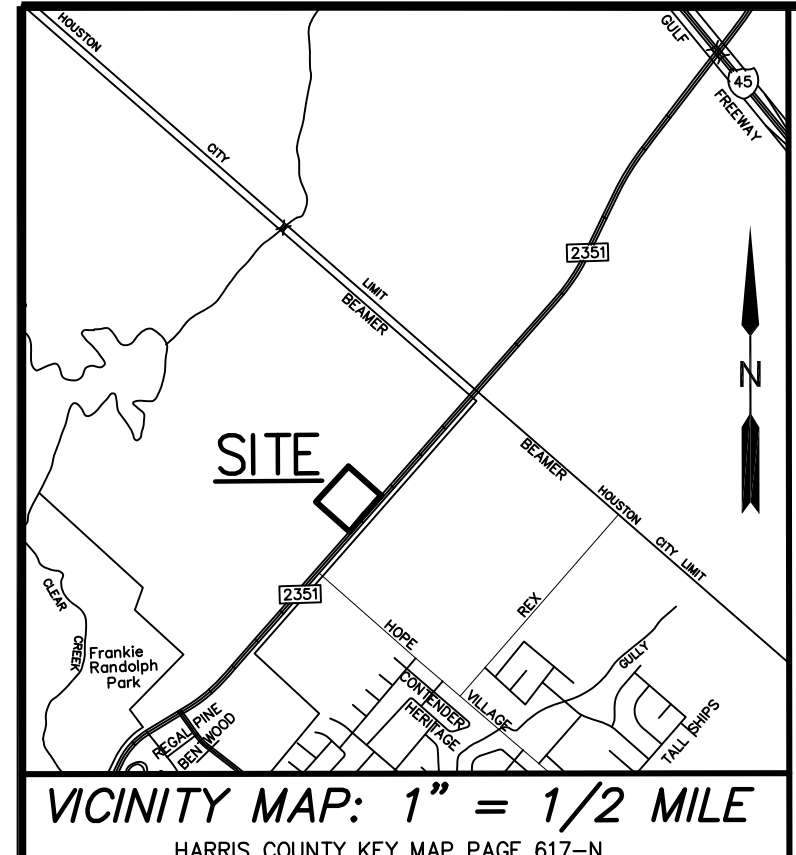
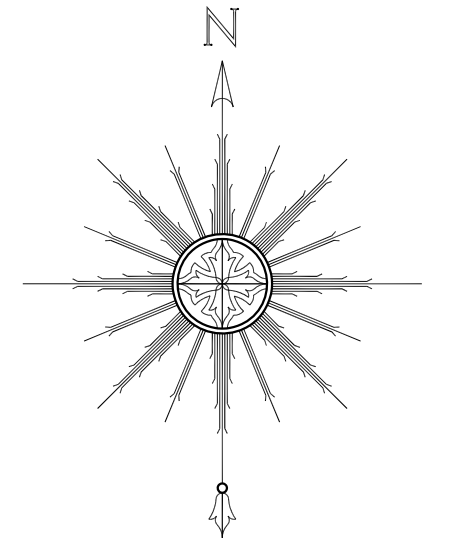
1. VIRHUB Location and Zoning Map
2. VIRHUB Final Plat - 2 pages

