



**PLANNING AND ZONING COMMISSION, REGULAR MEETING  
THURSDAY, JUNE 11, 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, May 14, 2026.

**4. ACTION ITEMS**

**A. PRELIMINARY PLAT: SHERRY LANE PHASE 2 STREET DEDICATION (APPROX. 800 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, a subdivision of 1.220 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

**B. PRELIMINARY PLAT: GEORGETOWN BLVD PHASE 2 STREET DEDICATION (APPROX. 1450 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, a subdivision of 3.365 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

**5. DISCUSSION**

**A. DESIGN CRITERIA MANUAL**

Discuss proposed changes to the Design Criteria Manual specifically Section VI Site Development, Appendix C Parking Group Table, Appendix D Qualified Tree List, and Appendix E Downtown District Amenities.

**6. COMMUNICATIONS**

- A. Receive a report from staff on approved site plans.
- B. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

- C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 25, 2026, and (ii) Thursday, July 9, 2026.
- D. Receive the May 2026 DRC Report, May 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.

## 7. 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).**



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



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Posted by: Raquel Martinez, TRMC, City Secretary  
Posted in compliance with the Texas Open Meetings Act this  
4<sup>th</sup> day of June 2026, at 5:00 P.M.



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 11, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 14, 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 2026-05-14 Regular



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, MAY 14, 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  
MAY 14, 2026

**1. CALL TO ORDER**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 14, 2026, AT 06:01 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY  
COMMISSIONER TRAVIS MANN  
COMMISSIONER MARCUS RIVES  
COMMISSIONER WILLIE C ANDERSON  
COMMISSIONER STACEY PHILLIPS  
CITY ATTORNEY KAREN HORNER  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER BRIAN BOUNDS WAS ABSENT FROM THE MEETING.

**2. COMMUNICATIONS FROM THE PUBLIC**

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

None.

**3. CONSENT AGENDA**

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, April 9, 2026

\*\*Commissioner Stacey Phillips moved to approve the minutes of the Planning and Zoning Commission regular meeting held on Thursday, April 9, 2026. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

#### **4. ACTION ITEMS**

- A. **PUBLIC HEARING: ZONE CHANGE REQUEST FOR 2350 S FRIENDSWOOD DR. - SFR TO CSC**

Conduct a public hearing concerning a request for a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas, to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

Director Harbin said the requested zone change from Single Family Residential to Community Shopping Center was compliant with the City's Future Land Use Map, which indicates a retail use. She stated that this same side of S. Friendswood Dr. was mainly commercial zoning, while across the street was mainly residential.

- B. **RECOMMENDATION: ZONE CHANGE REQUEST FOR 2350 S FRIENDSWOOD DR. - SFR TO CSC**

Consider making a recommendation to City Council regarding a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas, to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

Adam Hill/applicant said he planned to construct four buildings to be used for retail and office space. Commissioner Mann asked which road the property would use for access. Hill said probably from Old Road due to TxDOT constraints on S. Friendswood Dr. (FM 518). The commissioners commented that commercial use was compliant with the City's long-range plans.

\*\*Commissioner Travis Mann moved to approve a recommendation to City Council regarding a zone classification change for the property located at 2350 S Friendswood Drive to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC). Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

- C. **PRELIMINARY PLAT: GEORGETOWN SECTION ONE (31 LOTS, 4 RESERVES, 2 BLOCKS)**

Consider approving the Preliminary Plat of Georgetown Section One, a subdivision of 15.001 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Harbin explained this would be the first section of the Georgetown Subdivision. She said the commission denied the plat for outstanding corrections at the April 9th meeting. She said the applicant has addressed the comments, except for a few minor clerical items.

Commissioner Phillips commented that if staff is comfortable with the minor items, then she has no objection. Commissioner Mann asked what the comments were because the April 9th version of the plat seemed to have very significant outstanding items. Harbin read the first comment was to correct a statement regarding the Subdivision Ordinance from Section II to Section I. The commissioners agreed the comments were minor.

\*\*Commissioner Willie Anderson moved to approve the Preliminary Plat of Georgetown Section One, subject to staff comments. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

**D. PRELIMINARY PLAT: SHERRY LANE PHASE 1 STREET DEDICATION (APPROX. 1500 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Sherry Lane Phase 1 Street Dedication, a subdivision of 2.301 acres located in the I&GN RR CO Survey, Block 1, Survey 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Harbin said this plat would be the northern entrance into the Georgetown Subdivision and provide access to the previously discussed Section 1. She said this plat also had three minor clerical comments.

\*\*Commissioner Marcus Rives moved to approve the Preliminary Plat of Sherry Lane Phase 1 Street Dedication, subject to staff comments. Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously.

**E. PRELIMINARY PLAT: GEORGETOWN DETENTION BASIN PHASE 2**

Consider approving the Preliminary Plat of Georgetown Detention Basin Phase II, a subdivision of 18.925 acres situated in the I&GN RR CO Survey, Block 1, Section 23, Abstract No. 624, in the City of Friendswood, Galveston County, Texas.

Harbin stated this plat would be the second phase of detention for the Georgetown Subdivision. She said the pond is located on the opposite side of Dickinson Bayou and will be accessed using a temporary easement until the middle sections of the subdivision are constructed.

\*\*Commissioner Marcus Rives moved to approve the Preliminary Plat of Georgetown Detention Basin Phase II, subject to staff comments. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

**F. SITE PLAN: 403 LAUREL**

Consider approving the site plan for a new building to be located at 403 Laurel.

Harbin introduced the project as a 6500 square foot, two-story commercial building. She said the layout includes head-in parking like the adjacent business, APA Designs. She said the Commission is being asked to consider special consideration of off-site shared parking. Harbin explained the off-site parking would be constructed at a later date, along with a six-foot sidewalk on the opposite side of Laurel for pedestrian access.

Kent Saldana/owner stated he would be moving his construction office to the second floor and

renting the first floor to Style Junkie Boutique. Commissioner Anderson questioned when the shared parking lot would be constructed. Saldana said he plans to submit plans to the City in 30-45 days, expecting 4-6 months between opening his building and being able to use the parking lot. Saldana said off-site parking was also approved for APA Designs next door and there have not been any complaints since they opened.

\*\*Commissioner Marcus Rives moved to approve the site plan for a new building to be located at 403 Laurel. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

## 5. COMMUNICATIONS

- A. Receive an update on the recent amendments to Appendix B "Subdivisions" regarding plat approvals and to Appendix C "Zoning" regarding site plan approvals.

Harbin updated the Commission on recent ordinance changes, announcing that City Council authorized the Director of Community Development to approve standard commercial site plans. She explained that any plans requiring special considerations or exceptions, such as 403 Laurel, must still be referred to the Commission for consideration. She said that City Council denied the proposal for staff-level approval of plats, meaning the Commission remains the approving body. Finally, Harbin reported that staff is working to improve public access to development information, acknowledging that while the City's website provides extensive data, it is somewhat difficult to navigate.

- B. Announcement that the American Planning Association (APA) Texas Chapter Annual Conference will be October 14-16, 2026, in Irving, Texas.
- C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 28, 2026, and (ii) Thursday, June 11, 2026.
- D. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

Harbin said the Comprehensive Plan Advisory Committee (CPAC) held their third meeting on April 30th in a workshop format. She said the consultants are finishing recommendations for the plan update and will move onto ordinance updates next. Harbin said she intends to hold a town hall meeting once the proposals are formalized.

- E. Receive the April 2026 DRC Report, April 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

This meeting was adjourned at 06:24 PM.



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 11, 2026

Subject: **PRELIMINARY PLAT: SHERRY LANE PHASE 2 STREET DEDICATION (APPROX. 800 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, a subdivision of 1.220 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Action:

## SUMMARY / ORIGINATING CAUSE

**Zoning: Single Family Residential (SFR)**  
**Location: FM 528/W Parkwood Ave (south near Alvin)**

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains a street dedication that consists of about 800 feet of 60-foot roadway for the Georgetown Subdivision. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. This plat was denied by the Commission on April 9, 2026.

**Staff recommends approval with staff comments. There are several remaining comments that do not affect the design or layout of the roadway and can be addressed on the final plat or construction plans.**

**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

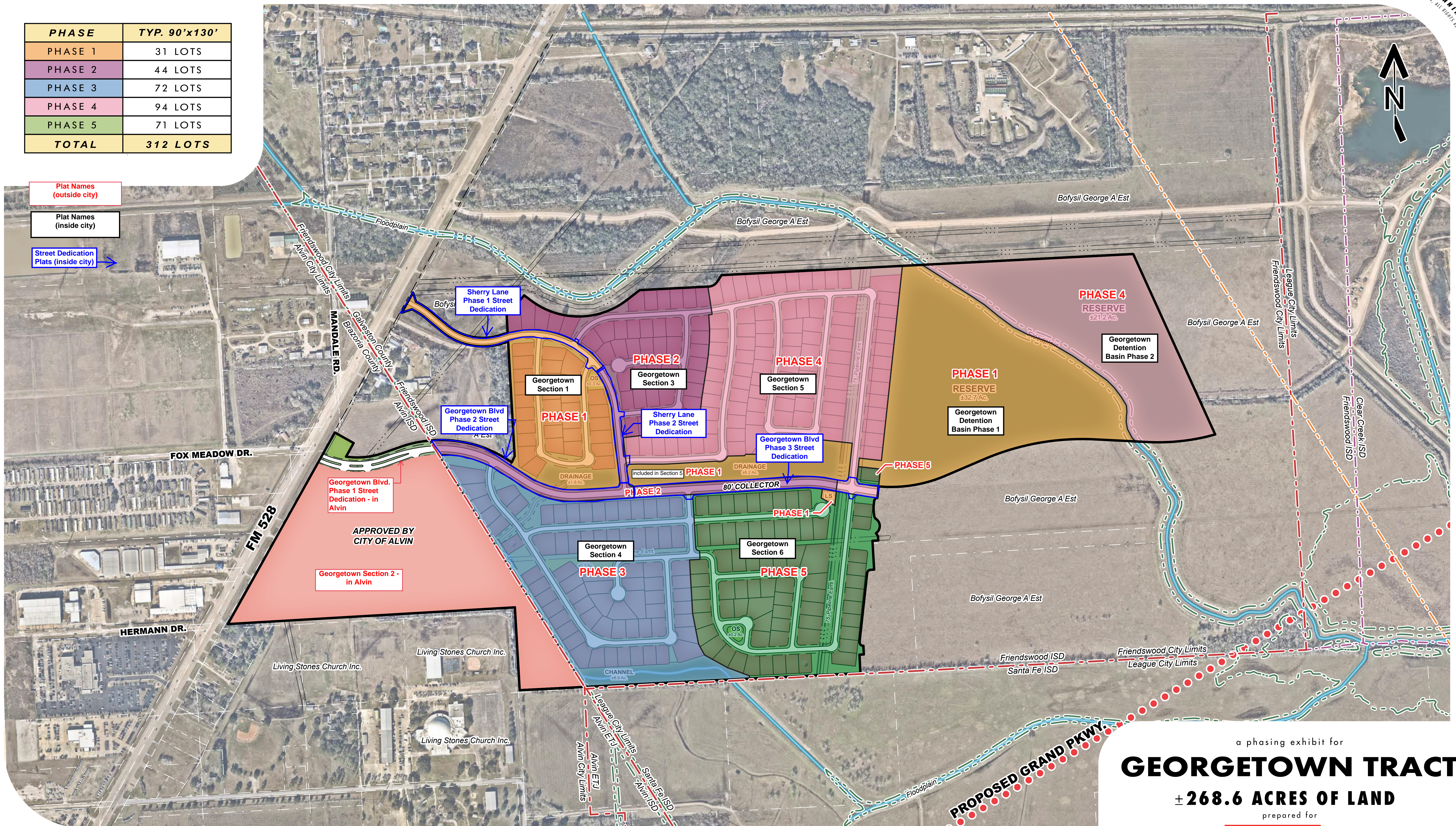
**RECOMMENDATIONS**

**ATTACHMENTS**

1.	Georgetown Master Plan Approved February 2024
2.	Georgetown Zoning Map
3.	Sherry Lane Phase 2 Street Dedication Preliminary Plat
4.	PLT2026-1083 - Corrections Report 06-04-2026

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

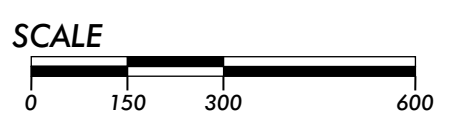
- Plat Names (outside city)
- Plat Names (inside city)
- Street Dedication Plats (inside city)



a phasing exhibit for  
**GEORGETOWN TRACT**  
 ± 268.6 ACRES OF LAND

prepared for  
**D·R·HORTON** DHI NYSE  
*America's Builder*

**META** PLANNING + DESIGN  
 24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422

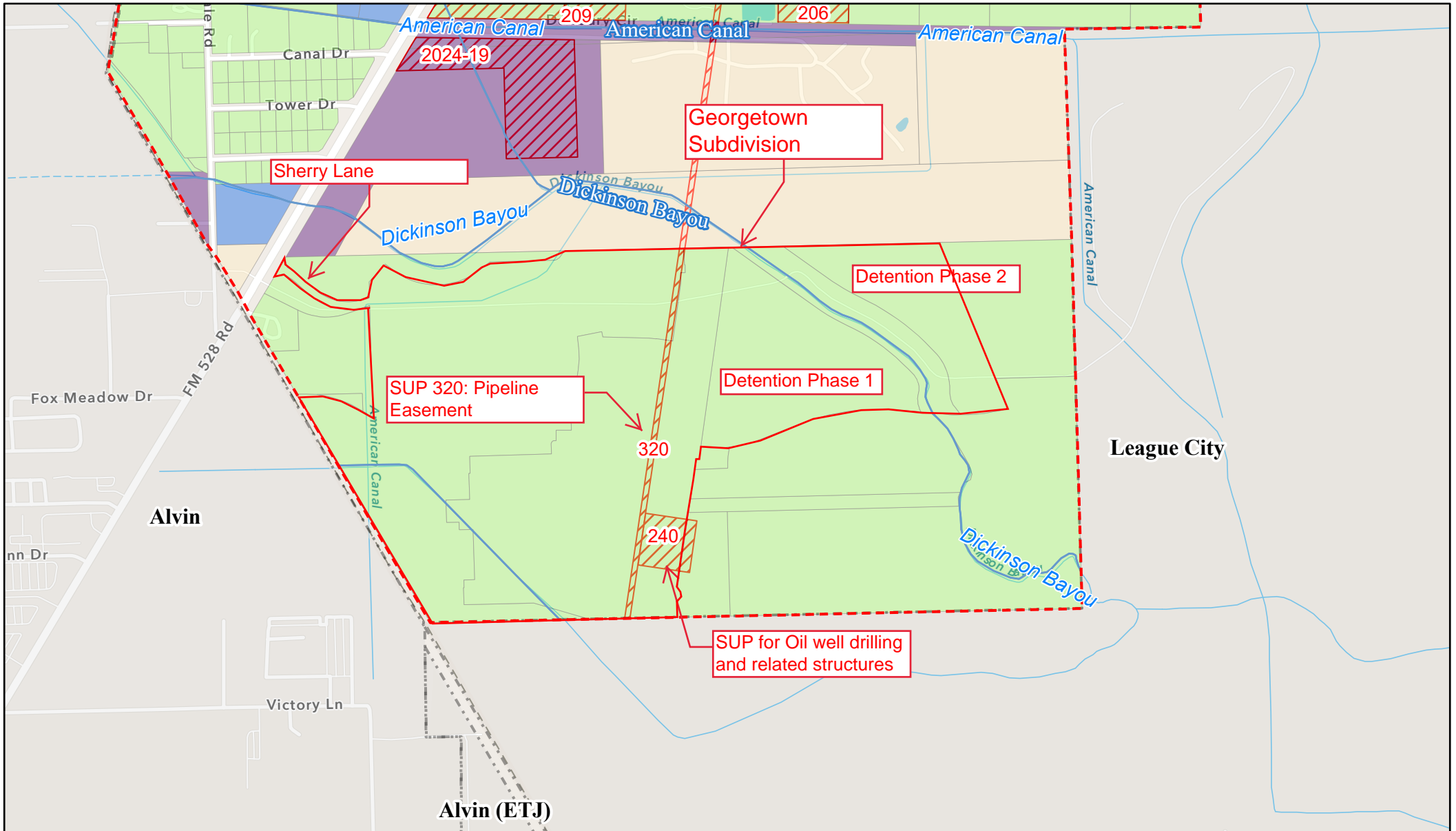


HOU-21006  
 FEBRUARY 29, 2024

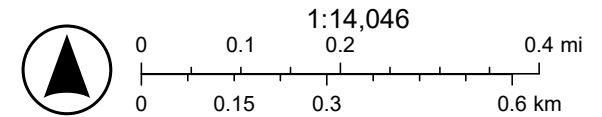
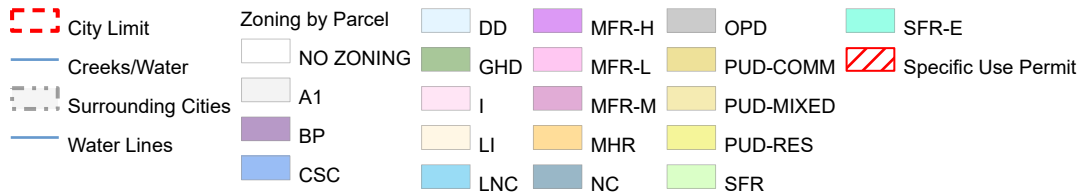
**\*ALL ROW WIDTHS SHALL BE 60' UNLESS OTHERWISE NOTED**