City of Friendswood



3/19/2026, 8:23:29 AM



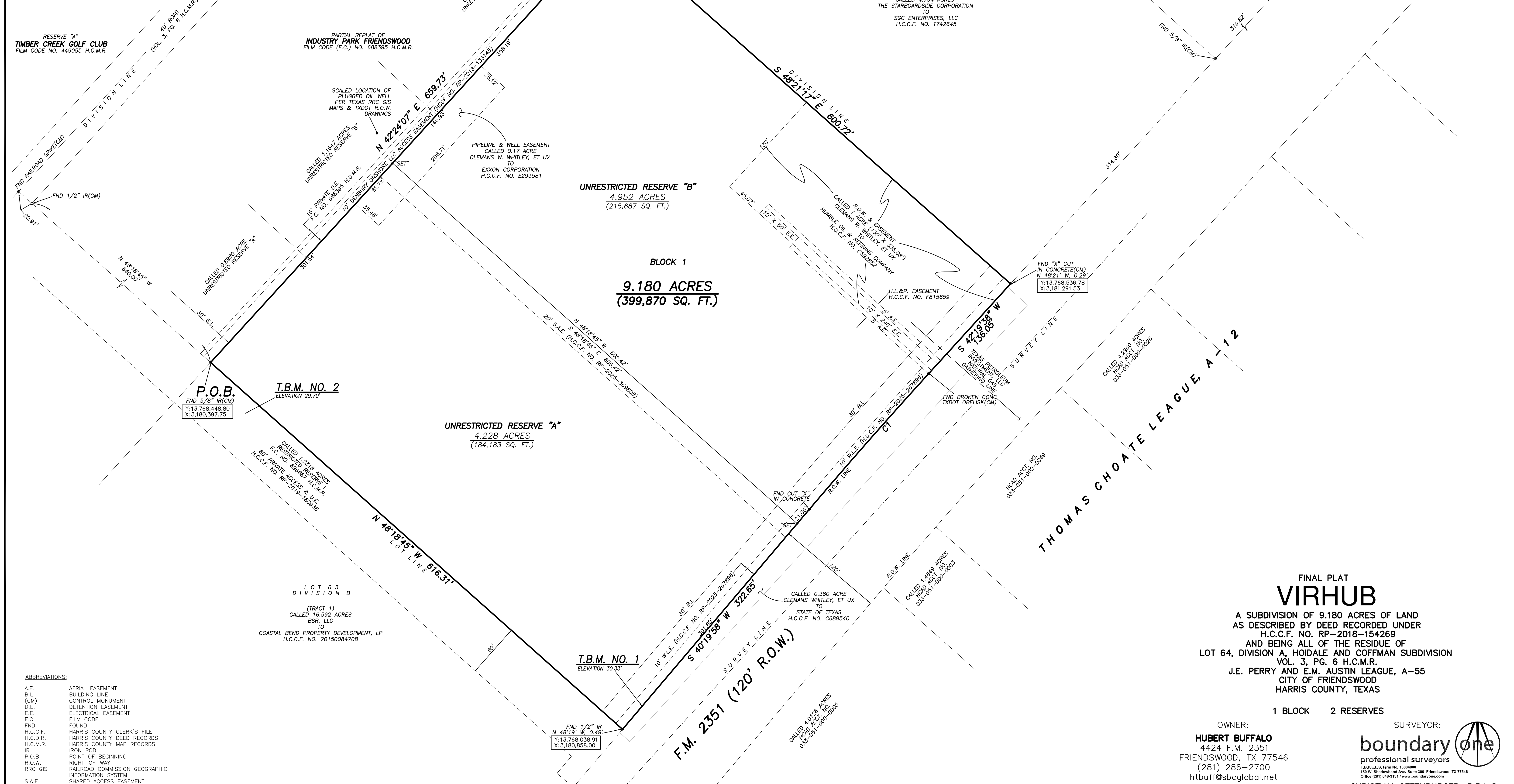


BENCHMARK
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596); FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCSO 54 1996" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO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



ABBREVIATIONS:

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
D.E.	DETENTION EASEMENT
E.E.	ELECTRICAL EASEMENT
F.C.	FILM CODE
FND	FOUND
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
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
R.R.C. GIS	RAILROAD COMMISSION GEOGRAPHIC INFORMATION SYSTEM
S.A.E.	SHARED ACCESS EASEMENT
"SET"	SET 5/8" IR W/CAP OR PK NAIL
TXDOT	TEXAS DEPT. OF TRANSPORTATION
U.E.	UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	CHD BRG	CHORD
C1	5789.65	01°59'40"	201.54'	S 41°19'48"	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 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. 10084000
150 W. Shadstone Blvd., Suite 300, Friendswood, TX 77546
Office (281) 648-3131 | www.boundaryone.com

CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: MARCH 16, 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.

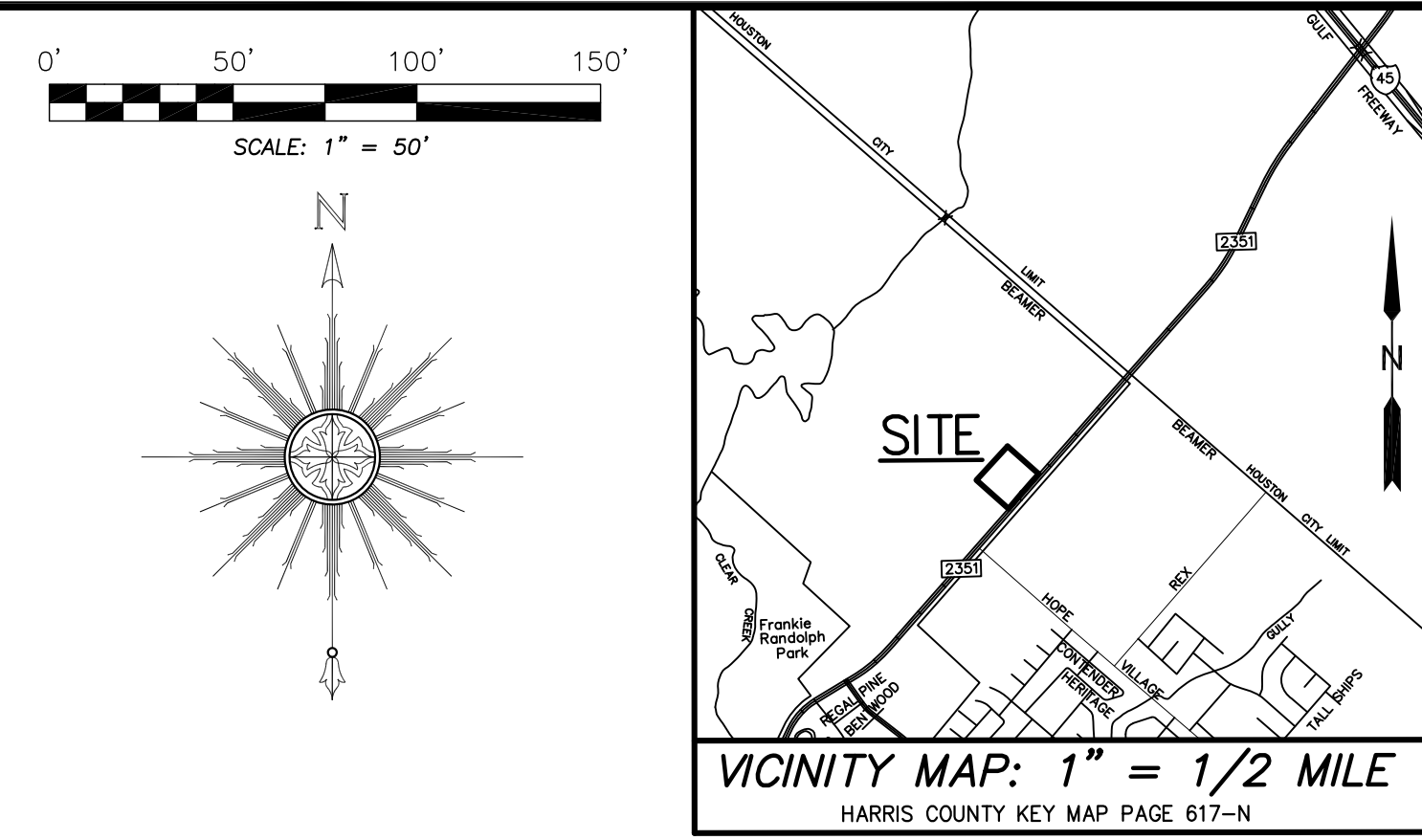
Witness my hand and seal of office, at Houston, Texas, the day and date last above written.