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# City of Friendswood



3/31/2026, 12:01:38 PM



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

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HERINAFTER REFERRED TO AS OWNERS, OF THE 1.220 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SHERRY LANE PHASE 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

FROST BANK, A TEXAS STATE BANK

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF FRIENDSWOOD  
PARTIAL PLAT APPROVAL STATEMENT

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

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 1.220 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS GEORGETOWN SHERRY LANE PHASE 2 STREET DEDICATION, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNEST S. LOEB, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

FIELD NOTES FOR 1.220 ACRES

BEING A TRACT CONTAINING 1.220 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC. 23, A-624, IN GALVESTON COUNTY, TEXAS. SAID 1.220 ACRES BEING A PORTION OF A CALLED 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966, SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALLED 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALLED 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

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

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

- 1.) SOUTH 83 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 2.) NORTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 512.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 3.) 295.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 08 SECONDS AND A CHORD WHICH BEARS NORTH 21 DEGREES 25 MINUTES 32 SECONDS WEST, 292.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 4.) NORTH 53 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 5.) 306.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 27 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 21 MINUTES 22 SECONDS EAST, 303.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 6.) 38.20 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 32 MINUTES 36 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 03 MINUTES 26 SECONDS EAST, 34.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 7.) NORTH 84 DEGREES 10 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 8.) SOUTH 05 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 9.) 39.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 44 SECONDS AND A CHORD WHICH BEARS SOUTH 39 DEGREES 52 MINUTES 24 SECONDS WEST, 35.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 10.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 214.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 11.) 38.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 50 DEGREES 13 MINUTES 50 SECONDS EAST, 34.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 12.) 5.00 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 41 SECONDS AND A CHORD WHICH BEARS NORTH 86 DEGREES 06 MINUTES 07 SECONDS EAST, 5.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 13.) SOUTH 03 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 14.) 40.43 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 39 MINUTES 59 SECONDS AND A CHORD WHICH BEARS SOUTH 39 DEGREES 54 MINUTES 30 SECONDS WEST, 36.17 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A POINT OF TANGENCY;
- 15.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 98.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.220 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, R.P.L.S., FILED UNDER JOB NO. 232901 IN THE OFFICES OF GBI PARTNERS. ALL CORNERS HAVE BEEN SET AND WILL BE SET UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION SECTION FOR WHICH THIS DESCRIPTION WAS PREPARED.

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

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN SHERRY LANE PHASE 2 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
TOM HINCKLEY  
CHAIRMAN

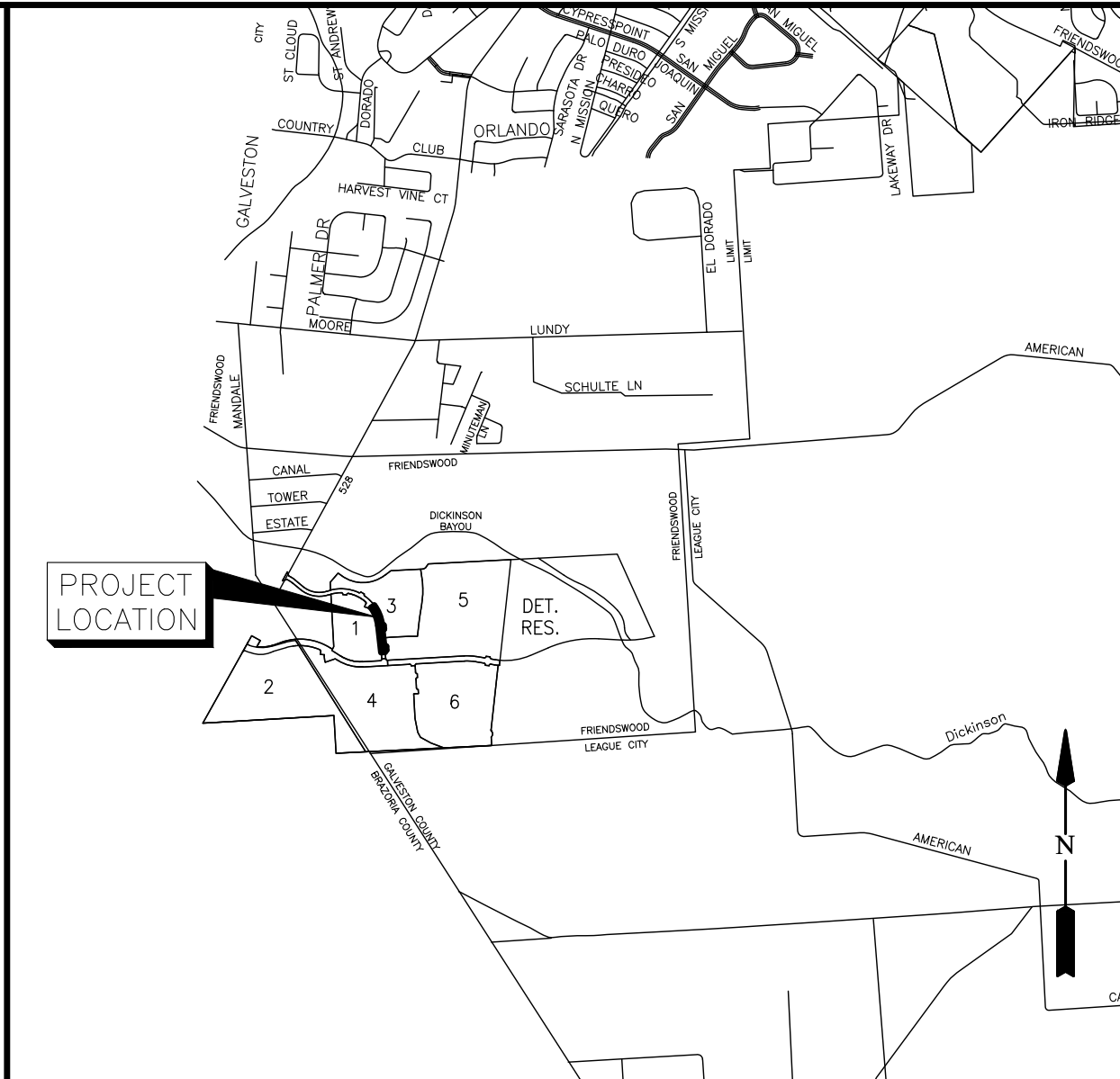
ATTEST: \_\_\_\_\_  
BECKY BENNETT  
ASSISTANT PLANNER

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

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

GENERAL NOTES:

- 1. PRIMARY BENCHMARK: HGCSO 54 (NGS PID: AW5996)-PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC SLEEVE, ENCASED IN A 5-INCH PVC PIPE WITH LOGO STAMPED "HGCSO 54 1986" AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 508 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.  
PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)  
GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 508 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).  
ELEVATION = 36.11' NAVD88 (GEOID18)
- 2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935
- 3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE "AE". ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH
- 4. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 5. FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 6. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- 7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED, THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 8. 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.
- 9. 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.
- 10. 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 (RETENTION 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.
- 11. 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.
- 12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 13. 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.
- 14. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.



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

STATE OF TEXAS  
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN DOCUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY OFFICIAL PUBLIC RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

PRELIMINARY PLAT  
SHERRY LANE PHASE 2  
STREET DEDICATION

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

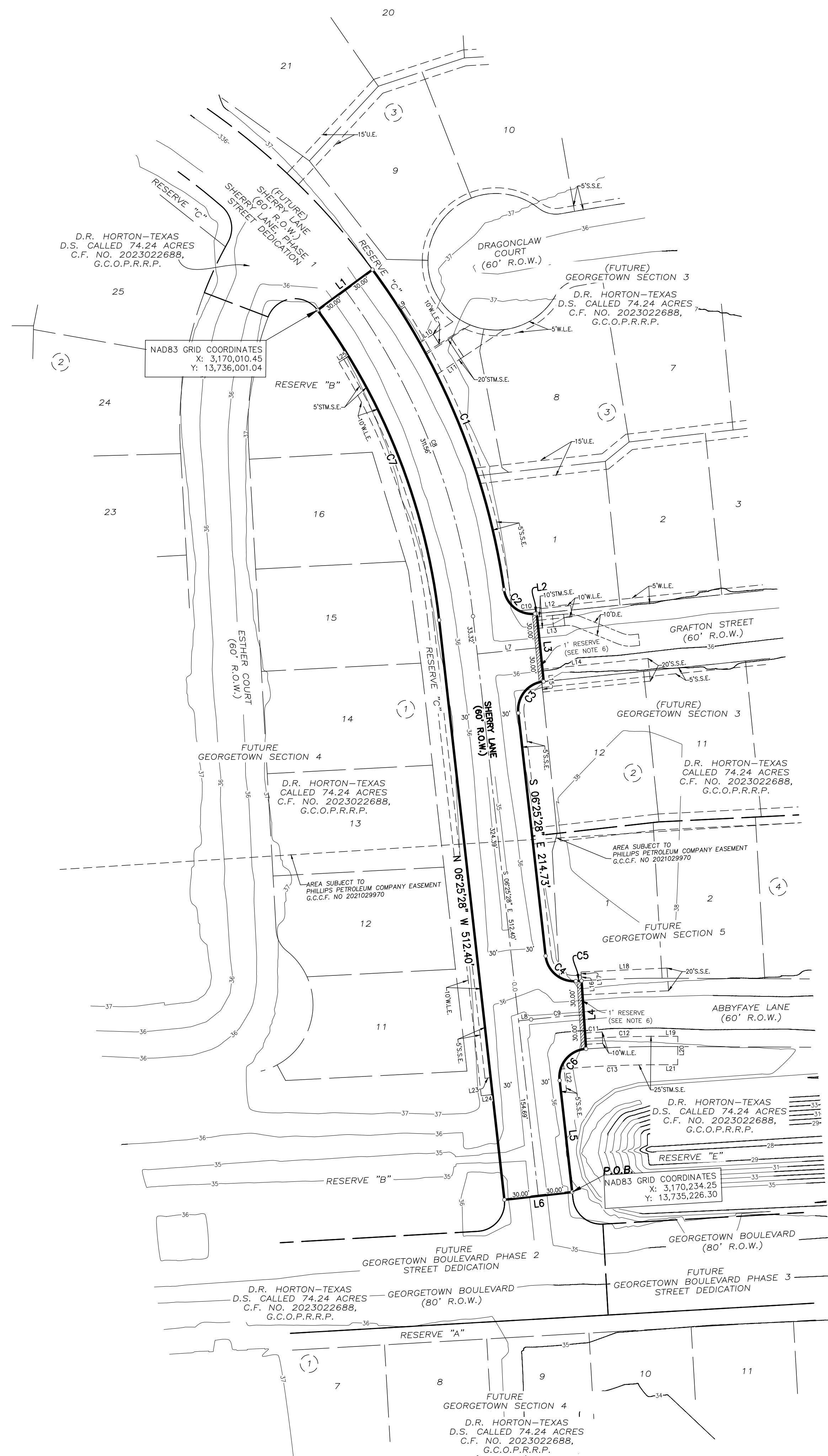
0 LOTS      0 RESERVES (0.000 ACRES)      0 BLOCKS  
MAY 27, 2026      JOB NO. 1931-3129C

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

SURVEYOR: \_\_\_\_\_ ENGINEER: \_\_\_\_\_  
**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77056 PHONE: 281-499-4539  
TAPELS FRM #10130300 GBSurvey@GBISurvey.com www.GBISurvey.com  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449  
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

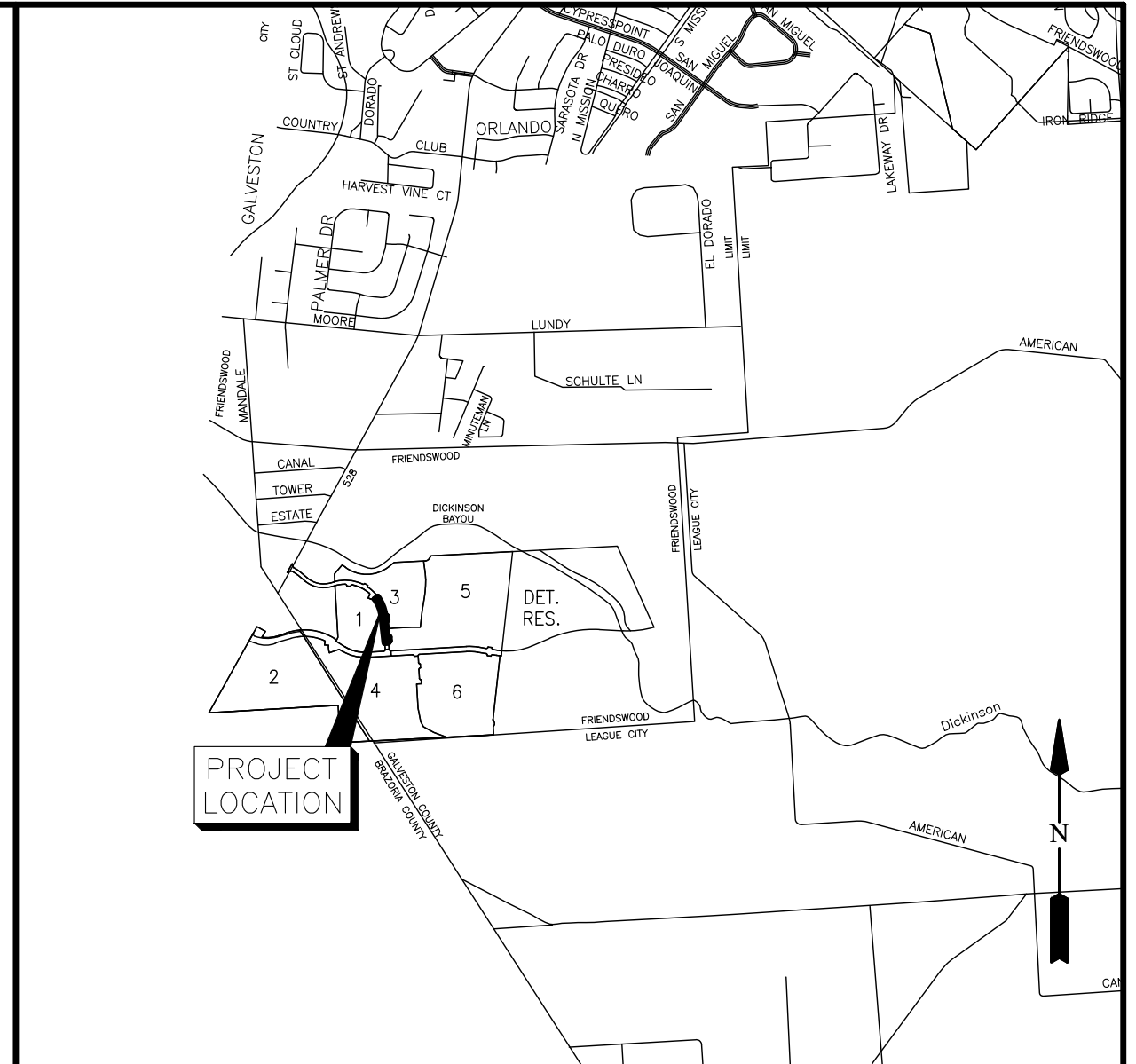
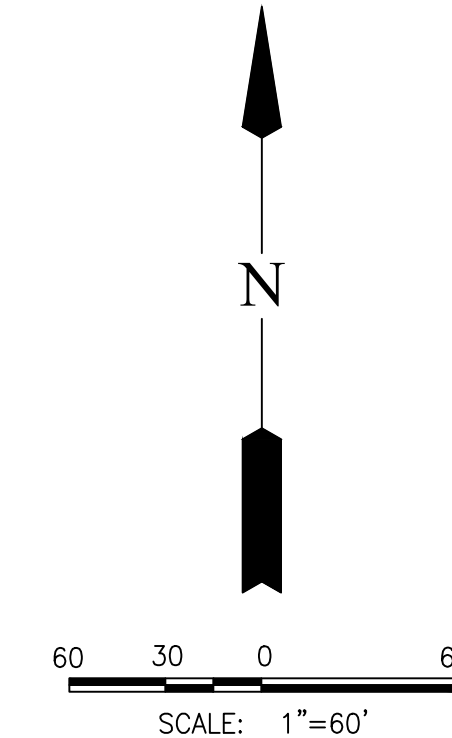