Tenechia Hudspeth
County Clerk
Of Harris County, Texas

By: _____ Deputy

General Notes: (City of Friendswood)

- 1.) 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.
- 2.) 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.
- 3.) 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.
- 4.) 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.
- 5.) 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.
- 6.) Bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) All existing pipelines or pipeline easements through the subdivision have been shown.
- 12.) 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 55, 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 1, 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 1, 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@sbcglobal.net

SURVEYOR:
boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10984009
150 W. Shadoborned Ave. Suite 300 Friendswood, TX 77546
Office (281) 648-3131 | www.boundaryone.com

CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: MARCH 16, 2025 SCALE: 1" = 50' SHEET 2 OF 2



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: **EXTENSION REQUEST: STERLING ESTATES FINAL PLAT**

Consider approving 30-day extensions for final plat approval of Sterling Estates Final Plat located generally at 505 Briar Meadow Ave.

Action:

SUMMARY / ORIGINATING CAUSE

Following the inaction of the Planning and Zoning Commission on February 26, 2026, due to a lack of quorum, the applicant submitted a request to extend the 30-day period for the Commission's approval of the final plat. Applicant's request is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. REQUEST FOR EXTENSION STERLING ESTATES 02.25.2026

February 25, 2026

Becky Bennett

Assistant Planner

City of Friendswood

910 S. Friendswood Dr. Friendswood, Texas 77546

PH: 281.996-3290

bbennett@friendswood.com

Re: Final Plat of Sterling Estates

Dear Planning Department

Please accept this request for a 30-day extension for consideration of the plat by the Commission in accordance with Section 212.009 of the Texas Local Government Code for the Final Plat of Sterling Estates. This extension is needed due to the City's Planning and Zoning Commission not having a quorum for its regularly scheduled meeting on February 26, 2026.

Sincerely,

Donna Eckels

Donna Eckels

Plat Coordinator

PRO-SURV Surveying and Mapping

P.O. Box 1366

Friendswood, TX 77549

281-996-1113



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: **FINAL PLAT: STERLING ESTATES FINAL PLAT**

Consider approving the Final Plat of Sterling Estates located generally at 505 Briar Meadow Ave.

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 preliminary plat was approved with minor staff comments on October 10, 2025. Approval letter is attached for reference.

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.

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

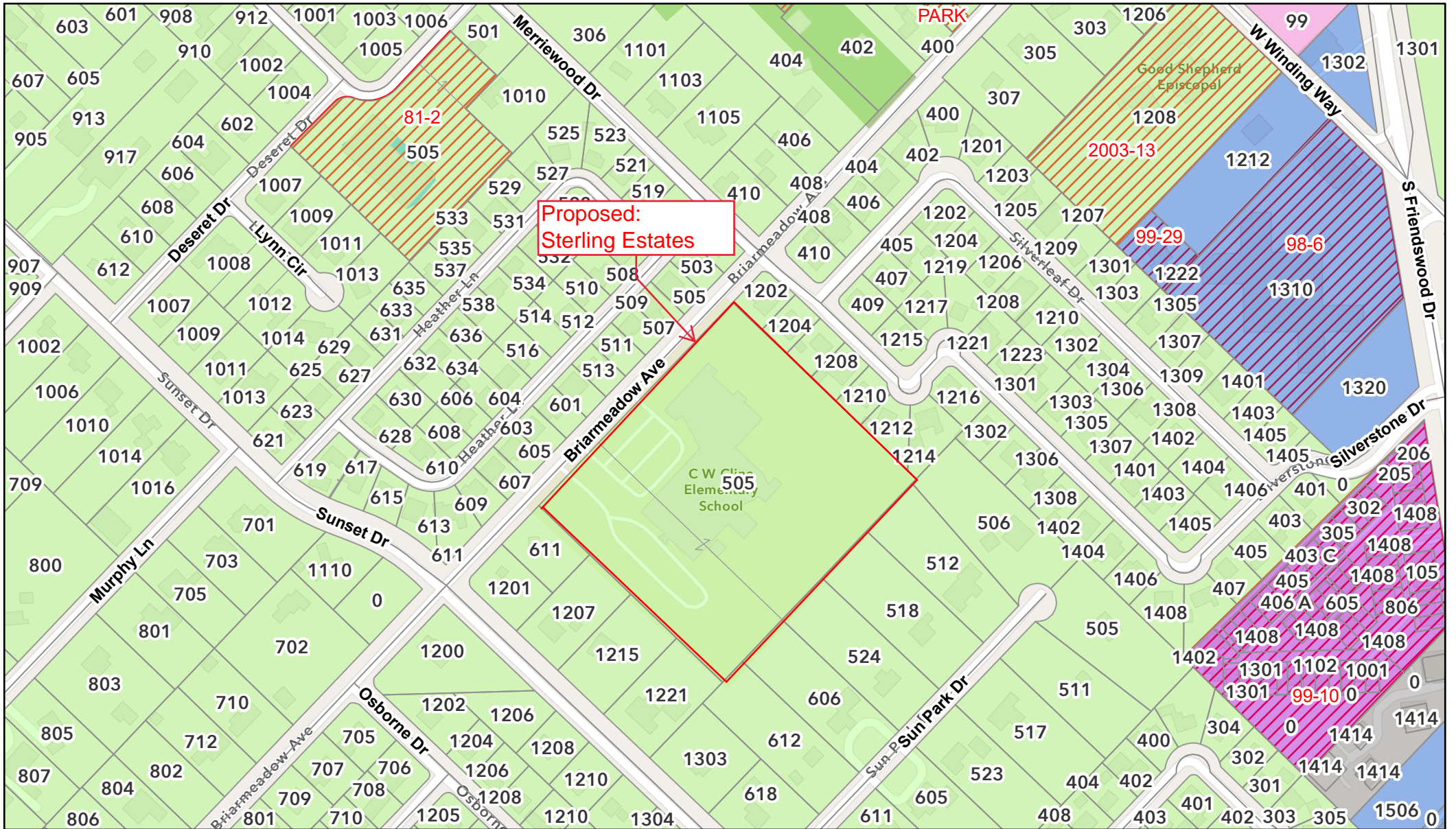
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

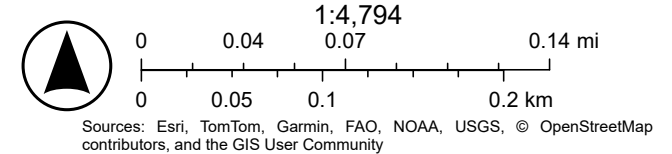
1. Sterling Estates Location and Zoning Map
2. Approval Prel Plat_Sterling Estates
3. Sterling Estates Final Plat - 2 pages

City of Friendswood



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

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





CITY OF FRIENDSWOOD

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

October 10, 2025

Pro-Surv
PO Box 1366
Friendswood, TX 77549
Via Email: donna@prosurv.net

Re: Sterling Estates Preliminary Plat

Dear Applicant,

At the regular meeting on October 10, 2025, the Planning and Zoning Commission of the City of Friendswood granted approval of the above-mentioned project subject to staff comments:

- 1) Label the radii of the cul-de-sacs.
- 2) Align the sanitary sewer easement with the location of the proposed sanitary sewer line in Reserves A and B.
- 3) Include data for 90-foot lots in the Regulation Matrix. You may use only the 90-foot data or both 90-foot and 120-foot.
- 4) Provide details on proposed landscaping in Reserves A, B, and C due to the location of the proposed sanitary sewer line.