PLATTING NO. \_\_\_\_\_ SURVEY CHECK NO. \_\_\_\_\_



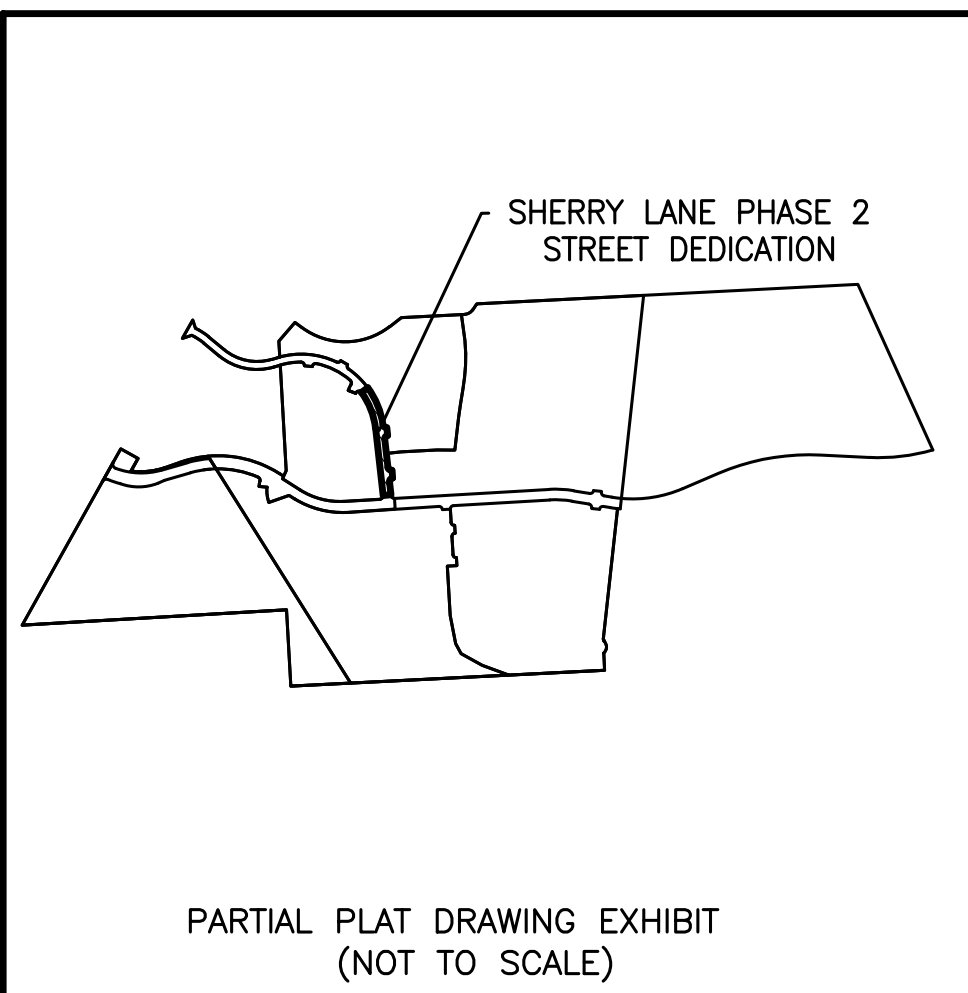
LINE	BEARING	DISTANCE
L1	N 53°34'24" E	60.00'
L2	N 84°10'16" E	1.49'
L3	S 05°49'44" E	60.00'
L4	S 03°45'32" E	60.00'
L5	S 06°25'28" E	98.67'
L6	S 83°34'32" W	60.00'
L7	N 84°10'16" E	55.57'
L8	N 83°34'32" E	11.05'
L9	S 53°34'24" E	5.01'
L10	N 57°30'45" E	13.83'
L11	S 56°26'31" W	28.29'
L12	S 84°10'16" W	36.19'
L13	S 84°10'16" W	23.49'
L14	N 84°10'16" E	93.27'
L15	N 05°49'44" W	4.09'
L16	S 03°45'32" E	5.00'
L17	N 03°45'32" W	2.65'
L18	N 87°19'05" E	75.69'
L19	S 89°44'25" E	12.64'
L20	S 00°15'35" W	25.00'
L21	N 89°44'25" W	12.64'
L22	S 06°25'28" E	24.80'
L23	S 82°29'54" W	5.00'
L24	S 83°34'32" W	10.00'
L25	N 58°31'32" E	10.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	28°08'27"	306.97'	S 22°21'22" E	303.89'
C2	25.00'	87°32'36"	38.20'	S 52°03'26" E	34.59'
C3	25.00'	90°35'44"	39.53'	S 38°52'24" W	35.54'
C4	25.00'	87°36'45"	38.23'	S 50°13'50" E	34.61'
C5	1,030.00'	0°16'41"	5.00'	N 86°06'07" E	5.00'
C6	25.00'	92°39'56"	40.43'	S 39°54'30" W	36.17'
C7	565.00'	30°00'08"	295.85'	N 21°25'32" W	292.49'
C8	595.00'	30°00'08"	311.56'	S 21°25'32" E	308.02'
C9	1,000.00'	2°39'56"	46.52'	N 84°54'30" E	46.52'
C10	295.00'	1°51'41"	9.58'	N 85°06'06" E	9.58'
C11	984.00'	0°52'40"	15.08'	S 86°40'48" W	15.08'
C12	979.00'	4°01'07"	68.67'	S 88°15'02" W	68.65'
C13	954.00'	5°25'34"	90.35'	S 87°32'48" W	90.31'



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

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
  - G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
  - G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
  - O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
  - RES. INDICATES RESERVE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - ↔ INDICATES STREET NAME CHANGE



PRELIMINARY PLAT  
**SHERRY LANE PHASE 2  
STREET DEDICATION**

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

0 LOTS      0 RESERVES (0.000 ACRES)      0 BLOCKS  
MAY 27, 2026      JOB NO. 1931-3129C

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

SURVEYOR: **GBI PARTNERS** ENGINEER: **LJA Engineering, Inc.**

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

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

8PPLS FRM #10130300 GBSurvey.com www.GBSurvey.com Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

**City of Friendswood**

910 S Friendswood Drive  
Friendswood, TX 77546



**Corrections Required - 06-04-2026 08:27:15**  
**Application No. PLT2026-1083**  
**Address : GEORGETOWN**

**Corrections Required Instructions:**

- \* Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- \* Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- \* The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

**Corrections Required:**

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

<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
PLAT1	Natalie Franco : Engineering	Information has not been corrected- Key Map & FEMA Map May be addressed during construction plan (or final plat) review
PLAT2	Natalie Franco : Engineering	Easement for STM - Provided latest oneline to clarify.  Section 5 Oneline called this section out as "By Others". Georgetown Blvd Phase 3 Oneline, also, shows storm in this area. May be addressed during construction plan (or final plat) review
PLAT2	Marua Blackburn : Engineering	Add acronym to legend. May be addressed during construction plan (or final plat) review.
PLAT2	Marua Blackburn : Engineering	Clarify the intent of this 5' STM.S.E., or consider removing it, as a storm sewer along Sherry Lane is already proposed within the ROW. May be addressed during construction plan (or final plat) review.
PLAT1	Becky Bennett : Planning	IV.2.b.(1)(a) Plat name is Sherry Lane Phase 2 Street Dedication. Remove the word Georgetown. May be addressed on final plat.
PLAT1	Becky Bennett : Planning	IV.2.b.(1)(a) Correct the plat name. Remove the word Georgetown. May be addressed on final plat.
PLAT1	Becky Bennett : Planning	IV.2.b.(21) Use city standard plat note regarding pipelines. Use the version that says all existing pipelines or easements have been shown. The plat drawing shows area subject to Phillips Petroleum Co Esmt #2021029970. May be addressed on final plat.
PLAT1	Becky Bennett : Planning	IV.3.c.(8) Include assignment #2025059967 with lienholder's subordination. May be addressed on final plat.
PLAT2	Becky Bennett : Planning	IV.2.b.(14) Adjacent owner info, easements, etc. do not match other plat submittals. Ex: Section 1 is labeled as Sec 4, Esther Ln is labeled as Court, the reserve and lot labels are incorrect. May be addressed on construction plans then final plat.

Page Reference	Reviewer : Department	Review Comments
PLAT2	Becky Bennett : Planning	II.B.4. Partial plat exhibit should identify the parcel/tract being partially platted. Sherry Ln Ph 2 is out of a 132 acre tract per deed #2021029966. Or we would accept out of the current 89.2 ac tract. The property lines shown on the exhibit do not reflect the current configuration of parcels. May be addressed on final plat.

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	281-996-3290
Marua Blackburn	mblackburn@friendswood.com	281-996-3297
Natalie Franco	nfranco@friendswood.com	281-993-3411

Submission Documents:

Document Name	Document ID
Sherry Lane Phase 2_2026-03-12.pdf	91114
03_GSherryLn2_ONELINES.pdf	95995
04_GBlvd2_Tax Certificates.pdf	91310
Sherry Lane Phase 2_2026-03-26.pdf	92011
04_GSherryLn2_Tax Certificates----need GC----.pdf	91112
georgetown sherry blvd phase 2_2026052814240791.pdf	95994
SLPH2-Letter of Response Template.pdf	92009
03_GSherryLn2_ONELINES.pdf	91111
SLP2_SUB TO GCCDD1.pdf	91116
Sherry Lane Phase 2_2026-05-27.pdf	95993
georgetown sherry blvd phase 2_2026031111331977.pdf	91115
05_GSherryLn2_CPL (eff. 2026-02-01).pdf	92010
Disapproval_Georgetown Prelim Plats.pdf	92920
PLT2026-1083 - Corrections Report 03-23-2026.pdf	91627
Sherry Lane Ph 2 Street Ded Prelim Plat - Corrections Report 03-31-2026.pdf	92744

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HERINAFTER REFERRED TO AS OWNERS, OF THE 1.220 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SHERRY LANE PHASE 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

FROST BANK, A TEXAS STATE BANK

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF FRIENDSWOOD  
PARTIAL PLAT APPROVAL STATEMENT

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

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 1.220 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS GEORGETOWN SHERRY LANE PHASE 2 STREET DEDICATION, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNEST S. LOEB, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

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

IV.2.b.(1)(a) Correct the plat name. Remove the word Georgetown. May be addressed on final plat.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN SHERRY LANE PHASE 2 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
TOM HINCKLEY  
CHAIRMAN

ATTEST: \_\_\_\_\_  
BECKY BENNETT  
ASSISTANT PLANNER

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

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

GENERAL NOTES:

1. PRIMARY BENCHMARK: HGCSO 54 (NGS PID: AW5996)-PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC SLEEVE, ENCASED IN A 5-INCH PVC PIPE WITH LOGO STAMPED "HGCSO 54 1986" AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 508 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 508 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

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

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

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

7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED, THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

8. 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.

9. 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.

10. 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 (RETENTION 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.

11. 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.

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

13. 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.

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

FIELD NOTES FOR 1.220 ACRES

BEING A TRACT CONTAINING 1.220 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A-624, IN GALVESTON COUNTY, TEXAS. SAID 1.220 ACRES BEING A PORTION OF A CALLED 132,008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALLED 32,662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966. BEING ON THE EASTERLY LINE OF A CALLED 74,240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32,662 AND 74,240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

THENCE, THROUGH AND ACROSS SAID 74,240 ACRES AND AFORESAID 132,008 ACRES, NORTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1,745.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132,008 ACRES, THE FOLLOWING FIFTEEN (15) COURSES:

1.) SOUTH 83 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

2.) NORTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 512.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

3.) 295.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 08 SECONDS AND A CHORD WHICH BEARS NORTH 21 DEGREES 25 MINUTES 32 SECONDS WEST, 292.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

4.) NORTH 53 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

5.) 306.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 27 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 21 MINUTES 22 SECONDS EAST, 303.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

6.) 38.20 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 32 MINUTES 36 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 03 MINUTES 26 SECONDS EAST, 34.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

7.) NORTH 84 DEGREES 10 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

8.) SOUTH 05 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

9.) 39.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 44 SECONDS AND A CHORD WHICH BEARS SOUTH 38 DEGREES 52 MINUTES 24 SECONDS WEST, 35.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

10.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 214.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

11.) 38.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 50 DEGREES 13 MINUTES 50 SECONDS EAST, 34.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

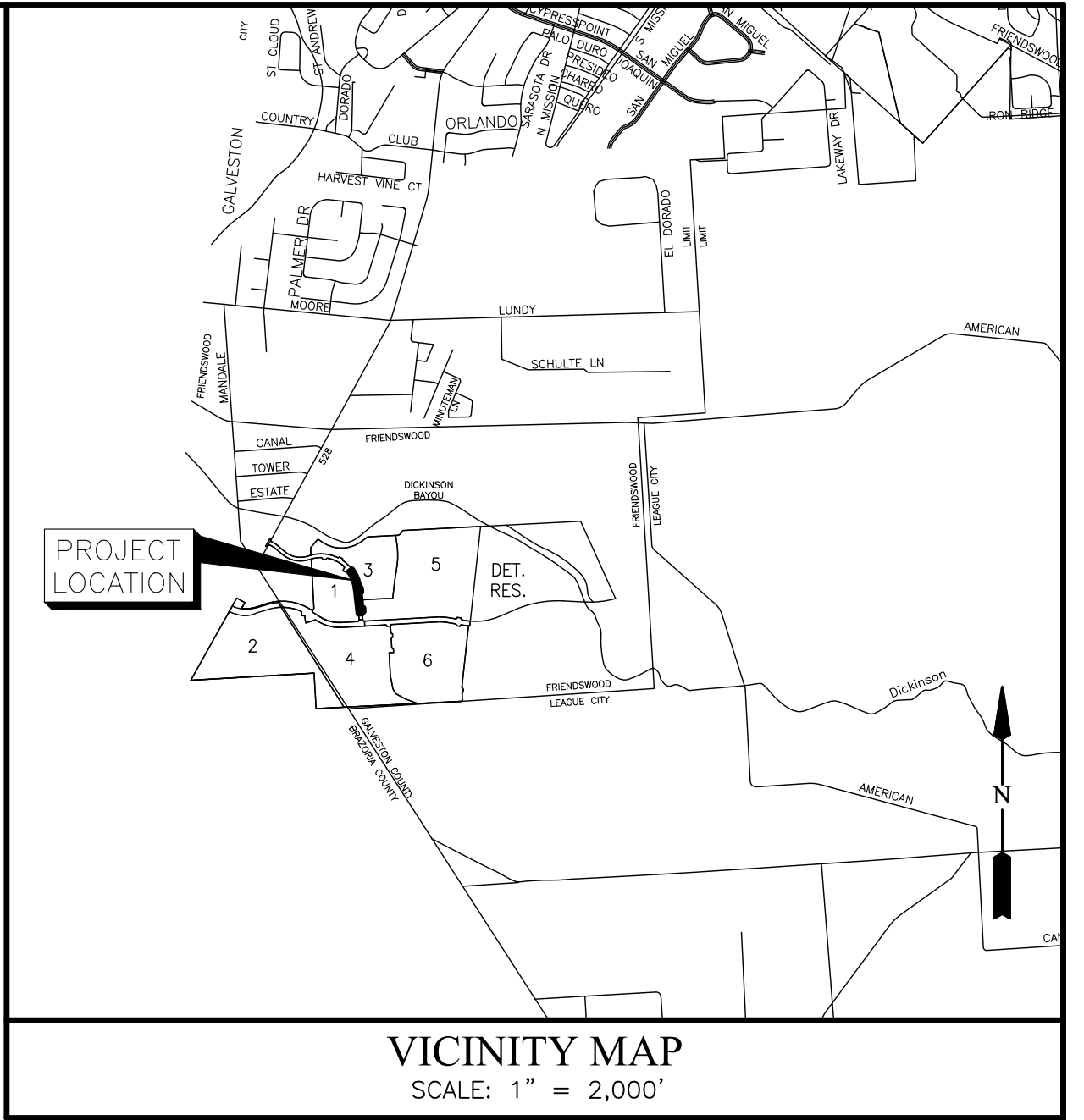
12.) 5.00 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 41 SECONDS AND A CHORD WHICH BEARS NORTH 86 DEGREES 06 MINUTES 07 SECONDS EAST, 5.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

13.) SOUTH 03 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

14.) 40.43 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 39 MINUTES 59 SECONDS AND A CHORD WHICH BEARS SOUTH 39 DEGREES 54 MINUTES 30 SECONDS WEST, 36.17 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A POINT OF TANGENCY;

15.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 98.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.220 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NO. 232901 IN THE OFFICES OF GBI PARTNERS. ALL CORNERS HAVE BEEN MONUMENTED UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION SECTION FOR WHICH THIS DESCRIPTION WAS PREPARED.