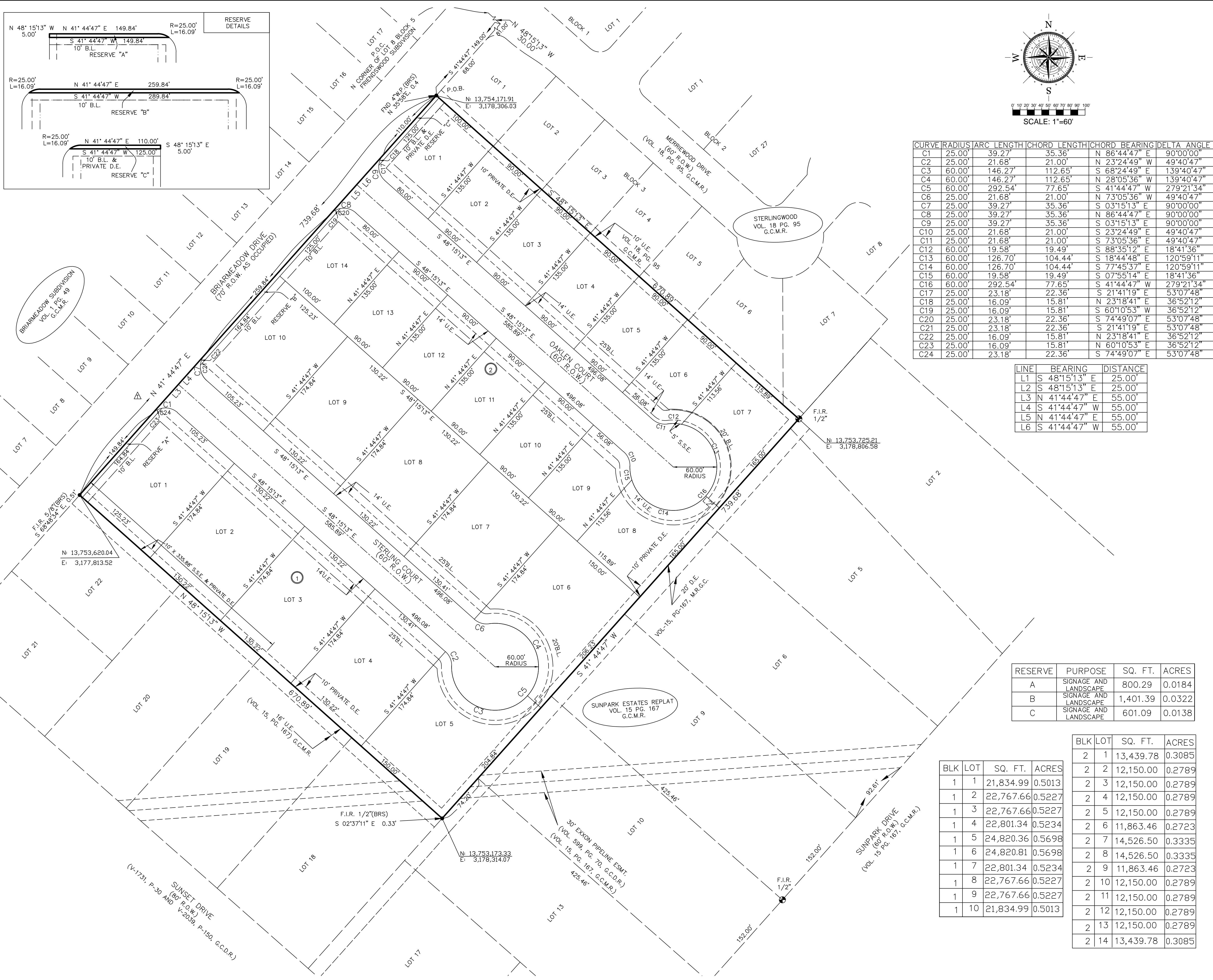
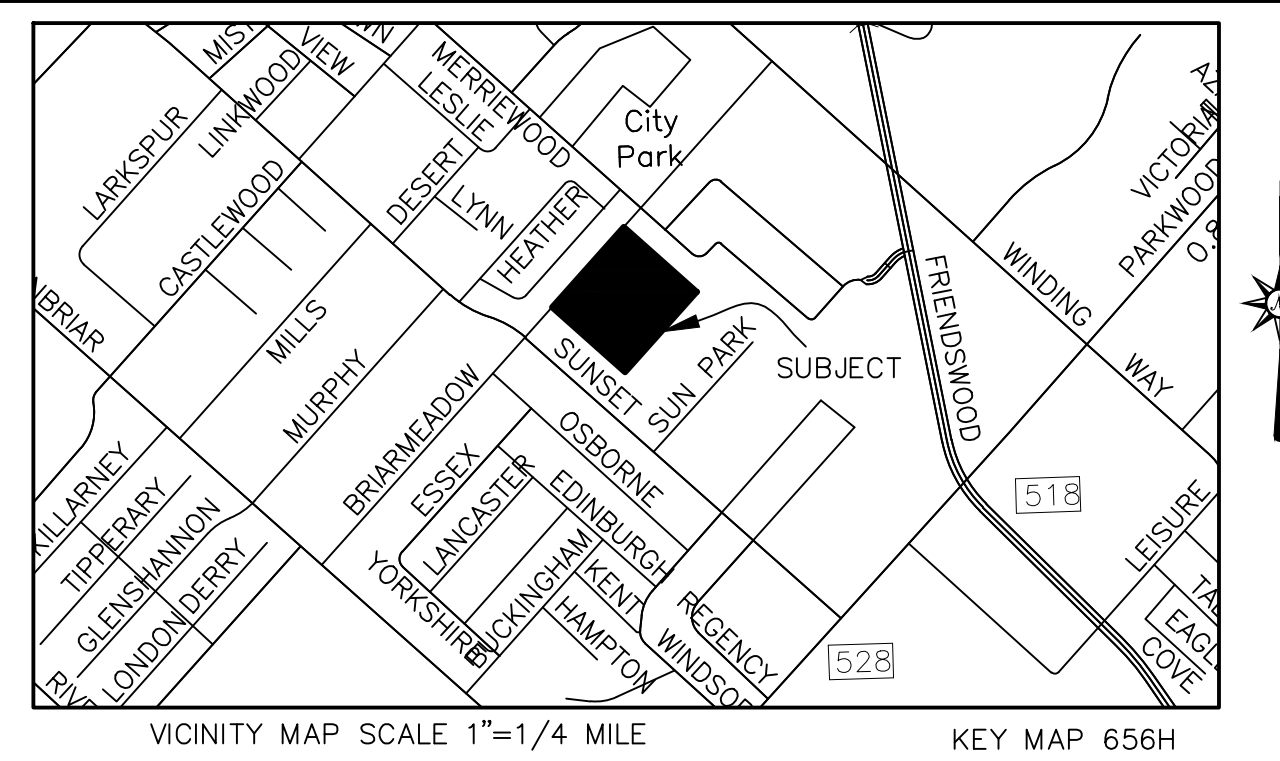
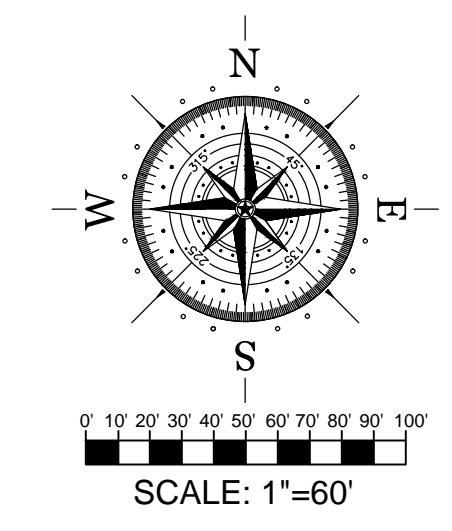
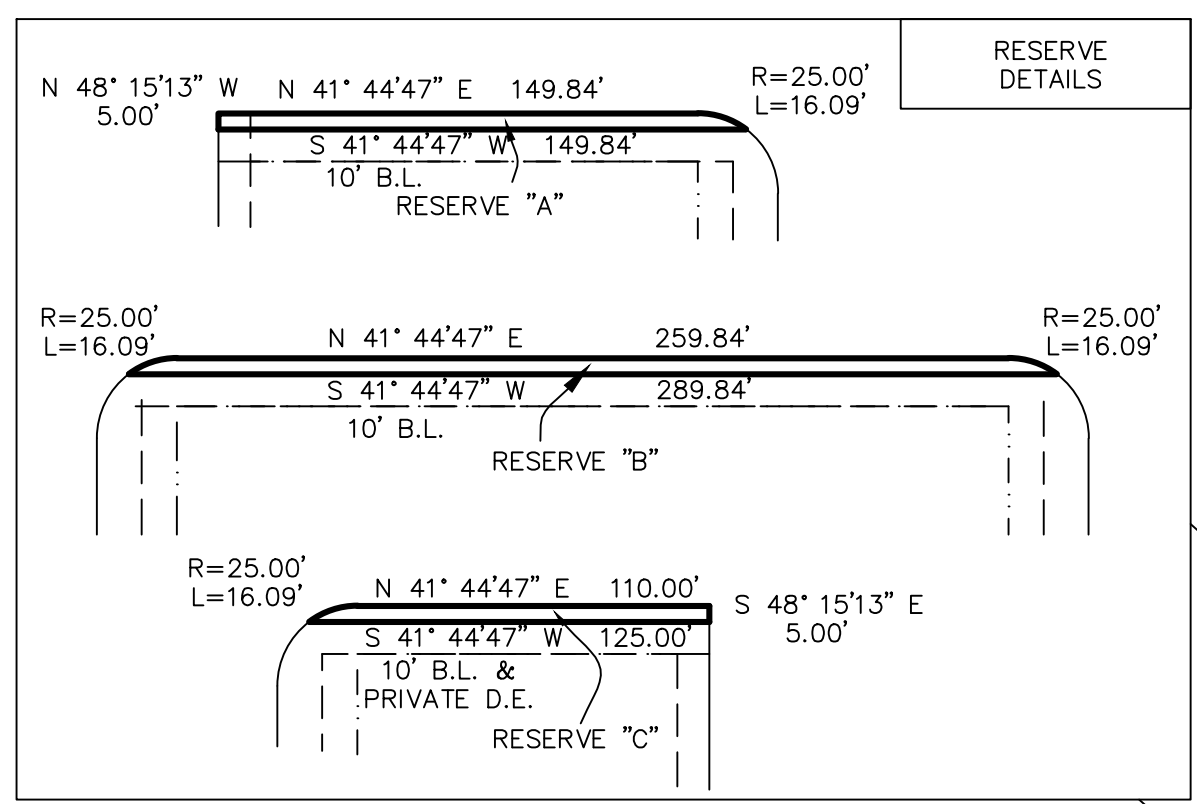
Preliminary plat approval will expire six (6) months from the date of approval by the commission. The subdivider may apply in writing prior to the end of the six-month period for an extension. Reasons for the request must be included in the written request and an extension may be granted by the commission, upon a showing of good cause, for a single extension of six months.

The next step in this process is to submit infrastructure plans followed by the final plat. If you have any questions, you may contact me on 281-996-3290 or bbennett@friendswood.com.

Sincerely,

Becky Bennett
Assistant Planner

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



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" HD PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5/8" HD 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 19 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 align="right">1 of 2</p>

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.

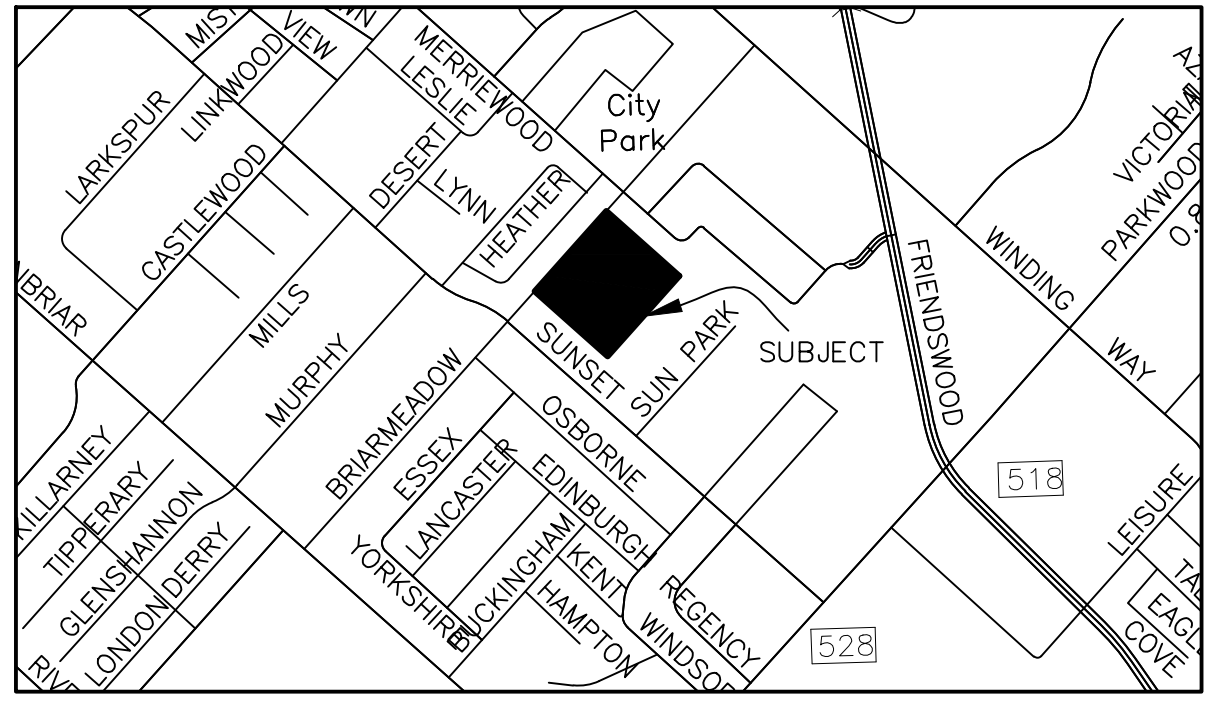
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 02/19/2026

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

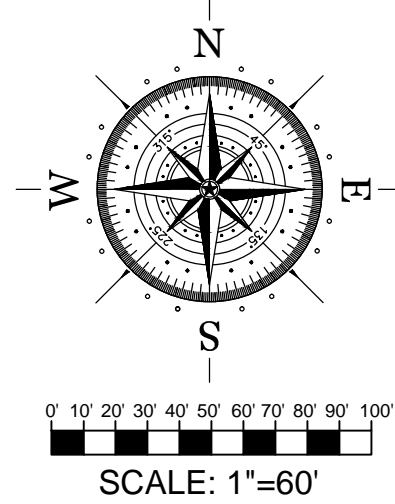
GENERAL PLAT NOTES:

- 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

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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 19 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: March 26, 2026

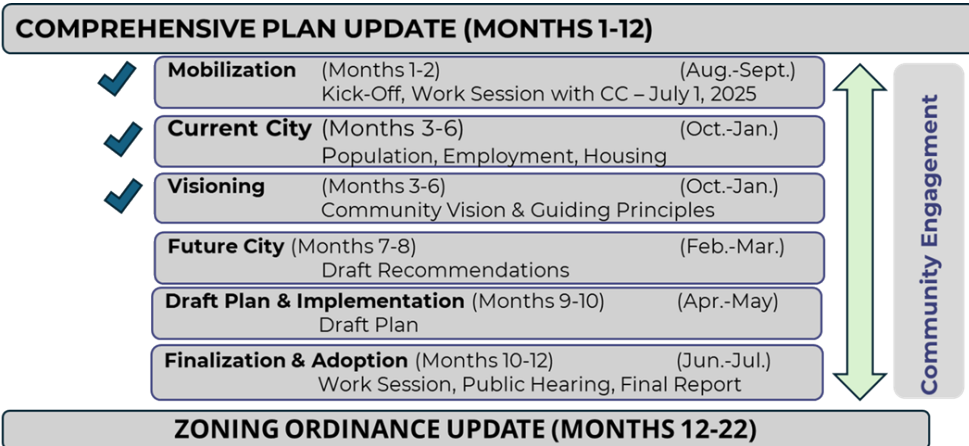
Subject: Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

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.

2/23/2026 - CPAC Bus Tour

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 - State of the City Address; Ardurra representatives attended

Upcoming Actions:

April 30 from 5-7pm in the Council Chambers at City Hall - CPAC Meeting #3

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 26, 2026

Subject: Receive the February 2026 DRC Report, February 2026 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.