Information has not been corrected- Key Map & FEMA Map May be addressed during construction plan (or final plat) review

STATE OF TEXAS  
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND ONLY RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN DOCUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY OFFICIAL PUBLIC RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

PRELIMINARY PLAT  
**SHERRY LANE PHASE 2  
STREET DEDICATION**

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

0 LOTS      0 RESERVES (0.000 ACRES)      0 BLOCKS  
MAY 27, 2026      JOB NO. 1931-3129C

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

SURVEYOR:

ENGINEER:

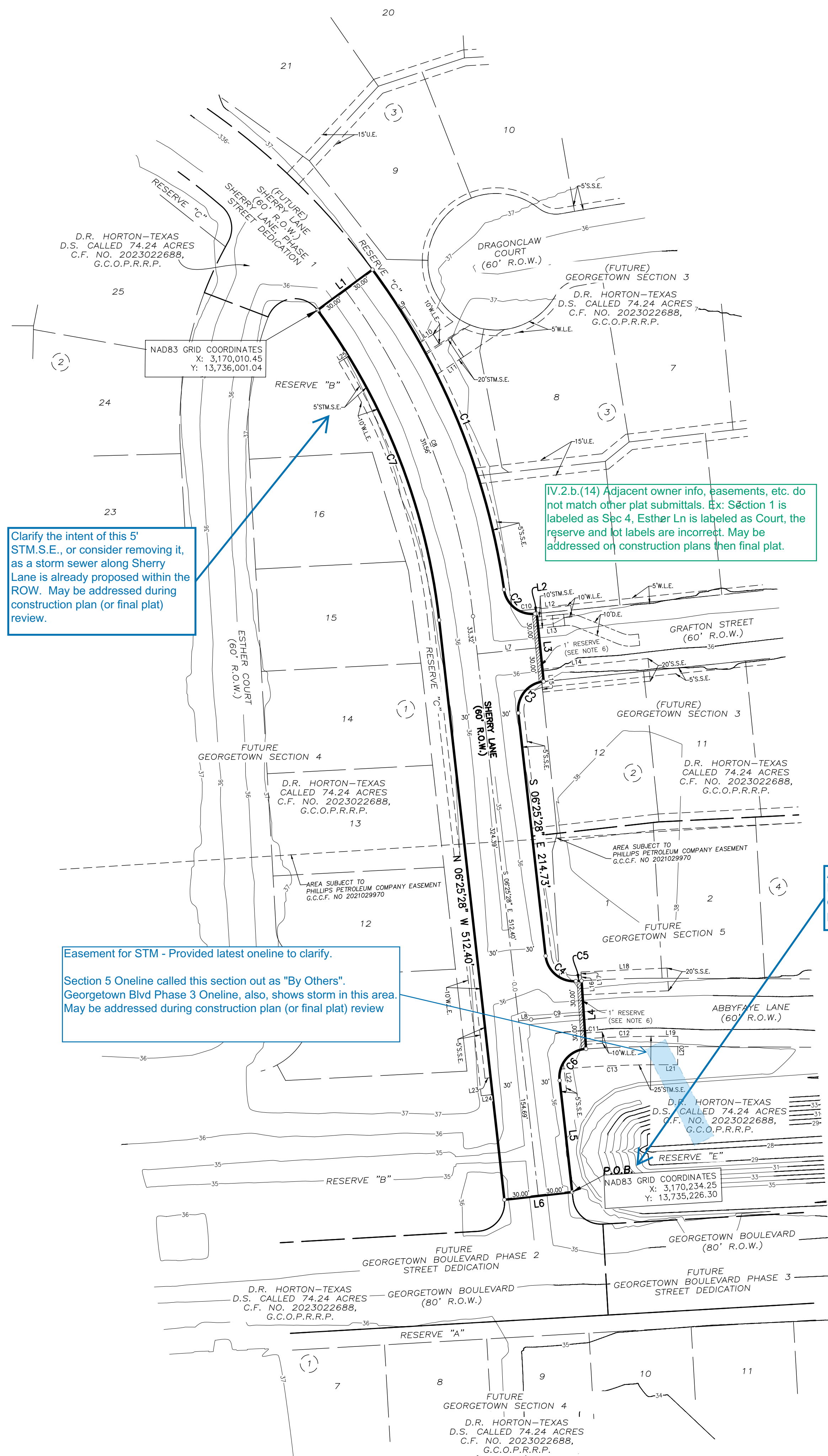


**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77050  
PHONE: 281-499-4539

TAPELS FRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com

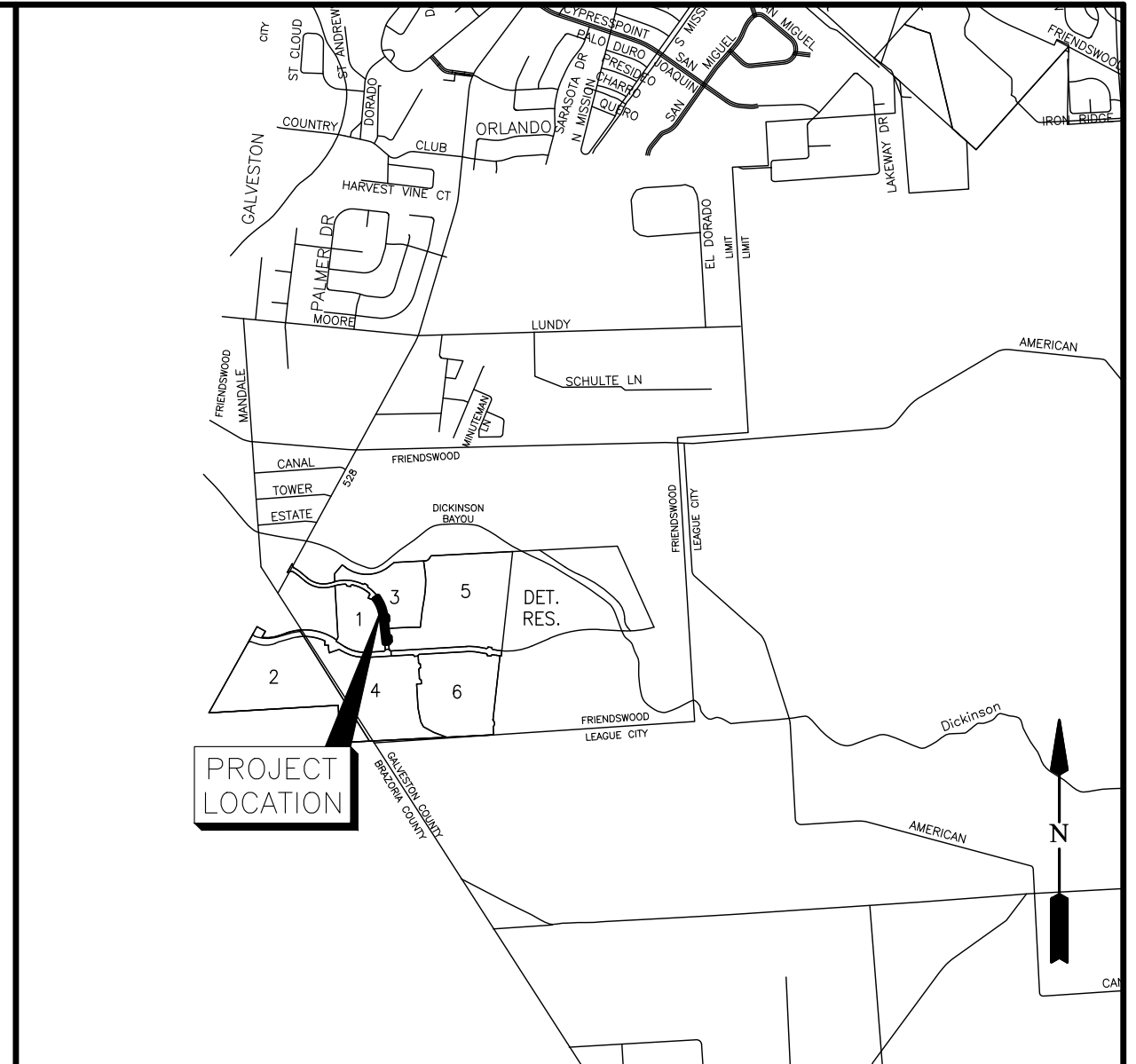
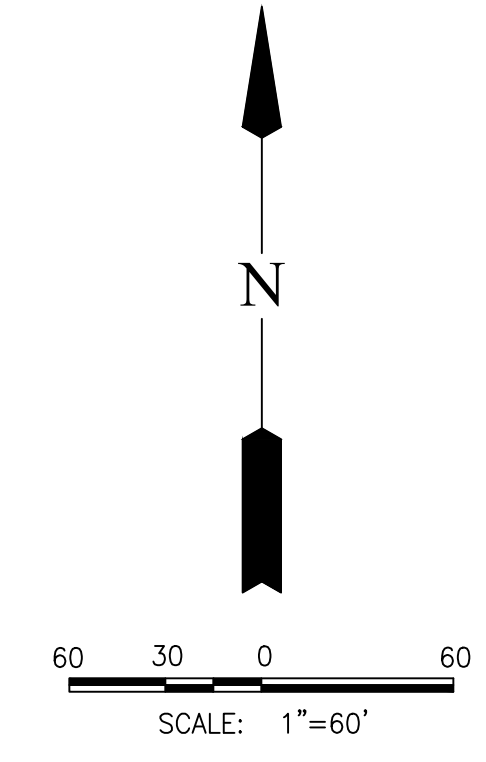
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

**LJA**  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



LINE	BEARING	DISTANCE
L1	N 53°34'24" E	60.00'
L2	N 84°10'16" E	1.49'
L3	S 05°49'44" E	60.00'
L4	S 03°45'32" E	60.00'
L5	S 06°25'28" E	98.67'
L6	S 83°34'32" W	60.00'
L7	N 84°10'16" E	55.57'
L8	N 83°34'32" E	11.05'
L9	S 53°34'24" E	5.01'
L10	N 57°30'45" E	13.83'
L11	S 56°26'31" W	28.29'
L12	S 84°10'16" W	36.19'
L13	S 84°10'16" W	23.49'
L14	N 84°10'16" E	93.27'
L15	N 05°49'44" W	4.09'
L16	S 03°45'32" E	5.00'
L17	N 03°45'32" W	2.65'
L18	N 87°19'05" E	75.69'
L19	S 89°44'25" E	12.64'
L20	S 00°15'35" W	25.00'
L21	N 89°44'25" W	12.64'
L22	S 06°25'28" E	24.80'
L23	S 82°29'54" W	5.00'
L24	S 83°34'32" W	10.00'
L25	N 58°31'32" E	10.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	28°08'27"	306.97'	S 22°21'22" E	303.89'
C2	25.00'	87°32'36"	38.20'	S 52°03'26" E	34.59'
C3	25.00'	90°35'44"	39.53'	S 38°52'24" W	35.54'
C4	25.00'	87°36'45"	38.23'	S 50°13'50" E	34.61'
C5	1,030.00'	0°16'41"	5.00'	N 86°06'07" E	5.00'
C6	25.00'	92°39'56"	40.43'	S 39°54'30" W	36.17'
C7	565.00'	30°00'08"	295.85'	N 21°25'32" W	292.49'
C8	595.00'	30°00'08"	311.56'	S 21°25'32" E	308.02'
C9	1,000.00'	2°39'56"	46.52'	N 84°54'30" E	46.52'
C10	295.00'	1°51'41"	9.58'	N 85°06'06" E	9.58'
C11	984.00'	0°52'40"	15.08'	S 86°40'48" W	15.08'
C12	979.00'	4°01'07"	68.67'	S 88°15'02" W	68.65'
C13	954.00'	5°25'34"	90.35'	S 87°32'48" W	90.31'



Clarify the intent of this 5' STM.S.E., or consider removing it, as a storm sewer along Sherry Lane is already proposed within the ROW. May be addressed during construction plan (or final plat) review.

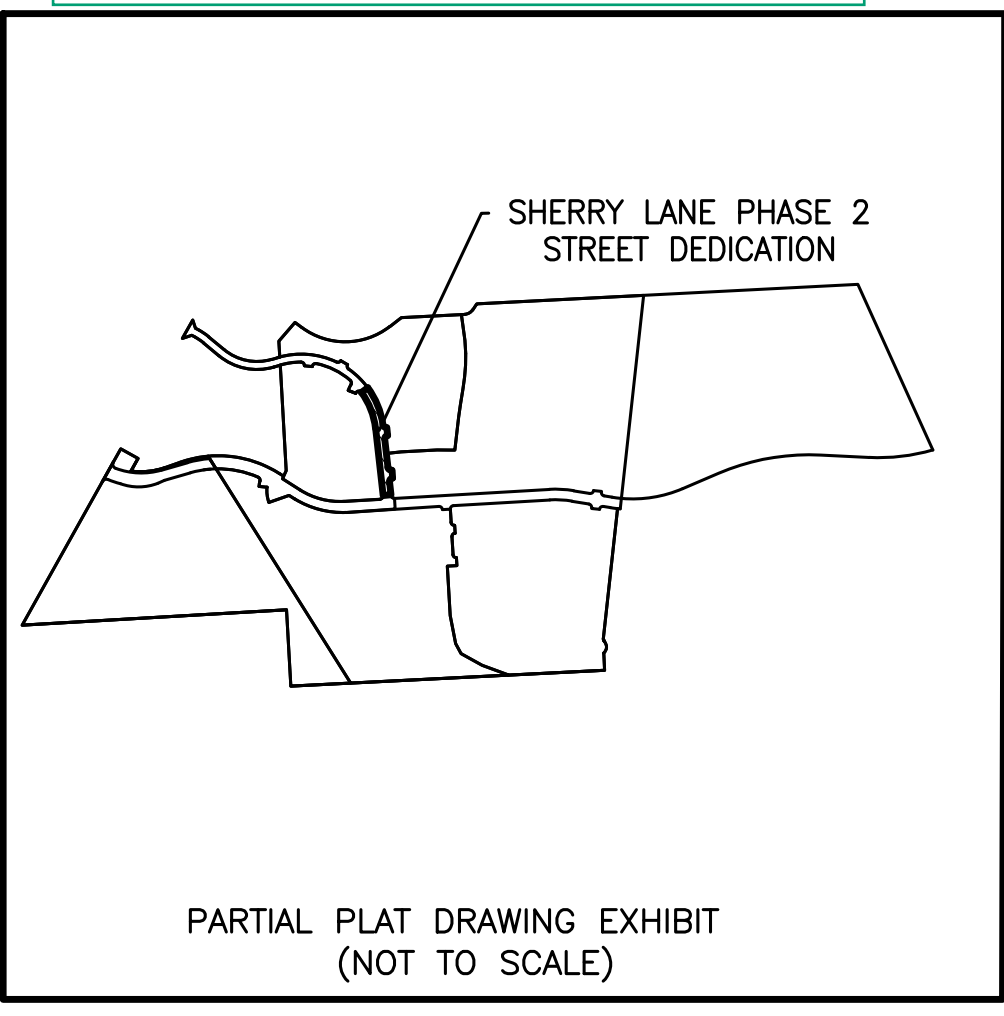
IV.2.b.(14) Adjacent owner info, easements, etc. do not match other plat submittals. Ex: Section 1 is labeled as Sec 4, Esther Ln is labeled as Court, the reserve and lot labels are incorrect. May be addressed on construction plans then final plat.

Add acronym to legend. May be addressed during construction plan (or final plat) review.

III.B.4. Partial plat exhibit should identify the parcel/tract being partially platted. Sherry Ln Ph 2 is out of a 132 acre tract per deed #2021029966. Or we would accept out of the current 89.2 ac tract. The property lines shown on the exhibit do not reflect the current configuration of parcels. May be addressed on final plat.

Easement for STM - Provided latest online to clarify. Section 5 Online called this section out as "By Others". Georgetown Blvd Phase 3 Online, also, shows storm in this area. May be addressed during construction plan (or final plat) review.

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
  - G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
  - G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
  - O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
  - RES. INDICATES RESERVE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - ↔ INDICATES STREET NAME CHANGE



**PRELIMINARY PLAT  
SHERRY LANE PHASE 2  
STREET DEDICATION**

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

0 LOTS      0 RESERVES (0.000 ACRES)      0 BLOCKS  
MAY 27, 2026      JOB NO. 1931-3129C

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

SURVEYOR: **GBI PARTNERS**      ENGINEER: **LJA Engineering, Inc.**

**GBI PARTNERS**      **LJA**  
 4724 VISTA ROAD      18PELS FIRM #10130300      1904 W. Grand Parkway North      Phone 713.953.5200  
 PASADENA, TX 77505      GBSurvey@GBISurvey.com      Suite 100      Fax 713.953.5026  
 PHONE: 281.499.4539      www.GBISurvey.com      Katy, Texas 77449      FRN-F-1386



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 11, 2026

Subject: **PRELIMINARY PLAT: GEORGETOWN BLVD PHASE 2 STREET DEDICATION (APPROX. 1450 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, a subdivision of 3.365 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Action:

## SUMMARY / ORIGINATING CAUSE

**Zoning: Single Family Residential (SFR)**

**Location: FM 528/W Parkwood Ave (south near Alvin)**

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains a street dedication that consists of about 1450 feet of 80-foot roadway which serves as a collector street for the subdivision. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

This plat was denied by the Commission on April 9, 2026.

**Staff recommends approval with staff comments. There are several remaining comments that do not affect the design or layout of the roadway and can be addressed on the final plat or construction plans.**

**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**

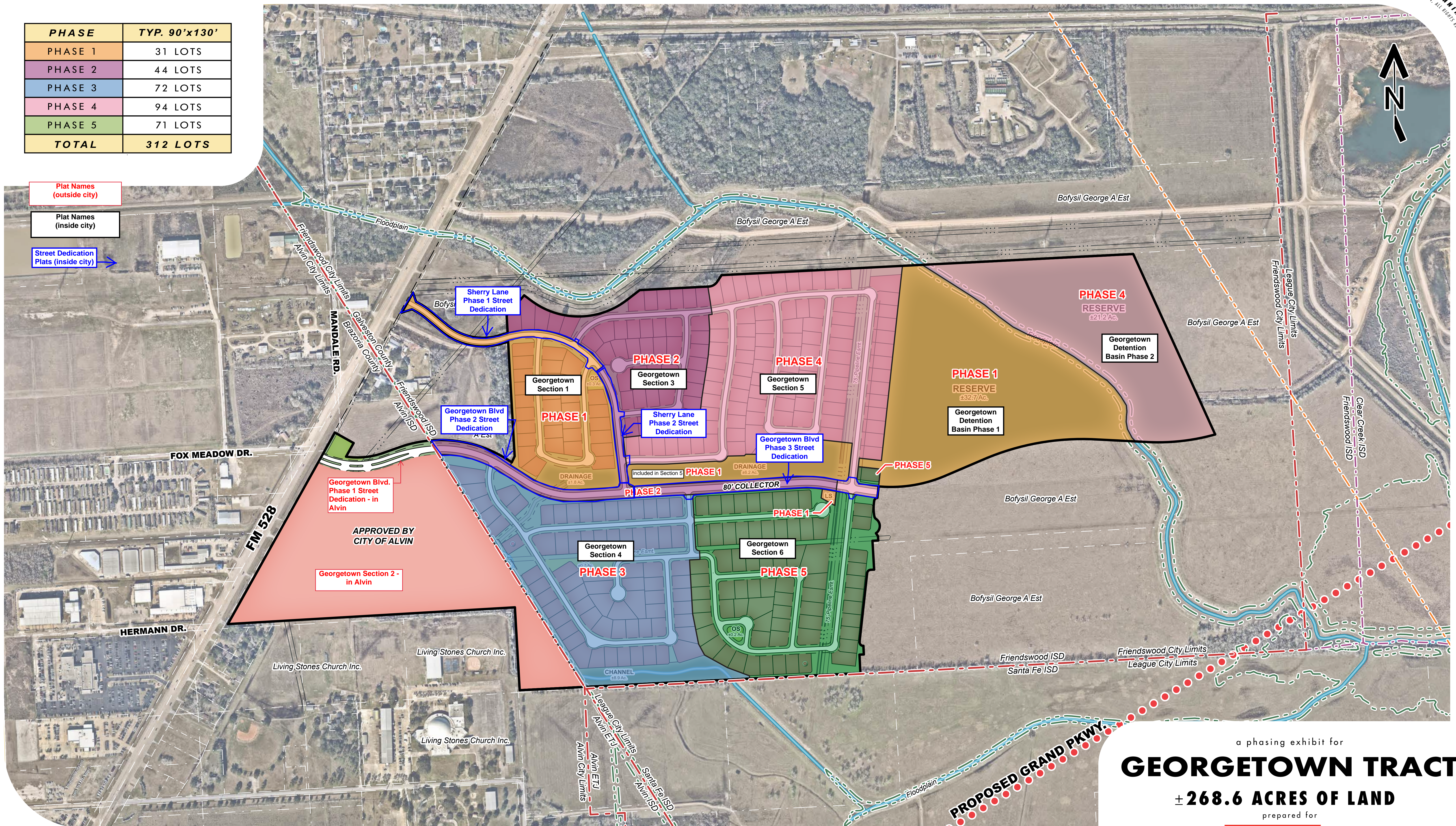
**RECOMMENDATIONS**

**ATTACHMENTS**

1.	Georgetown Master Plan Approved February 2024
2.	Georgetown Zoning Map
3.	Georgetown Blvd Ph 2 Preliminary Plat
4.	PLT2026-1081 - Corrections Report 06-04-2026

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

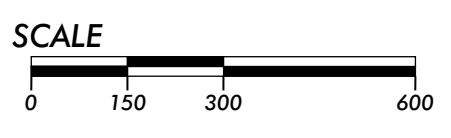
- Plat Names (outside city)
- Plat Names (inside city)
- Street Dedication Plats (inside city)



a phasing exhibit for  
**GEORGETOWN TRACT**  
 ± 268.6 ACRES OF LAND

prepared for  
**D·R·HORTON** DHI NYSE  
*America's Builder*

**META** PLANNING + DESIGN  
 24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422

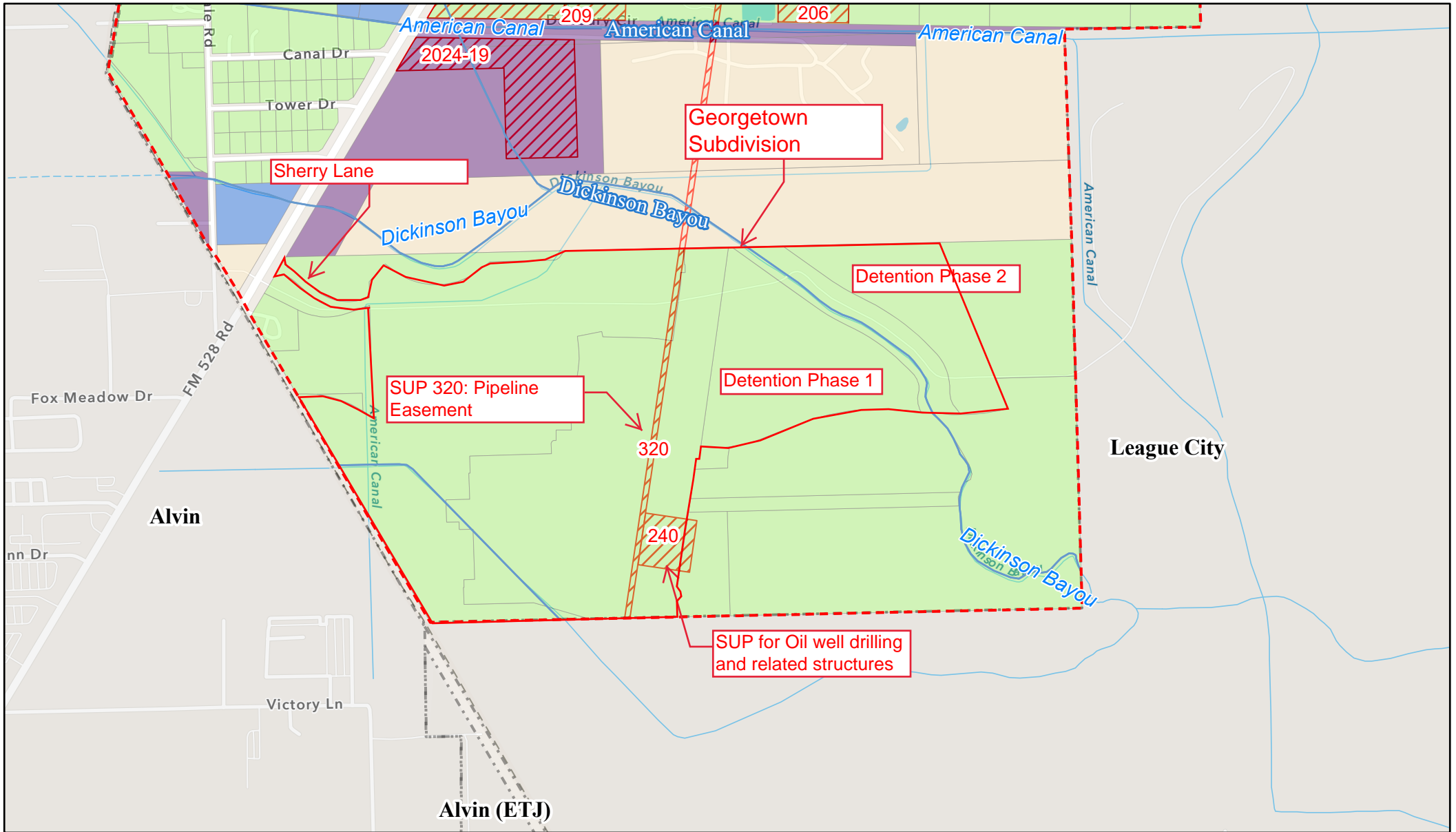


HOU-21006  
 FEBRUARY 29, 2024

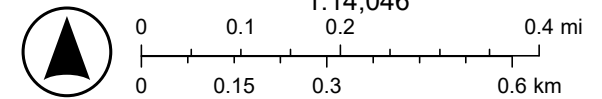
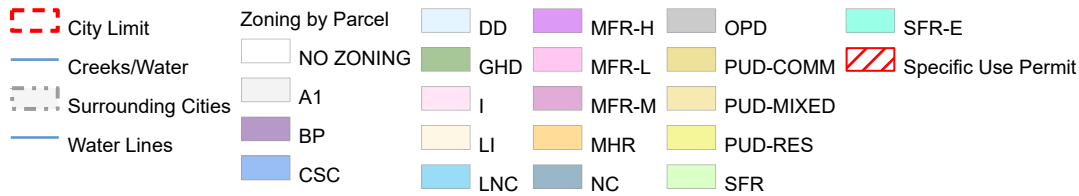
**\*ALL ROW WIDTHS SHALL BE 60' UNLESS OTHERWISE NOTED**

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# City of Friendswood



3/31/2026, 12:01:38 PM



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

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 3.365 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
ERNEST LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS GEORGETOWN BLVD PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022690, 2023022691, 2023022692, AND 20230230832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 3.365 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNEST LOEB, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN BLVD PHASE 2 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
TOM HINCKLEY  
CHAIRMAN

ATTEST: \_\_\_\_\_  
BECKY BENNETT  
ASSISTANT PLANNER

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

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

BEING A TRACT CONTAINING 3.365 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A—624, AND THE HOOPER & WADE SURVEY, SEC 22, A—675, IN GALVESTON COUNTY, TEXAS. SAID 3.365 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON — TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 3.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON — TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022698, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

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

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

- 1.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 6.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 2.) 37.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 52 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 49 DEGREES 51 MINUTES 36 SECONDS EAST, 34.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 3.) SOUTH 03 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 4.) SOUTH 86 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 382.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
  - 5.) 396.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS NORTH 75 DEGREES 32 MINUTES 26 SECONDS WEST, 390.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
  - 6.) NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 7.) SOUTH 70 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;
  - 8.) 117.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 06 DEGREES 58 MINUTES 59 SECONDS WEST, 116.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 9.) NORTH 84 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;
  - 10.) 41.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 02 MINUTES 17 SECONDS EAST, 41.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
  - 11.) 34.54 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 09 MINUTES 42 SECONDS AND A CHORD WHICH BEARS NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST, 31.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;
  - 12.) 327.04 FEET ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 20 SECONDS AND A CHORD WHICH BEARS NORTH 78 DEGREES 50 MINUTES 45 SECONDS WEST, 324.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 13.) NORTH 32 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 114.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON A NORTHERLY LINE OF SAID 132.008 ACRES AND BEING THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;
- THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:
- 1.) 564.89 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 04 SECONDS AND A CHORD WHICH BEARS SOUTH 76 DEGREES 21 MINUTES 39 SECONDS EAST, 554.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;
  - 2.) SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.18 FEET TO A 5/8 INCH IRON ROD FOUND;
- THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING SIX (6) COURSES:
- 1.) SOUTH 25 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 2.) SOUTH 57 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 161.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 3.) 347.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS SOUTH 75 DEGREES 32 MINUTES 26 SECONDS EAST, 341.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
  - 4.) NORTH 86 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 272.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 5.) 40.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 08 MINUTES 24 SECONDS EAST, 36.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - 6.) NORTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.365 ACRES OF LAND.

GENERAL NOTES:

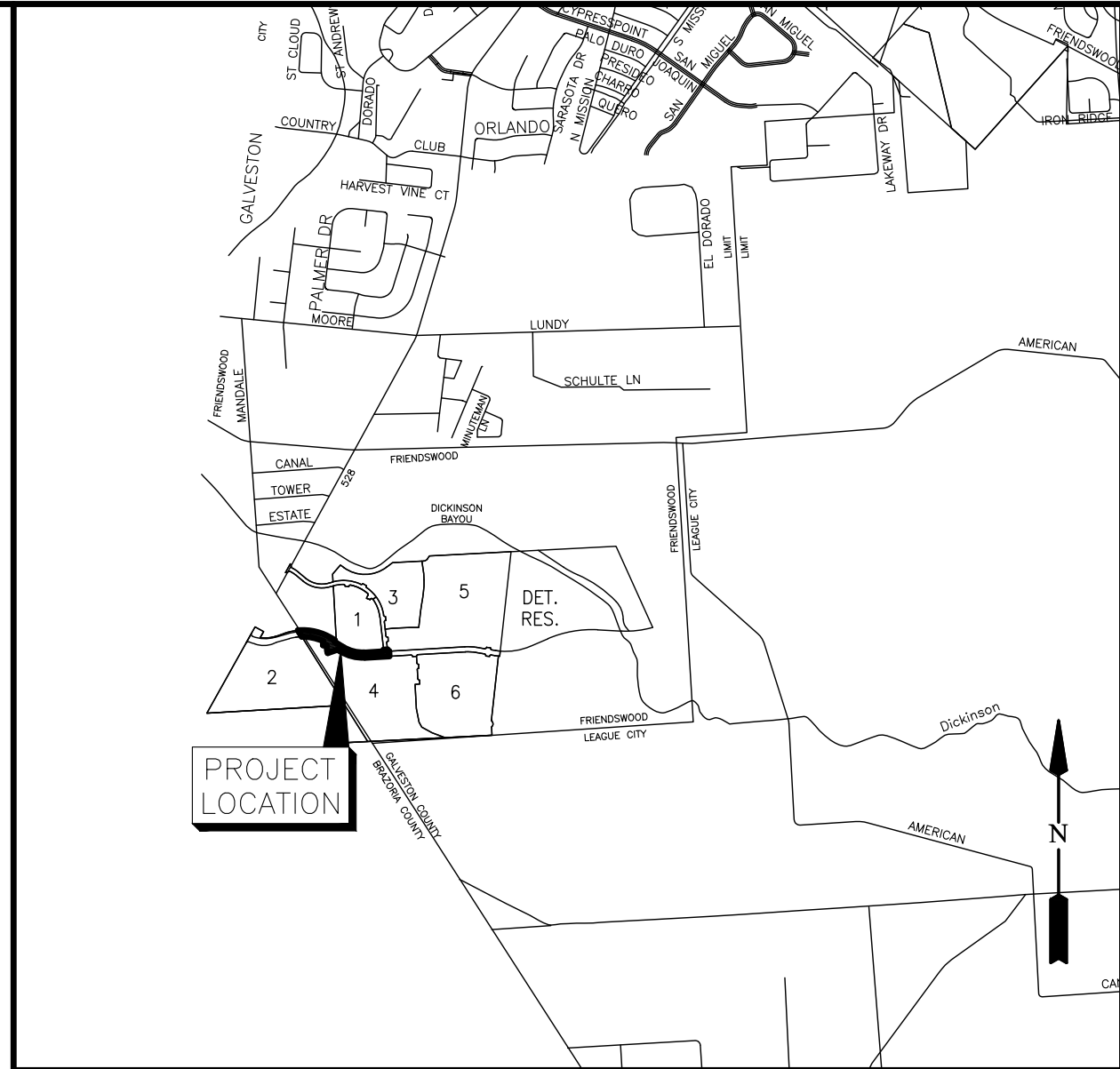
1. PRIMARY BENCHMARK: HGCSO 54 (NGS PID: AWS596)—PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1—INCH PVC SLEEVE, ENCASED IN A 5—INCH PVC PIPE WITH LOGO STAMPED "HGCSO 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

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

ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935
3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE "AE". ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BRE OR DEPTH
4. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE—EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT—OF—WAYS HAVE NOT BEEN MONUMENTED.
6. ONE—FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT—OF—WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
13. 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.
14. ALL VISIBLE PIPELINES ARE SHOWN ON THE PLAT.