Action:

SUMMARY / ORIGINATING CAUSE

The reports are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. February 2026 DRC Report
2. Friendswood Monthly Business Report Feb 2026

COMMUNITY DEVELOPMENT DEPARTMENT
 MONTHLY DRC REPORT
 FEBRUARY 2026



TM

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
<p>W. Parkwood Ave – approx. 11 acres at the entrance of Friendswood Trails</p> <p>Proposing 3.3 acres of commercial with a gated, private neighborhood behind it consisting of 90 detached townhomes</p> <p>City ordinances do not allow detached townhomes – min 3 attached townhomes</p>	<p>CSC and SFR</p>	<p>Yes</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Zone change <input type="checkbox"/> Meets Future Land Use Map – residential units do not <input checked="" type="checkbox"/> Plat required <input type="checkbox"/> Eligible for Certificate of Platting Exemption <input checked="" type="checkbox"/> Site plan approval required for commercial sites <input checked="" type="checkbox"/> Community Overlay District (300 ft) <input type="checkbox"/> Downtown District <input checked="" type="checkbox"/> Water existing – waterline must be looped <input checked="" type="checkbox"/> Sewer existing – capacity not available for residential; upsize existing lift station or add another lift station <input checked="" type="checkbox"/> On-site detention required <input type="checkbox"/> May be eligible for regional detention <input checked="" type="checkbox"/> High hazard flood zone(s) – Shaded X <input type="checkbox"/> Pipelines and abandoned active oil wells <input checked="" type="checkbox"/> TxDOT Permits required for any improvements on FM 528 <p>Misc Notes: 2 points of access required for fire access or provide fire sprinklers in each home; 5-ft sidewalks required along FM 528; 4-ft sidewalks required along all other curb and gutter streets</p>	



CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - FEBRUARY 2026

Click [here](#) to access the Current Development Projects presentation/story map.

Certificates of Occupancy Issued (new, additions, alterations, name, owner and occupant changes)

Business	Address	Permit	Zoning
Castle Narnia Way Real Estate Holdings LLC (shell)	1500 W Parkwood Ave	NEW	CSC
Hardball Academy	2907 W Parkwood Ave	NEW	CSC
Castle Narnia Way Real Estate Holdings LLC (storage building)	1500 W Parkwood Ave #A	ADD	CSC
Castle Biosciences (build outs Floors 3 & 4)	1500 W Parkwood Ave	ALTER	CSC
Dance Expressions	204 W Heritage Dr.	ADD	CSC
Ocean Sushi Patio Addition	214 S Friendswood Dr. Suite B	ADD	DD
Compression Therapy LLC	415 E Parkwood Ave	ALTER	NC
Mishra Builders LLC	307 S Friendswood Dr Suite E1	TO	DD
Dominion Business & Tax Services	3526 FM 528 Rd Suite 200	TO	NC
VooDoo Needles	2407 W Parkwood Ave Suite 100B	TO	CSC
Foxtail Boutique	313 S Friendswood Dr Suite 101	TO	DD

New commercial permits issued:

None

New multi-family permits issued:

The Bristol – 119 units 800 N Friendswood Drive PUD 2024-21

Commercial Add/Alter/Demo permits issued:

Wedgewood Elementary	4000 Friendswood Link Rd	Walking track , sidewalk and facility maintenance
Good Ranchers	1715 S Friendswood Dr Suite 120	Interior Build Out
Property Owner	1608 S Friendswood Dr	Interior remodel of existing space
City of Friendswood	1322 Deepwood Dr	Demo accessory building
City of Friendswood	1324 Deepwood Dr	Demo accessory building
City of Friendswood	1306 Deepwood Dr	Demo front and reface rear of building

Zone Changes:

None

Denotes Location in the Downtown District (DD)

Community & Economic Development Committee (CEDC)

Mission: To champion a vibrant and competitive economy by providing leadership and resources for business attraction, retention, and expansion to enhance the quality of life.

Meeting days – first Wednesday of each month at 4pm; 2nd floor conference room at City Hall

- Continue to work on Strategic Goals
- Planning for Small Business Week 2026 which will be April 27 to May 1 (the week before National SBW)
- **Save the Date!! April 27th from 11am to 6pm**

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

Meeting days – second Tuesday of each month at 4pm; Council Chambers

- Considering options on removing overhead communication lines on northeastern side of S Friendswood Dr. by AT&T and Comcast
- The remainder of the DD street signs have been installed; additional wayfinding signs have been installed in the medians.
- Considering options for additional banners and holiday decorations including the 4th of July for America's 250th celebration!
- [FDEDC Projects](#) – a new story map highlighting the projects that FDEDC has completed! A link will be added to the City's web site soon.

Miscellaneous:

- TIRZ (Tax Increment Reinvestment Zone) #1/PID (Public Improvement District) – Friendswood City Center on FM 528 – 124 acres; approved by City Council December 2023
- TIRZ (Tax Increment Reinvestment Zone) #2 – Friendswood Parkway/FM 528 – 3 – 326.52 acres; approved by City Council June 2024; Castle Biosciences (participant)
- Comprehensive Plan Update – survey is still open; March will include stakeholder meetings and a workshop with FDEDC; next CPAC meeting will be April 30
- Friendswood is hosting an **HGAC Regional Roundtable on Wednesday, April 29th at 9am**
- We have vacancies on the Zoning Board of Adjustment (ZBOA) and Construction Board of Adjustment (CBOA) – we need volunteers! The [volunteer application](#) is available on the City's website.