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

STATE OF TEXAS  
COUNTY OF GALVESTON

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

THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY

RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN DOCUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY OFFICIAL PUBLIC RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

PRELIMINARY PLAT  
**GEORGETOWN BOULEVARD  
PHASE 2  
STREET DEDICATION**

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

0 LOTS 2 RESERVES (0.575 ACRES) 0 BLOCKS

MAY 26, 2025 JOB NO. 1931—3127

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

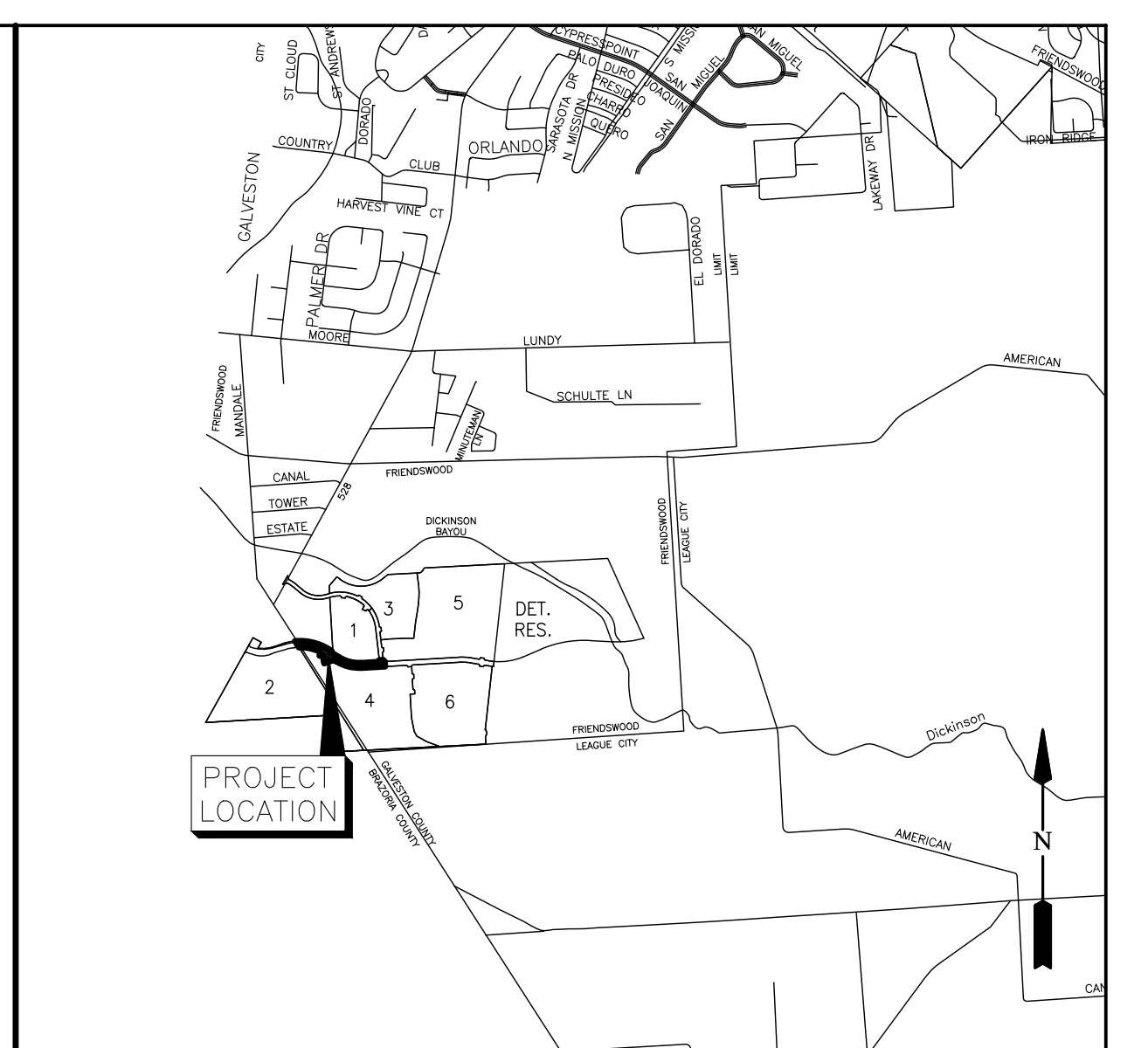
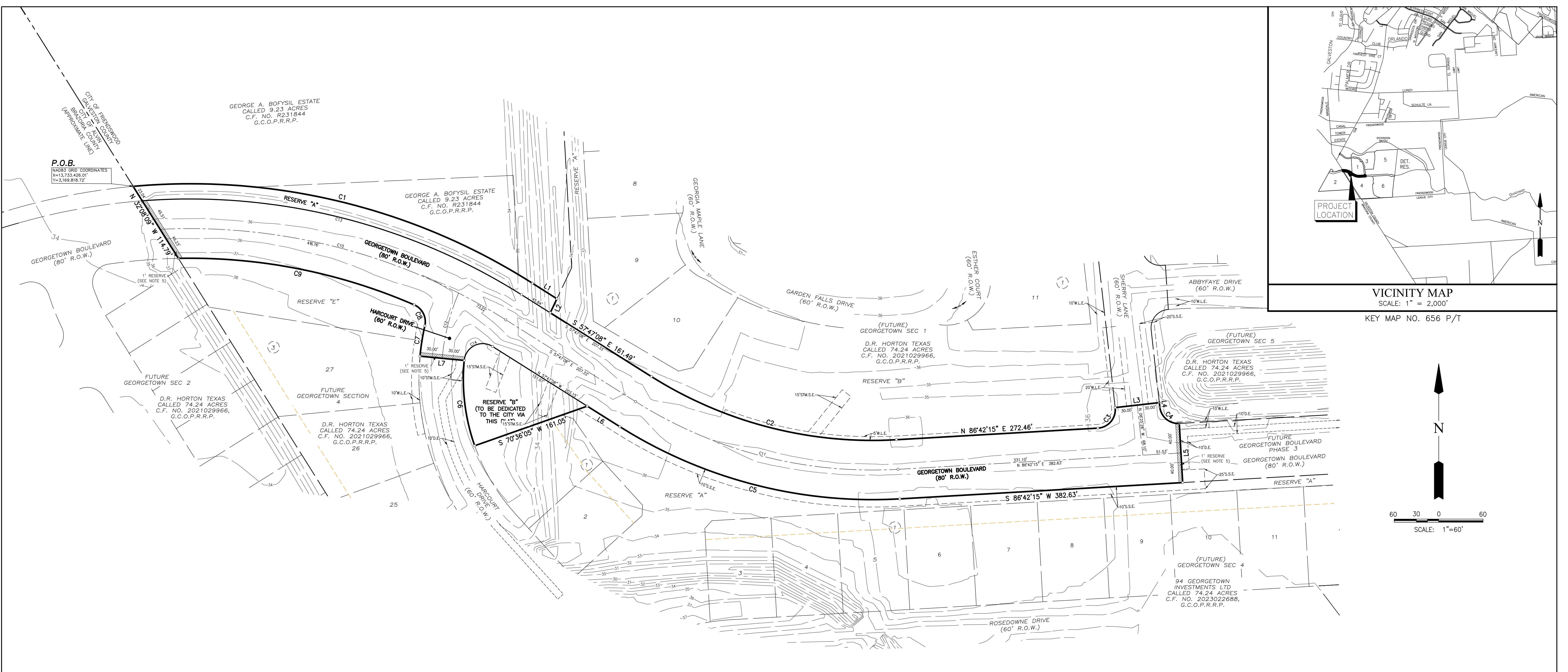
SURVEYOR:

ENGINEER:

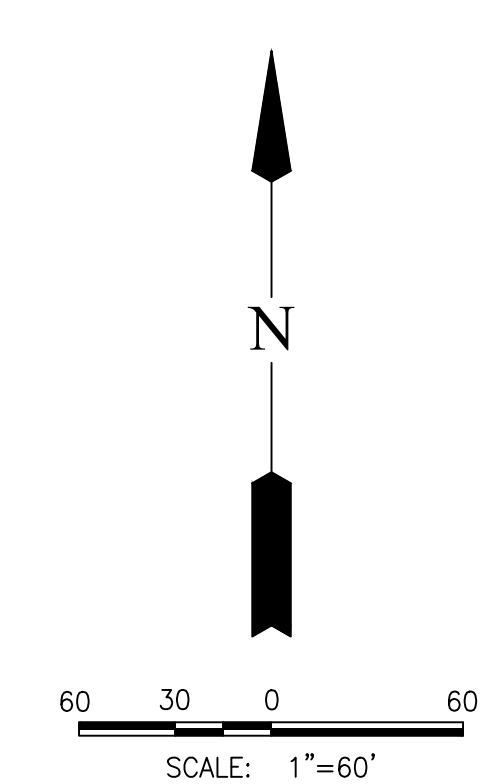


**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77055  
PHONE: 281-499-4539  
TBPELS FIRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449  
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386



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

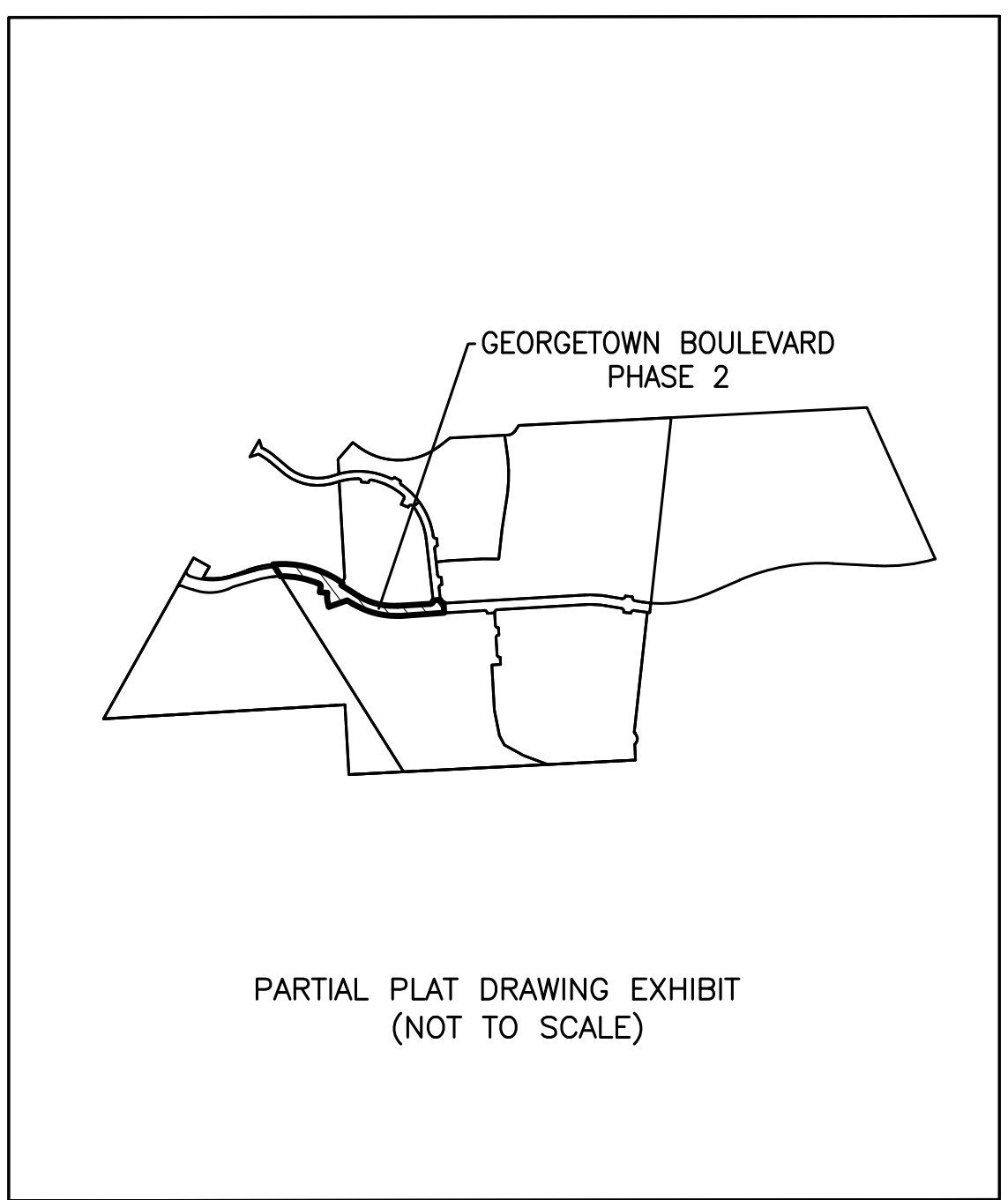


- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
  - G.C.C.D.D. INDICATES GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
  - G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
  - G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
  - O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
  - RES. INDICATES RESERVE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - INDICATES STREET NAME CHANGE

LINE	BEARING	DISTANCE
L1	S 57°32'37" E	39.18'
L2	S 25°22'52" W	20.97'
L3	N 83°34'32" E	60.00'
L4	S 06°25'28" E	6.01'
L5	S 03°17'45" E	80.00'
L6	N 57°47'08" W	52.08'
L7	N 84°34'02" W	60.00'

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

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



PRELIMINARY PLAT  
**GEORGETOWN BOULEVARD  
PHASE 2  
STREET DEDICATION**

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

0 LOTS    2 RESERVES (0.575 ACRES)    0 BLOCKS  
MAY 26, 2025    JOB NO. 1931-3127

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SURVEYOR:    ENGINEER:

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

**City of Friendswood**

910 S Friendswood Drive  
Friendswood, TX 77546



**Corrections Required - 06-04-2026 08:35:00**  
**Application No. PLT2026-1081**  
**Address : GEORGETOWN**

**Corrections Required Instructions:**

- \* Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- \* Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- \* The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

**Corrections Required:**

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

<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
PLAT1	Natalie Franco : Engineering	Please verify. May be addressed during construction plan (or final plat) review
PLAT2	Marua Blackburn : Engineering	Did storm sewer outfall/ditch design change? Onelines show storm sewer outfall and ditch/swale on opposite side. Please verify. May be addressed during construction plan (or final plat) review.
PLAT2	Marua Blackburn : Engineering	Missing sanitary sewer easmt. May be addressed during construction plan (or final plat) review.
PLAT2	Marua Blackburn : Engineering	Missing 30' Stm sewer easmt. May be addressed during construction plan (or final plat) review.
1	Becky Bennett : Planning	IV.2.b.(1)(d) Georgetown Blvd Ph 2 appears to be wholly within parcel deeded to DR Horton. Verify whether 94 Georgetown Investments is a vested owner. May be addressed at final plat.
PLAT1	Becky Bennett : Planning	IV.2.b.(19) Clarify whether or not pipelines exist within the plat boundary. Title report lists Southtex Pipeline #2021029970. Identify the pipeline location on the plat drawing. If this is a blanket easement, then please specify. May be addressed during final plat but if pipeline exists, it must be identified on the construction plans.
PLAT1	Becky Bennett : Planning	IV.3.c.(8) Verify #2023030832 is applicable. Not shown on title report. May be addressed during final plat.
PLAT1	Becky Bennett : Planning	IV.2.b.1.(a) Spell out Boulevard to match the remainder of plat references. May be addressed on final plat.
PLAT2	Becky Bennett : Planning	IV.2.b.(14) Update adjacent easements, reserve designations, etc. according to preliminary plats. The location of easements are missing or do not match; reserve designations are different. Example: Esther Ln, not Court. Reserve B is Reserve C on the Sec 1 plat and does not show any easements. May be addressed during construction plan review then final plat.

Page Reference	Reviewer : Department	Review Comments
PLAT2	Becky Bennett : Planning	II.B.4. Partial plat exhibit should depict the parcel/tract being partially platted, not the sections of a master plan. The property lines shown on the exhibit do not reflect the current configuration of parcels. May be addressed on final plat.

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	281-996-3290
Marua Blackburn	mblackburn@friendswood.com	281-996-3297
Natalie Franco	nfranco@friendswood.com	281-993-3411

Submission Documents:

Document Name	Document ID
Disapproval_Georgetown Prelim Plats.pdf	92918
03_GBlvd2 ONELINES.pdf	91100
GBP2_SUB TO GCCDSD1.pdf	91099
Georgetown Blvd Ph 2_2026-03-12.pdf	91098
Georgetown Blvd Ph 2_2026-03-26.pdf	92015
georgetown blvd phase 2_2026031111323803.pdf	91118
04_GBlvd2_Tax Certificates----need GC----.pdf	91102
04_GBlvd2_Tax Certificates.pdf	91348
Georgetown Blvd Ph 2_2026-05-27.pdf	95998
03_GBlvd2 ONELINES.pdf	95997
02_SLPH2-Letter of Response Template.pdf	92014
Georgetown Blvd Ph 2 Street Ded Prel Plat - Corrections Report 03-31-2026.pdf	92742
georgetown blvd phase 2_2026052814231914.pdf	95996
PLT2026-1081 - Corrections Report 03-23-2026.pdf	91629
GBP2_SUB TO GCDD.pdf	91121

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 3.365 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN BLVD PHASE 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

BY: \_\_\_\_\_  
ERNEST LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHERRY LANE PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022888, 2023022889, 2023022890, 2023022891, 2023022892, AND 2023030852 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 3.365 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN BLVD PHASE 2, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNEST LOEB, VICE PRESIDENT DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN BLVD PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
TOM HINCKLEY  
CHAIRMAN

ATTEST: \_\_\_\_\_  
BECKY BENNETT  
ASSISTANT PLANNER

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

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

GENERAL NOTES:

- PRIMARY BENCHMARK:** HGCD 54 (NGS PID: AW5596)-PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC SLEEVE, ENCASED IN A 6-INCH PVC PIPE WITH LOGO STAMPED "HGCD 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.  
PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)  
GRI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST; LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).  
ELEVATION = 36.11' NAVD88 (GEOID18)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE "AE". ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH
- LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDES OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- SIDEWALKS AND ADA RAMP 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 RAMP 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 ERRECTED 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 (RETENTION POND, 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.
- 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.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESORIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- ALL VISIBLE PIPELINES ARE SHOWN ON THE PLAT.

BEING A TRACT CONTAINING 3.365 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A-624, AND THE HOOPER & WADE SURVEY, SEC 22, 152-675, IN GALVESTON COUNTY, TEXAS; SAID 3.365 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 3.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022888, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

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

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

- SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 6.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 37.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 52 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 49 DEGREES 51 MINUTES 36 SECONDS EAST, 34.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - SOUTH 03 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - SOUTH 86 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 382.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
  - 396.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS NORTH 75 DEGREES 32 MINUTES 26 SECONDS WEST, 390.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
  - NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - SOUTH 70 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
  - 117.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 06 DEGREES 58 MINUTES 59 SECONDS WEST, 116.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - NORTH 84 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
  - 41.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 02 MINUTES 17 SECONDS EAST, 41.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
  - 34.54 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 09 MINUTES 42 SECONDS AND A CHORD WHICH BEARS NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST, 31.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;
  - 327.04 FEET ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 20 SECONDS AND A CHORD WHICH BEARS NORTH 78 DEGREES 50 MINUTES 45 SECONDS WEST, 324.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - NORTH 32 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 114.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON A NORTHERLY LINE OF SAID 132.008 ACRES AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:
- 564.89 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 04 SECONDS AND A CHORD WHICH BEARS SOUTH 76 DEGREES 21 MINUTES 39 SECONDS EAST, 554.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;
  - SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.18 FEET TO A 5/8 INCH IRON ROD FOUND;
- THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING SIX (6) COURSES:
- SOUTH 25 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - SOUTH 57 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 161.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 347.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS SOUTH 75 DEGREES 32 MINUTES 26 SECONDS EAST, 341.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
  - NORTH 86 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 272.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
  - 40.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 08 MINUTES 24 SECONDS EAST, 36.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
  - NORTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.365 ACRES OF LAND.



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

STATE OF TEXAS  
COUNTY OF GALVESTON

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

THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY

RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN

DOCUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY OFFICIAL PUBLIC

RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

PRELIMINARY PLAT  
**GEORGETOWN BLVD  
PHASE 2 STREET  
DEDICATION**

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

0 LOTS 2 RESERVES (0.575 ACRES) 0 BLOCKS

MARCH 19, 2025 JOB NO. 1931-3127

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

SURVEYOR: \_\_\_\_\_ ENGINEER: \_\_\_\_\_



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

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449  
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

LONGVIEW COUNTY CLERK'S OFFICE PHASE 2 STREET DEDICATION LJA JOB NO. 1931-3127C

MUTUAL CHECK SURVEY PLATTING MGR.

LAST SAVED: 3/25/2025 5:33 PM BY: MARIE ESCOBAR - PLOT DATE: 3/25/2025 11:03 AM BY: MARIE ESCOBAR PART NAME: L:\PROJECTS\PLATTING\2025\1931-3127\GEORGETOWN BLVD PH 2.DWG

# Charter Title Company

845 Texas Avenue, Suite 3910, Houston, Texas 77002  
(713) 222-6060

## CITY PLANNING SEARCH REPORT

May 27, 2026

City of Houston Planning Commission  
611 Walker Street 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records GALVESTON County, Texas, as of May 12, 2026, insofar as they pertain to:

**GEORGETOWN BLVD PHASE 2  
A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE I & GN RR SURVEY  
SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS,  
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN  
EXHIBIT "A" ATTACHED HERETO:**

And find the following:

**RECORD TITLE APPEARS TO BE VESTED IN:**

**D.R. HORTON - TEXAS, LTD., a Texas limited partnership and 94 Georgetown Investments, Ltd., a Texas limited partnership**

**EASEMENTS AND OTHER ENCUMBRANCES:**

IV.2.b.(1)(d) Georgetown Blvd Ph 2 appears to be wholly within parcel deeded to DR Horton. Verify whether 94 Georgetown Investments is a vested owner. May be addressed at final plat.

Mineral and/or royalty interest recorded in Volume 3105, Page 646 of the Deed Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Volume 693, Page 461 of the Deed Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Volume 865, Page 682 of the Deed Records of Galveston County, Texas.

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 3.365 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
ERNEST LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS GEORGETOWN BLVD PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022868, 2023022690, 2023022691, 2023022692, AND 2023030832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

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

I, D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 3.365 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNEST LOEB, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

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

IV.2.b.1.(a) Spell out Boulevard to match the remainder of plat references. May be addressed on final plat.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN BLVD PHASE 2 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
TOM HINCKLEY  
CHAIRMAN

ATTEST: \_\_\_\_\_  
BECKY BENNETT  
ASSISTANT PLANNER

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

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

BEING A TRACT CONTAINING 3.365 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A—624, AND THE HOOPER & WADE SURVEY, SEC 22, A—675, IN GALVESTON COUNTY, TEXAS. SAID 3.365 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON — TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 3.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON — TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022698, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

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

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

- 1.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 6.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 2.) 37.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 52 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 49 DEGREES 51 MINUTES 36 SECONDS EAST, 34.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 3.) SOUTH 03 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 4.) SOUTH 86 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 382.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 5.) 396.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS NORTH 75 DEGREES 32 MINUTES 26 SECONDS WEST, 390.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 6.) NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 7.) SOUTH 70 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;
- 8.) 117.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 06 DEGREES 58 MINUTES 59 SECONDS WEST, 116.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 9.) NORTH 84 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;
- 10.) 41.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 02 MINUTES 17 SECONDS EAST, 41.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 11.) 34.54 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 09 MINUTES 42 SECONDS AND A CHORD WHICH BEARS NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST, 31.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;
- 12.) 327.04 FEET ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 20 SECONDS AND A CHORD WHICH BEARS NORTH 78 DEGREES 50 MINUTES 45 SECONDS WEST, 324.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 13.) NORTH 32 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 114.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON A NORTHERLY LINE OF SAID 132.008 ACRES AND BEING THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT;

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

- 1.) 564.89 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 04 SECONDS AND A CHORD WHICH BEARS SOUTH 76 DEGREES 21 MINUTES 39 SECONDS EAST, 554.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;
- 2.) SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.18 FEET TO A 5/8 INCH IRON ROD FOUND;

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

- 1.) SOUTH 25 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 2.) SOUTH 57 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 161.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 3.) 347.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS SOUTH 75 DEGREES 32 MINUTES 26 SECONDS EAST, 341.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- 4.) NORTH 86 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 272.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;
- 5.) 40.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 08 MINUTES 24 SECONDS EAST, 36.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- 6.) NORTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.365 ACRES OF LAND.

GENERAL NOTES:

1. PRIMARY BENCHMARK: HGCD 54 (NGS PID: AWS596)—PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC SLEEVE, ENCASED IN A 5-INCH PVC PIPE WITH LOGO STAMPED "HGCD 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.  
PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.95 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

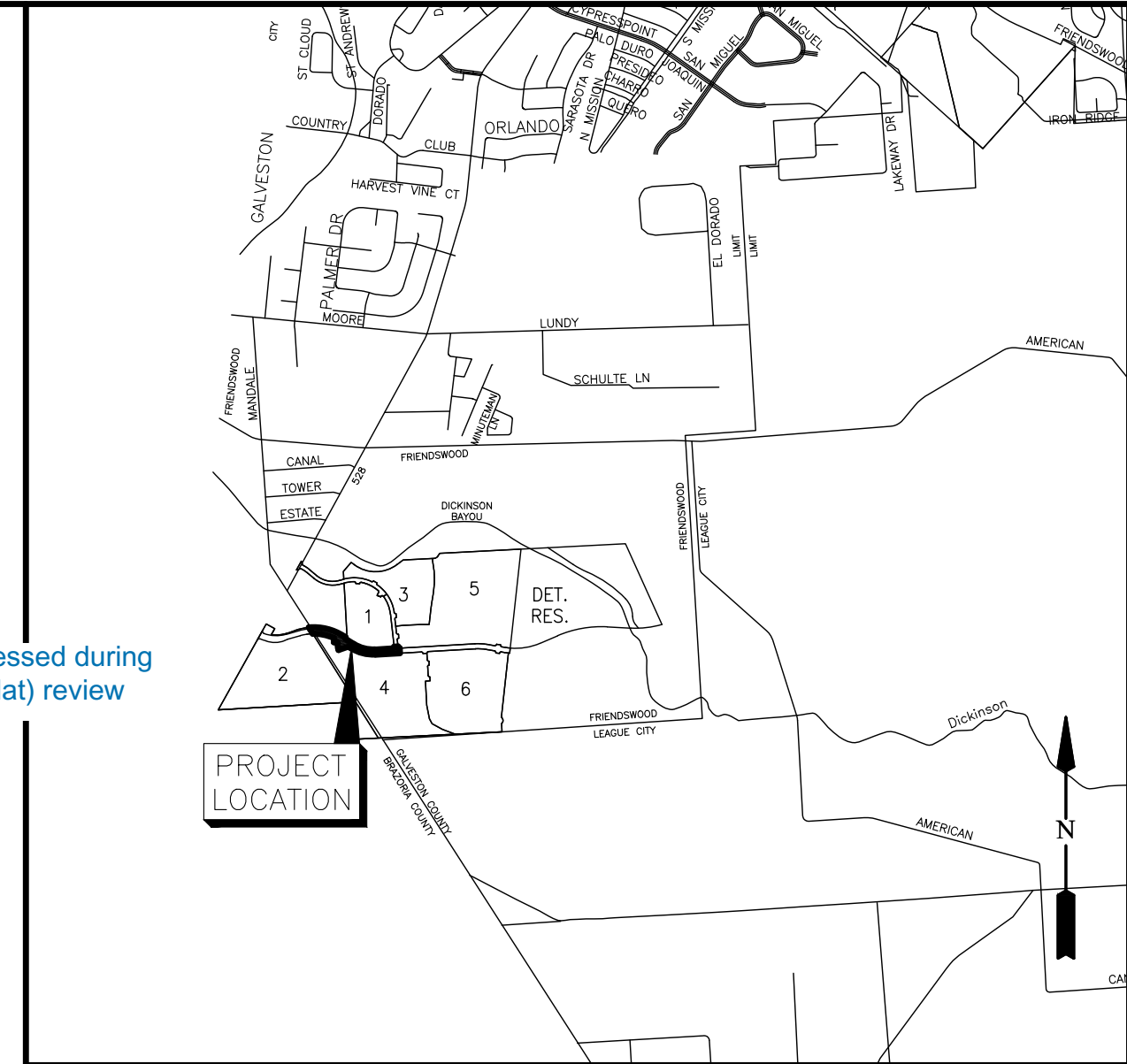
ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99996892935

IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE "AE". ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH FEET OR DEPTH.

4. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT—OF—WAYS HAVE NOT BEEN MONUMENTED.
6. ONE—FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT—OF—WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
7. SIDEWALKS AND ADA RAMP 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 RAMP 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
13. 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.
14. ALL VISIBLE PIPELINES ARE SHOWN ON THE PLAT.

IV.2.b.(18) Clarify whether or not pipelines exist within the plat boundary. Title report lists Southtex Pipeline #2021029970. Identify the pipeline location on the plat drawing. If this is a blanket easement, then please specify. May be addressed during final plat but if pipeline exists, it must be identified on the construction plans.



Please verify. May be addressed during construction plan (or final plat) review

VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 656 P/T

STATE OF TEXAS  
COUNTY OF GALVESTON

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

THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY

RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN

DOCUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY OFFICIAL PUBLIC

RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## PRELIMINARY PLAT GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION

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

0 LOTS 2 RESERVES (0.575 ACRES) 0 BLOCKS

MAY 26, 2025 JOB NO. 1931—3127

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

SURVEYOR:

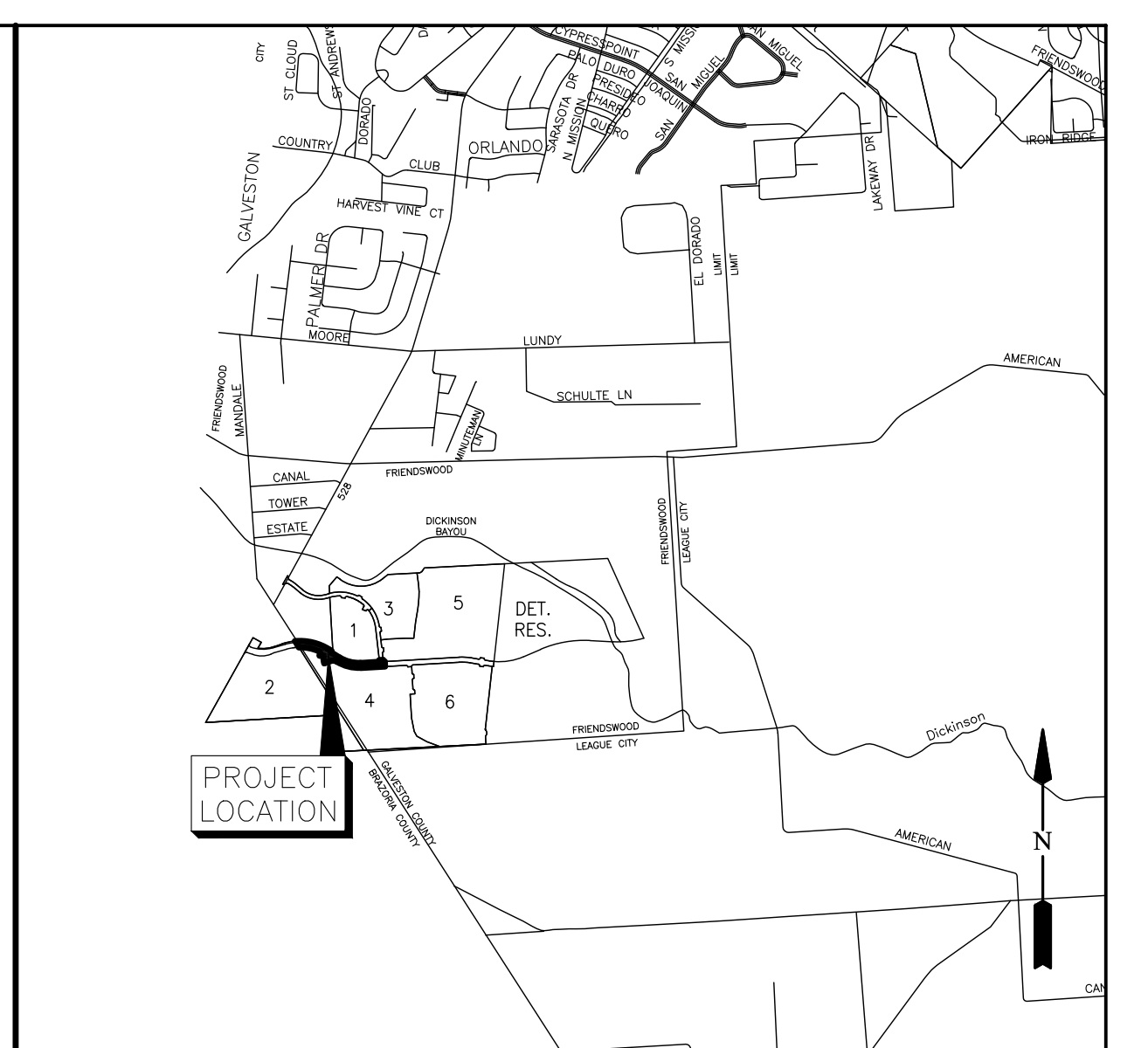
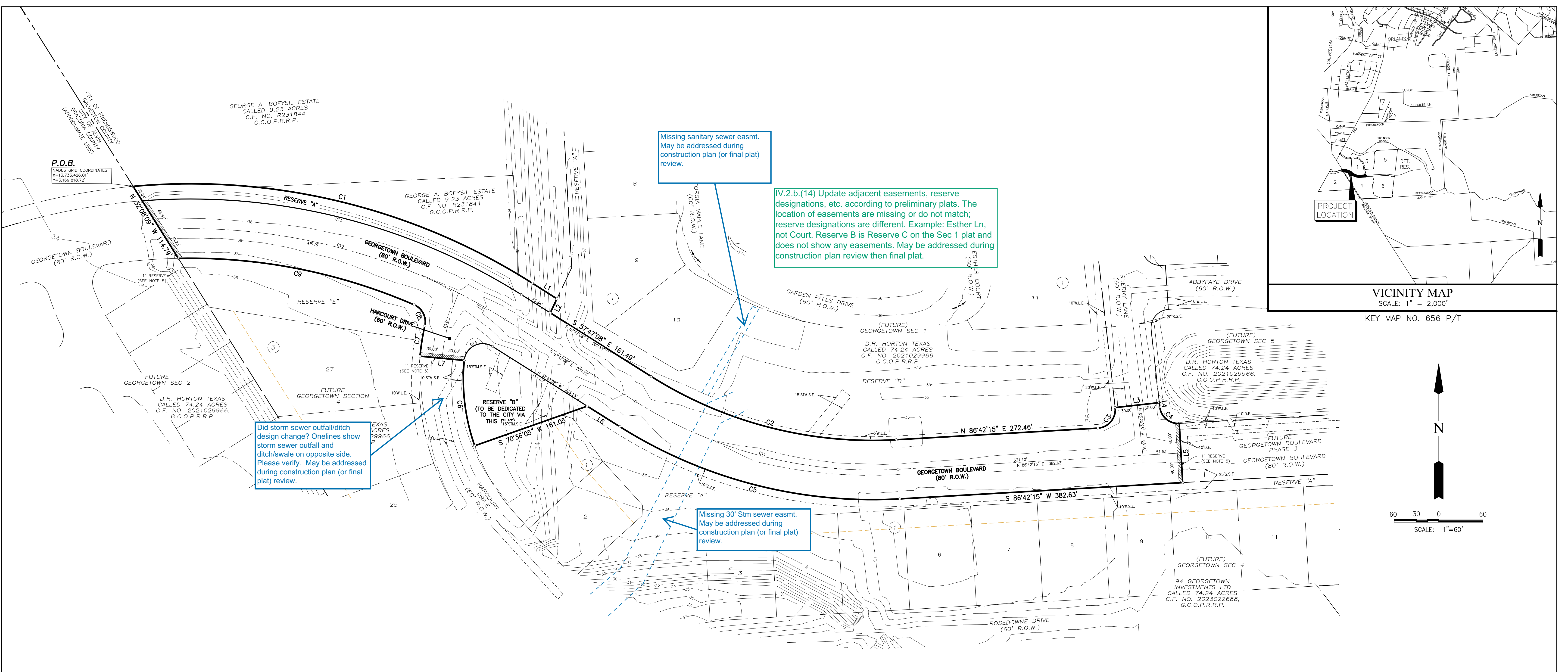
ENGINEER:



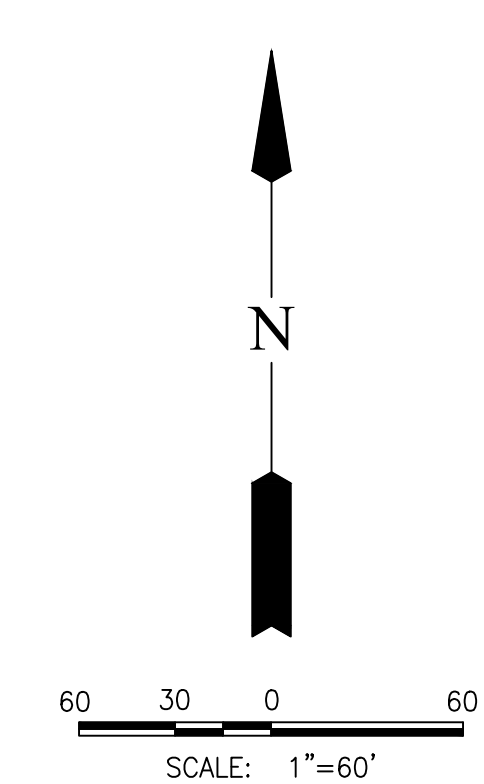
**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505  
PHONE: 281-499-4539  
TBPELS FIRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386





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

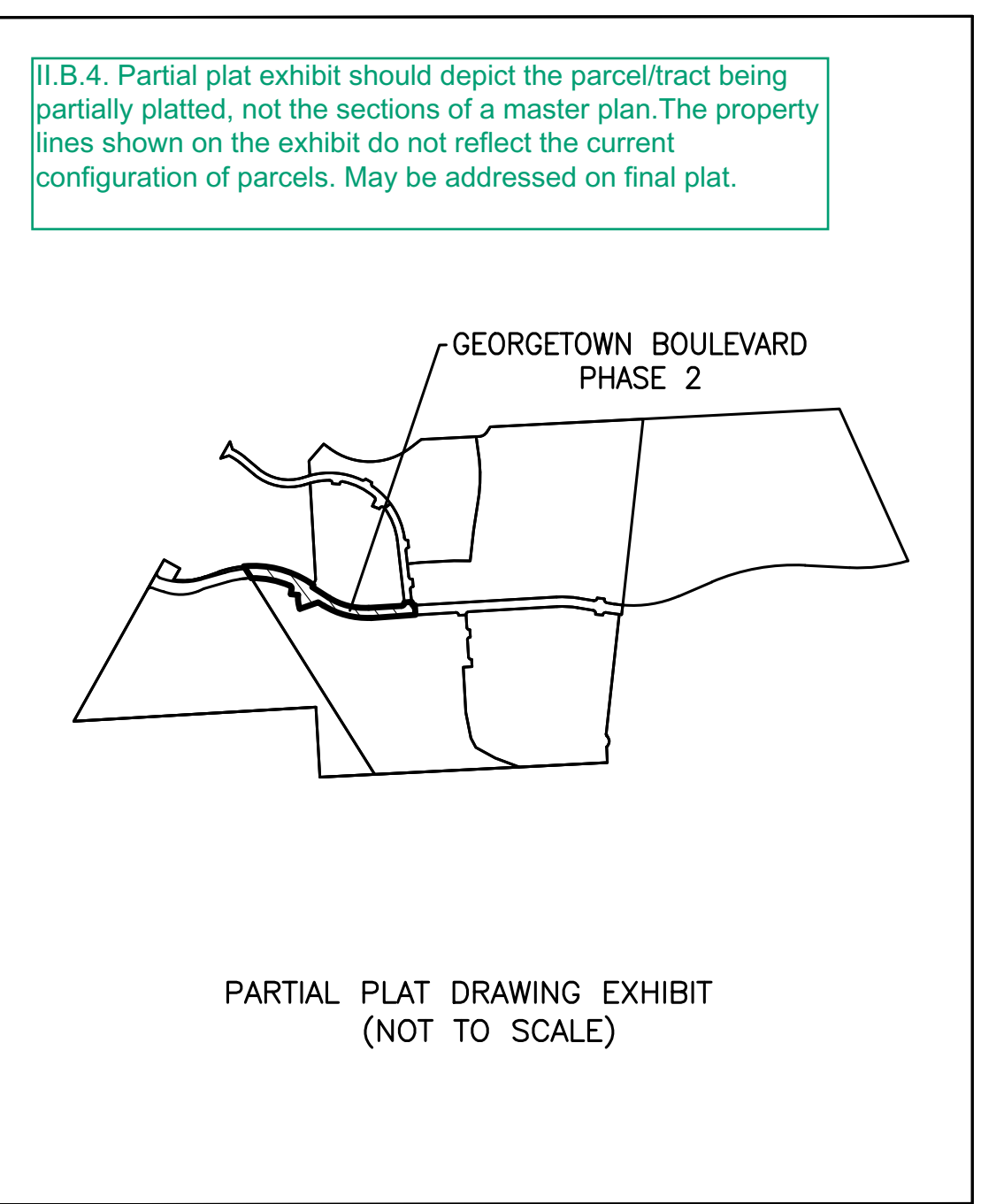


Did storm sewer outfall/ditch design change? Onelines show storm sewer outfall and ditch/swale on opposite side. Please verify. May be addressed during construction plan (or final plat) review.

Missing sanitary sewer easmt. May be addressed during construction plan (or final plat) review.

IV.2.b.(14) Update adjacent easements, reserve designations, etc. according to preliminary plats. The location of easements are missing or do not match; reserve designations are different. Example: Esther Ln, not Court. Reserve B is Reserve C on the Sec 1 plat and does not show any easements. May be addressed during construction plan review then final plat.

Missing 30' Stm sewer easmt. May be addressed during construction plan (or final plat) review.



PRELIMINARY PLAT  
**GEORGETOWN BOULEVARD  
PHASE 2  
STREET DEDICATION**

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

0 LOTS    2 RESERVES (0.575 ACRES)    0 BLOCKS  
MAY 26, 2025    JOB NO. 1931-3127

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

SURVEYOR:    ENGINEER:

**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539  
TPELS FIRM #10130300 GBSurvey@GBISurvey.com www.GBISurvey.com

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449  
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
  - G.C.C.D.D. INDICATES GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
  - G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
  - G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
  - O.P.R.G.C. INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
  - RES. INDICATES RESERVE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - INDICATES STREET NAME CHANGE

LINE	BEARING	DISTANCE
L1	S 57°32'37" E	39.18'
L2	S 25°22'52" W	20.97'
L3	N 83°34'32" E	60.00'
L4	S 06°25'28" E	6.01'
L5	S 03°17'45" E	80.00'
L6	N 57°47'08" W	52.08'
L7	N 84°34'02" W	60.00'

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

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



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 11, 2026

Subject: **DESIGN CRITERIA MANUAL**

Discuss proposed changes to the Design Criteria Manual specifically Section VI Site Development, Appendix C Parking Group Table, Appendix D Qualified Tree List, and Appendix E Downtown District Amenities.

Action:

## SUMMARY / ORIGINATING CAUSE

The Engineering Department is in the process of reviewing and updating the Design Criteria Manual. The following sections of the DCM are attached for review and comments: Section VI - Site Development, Appendix C - Parking Group Table, Appendix D - Qualified Tree List, Appendix E - Downtown District Amenities. [Section 8.N](#) of the Zoning Ordinance is related to the Downtown District Amenity requirements. Staff has reviewed and included redlines for consideration. Some of the updates are related to recent changes to the Zoning Ordinance, specifically the process for site plan approvals. The intention of these updates to remove any items related to process and just retain design criteria.

Once all comments and updates are finalized, a public hearing before City Council will be required before adopting the updates with a new ordinance.

## IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

## RECOMMENDATIONS

## ATTACHMENTS

1.	008 - Section VI - Site Development Redlines
2.	Appendix C - Parking Group Table
3.	Appendix D - Qualified Tree List Current
4.	Appendix D - Qualified Tree List Reorganized
5.	Appendix E - Downtown District Amenities Redlines

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**SECTION VI**  
**SITE DEVELOPMENT**

~~1.0~~ **1.0 GENERAL**

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- A. Should any portion of this Section conflict with the Subdivision Ordinance or the Zoning Ordinance, the more stringent of the latter two (2) shall govern.
- B. The City Engineer shall have the final interpretation of any provisions in this Design Criteria Manual.
- C. The City Engineer has the right to issue administrative orders or design criteria modifications for just cause related to any provisions or conditions in this Design Criteria Manual.

~~1.01~~ ~~1.01~~ CHAPTER INCLUDES

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Criteria for the design of site development plans.

~~1.02~~ ~~1.02~~ REFERENCES

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- A. City of Friendswood Zoning Ordinance.
- B. City of Friendswood Subdivision Ordinance.
- C. City of Friendswood Standard Details and Technical Specifications, latest version. These details can be downloaded from:  
[www.ci.friendswood.tx.us/350/Publications-Forms](http://www.ci.friendswood.tx.us/350/Publications-Forms)
- D. Texas Department of Transportation – Traffic Control Plan
- E. Architectural Barriers Texas Accessibility Standards (TAS)

~~1.01.03~~ ~~1.03~~ DEFINITIONS

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Commission – Planning and Zoning Commission.

~~1.04~~ ~~1.04~~ DESIGN REQUIREMENTS

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- A. Site Development Requirements:

1. General Requirements:

- a. Site development plans for all site developments shall be approved by the City Engineer prior to construction and no such work shall commence without a valid city permit.
- b. Site developments ~~, not including single family residential,~~ shall include any project that affects public water, wastewater, storm drainage, sidewalks, or paving facilities.
- c. All sidewalks in new developments shall be a minimum of ~~five-six~~ (56) feet from the back of curb, two (2) feet from the edge of the public rights-of-way and shall not be in any utility easements.
- d. All site developments shall conform to the requirements of these ~~s~~Standards, the ~~adopted latest version of the International Code Series~~ building and fire codes, as amended, and all applicable rules and regulations of the City of Friendswood.
- e. All wastewater, drainage, and paving site development improvements, up to and including the connection to the public system, shall be privately owned, operated, and maintained. All water site development improvements up to but not including the meter and meter vault, shall be privately owned, operated, and maintained.
- f. Restore the City of Friendswood rights-of-way or easements to existing or better condition than that prior to start of work.
- g. Private utilities and service lines shall be placed in an easement on the property being served.
- h. Streets that change direction a minimum of ninety (90) degrees will require a different name.

**Commented [AH1]:** This should be moved to the Subdivision Ord.

2. Design Review Requirements for Site Development Plans

- a. All site development plans for proposed developments shall be submitted to the Community Development Department for approval prior to construction. Site development plans shall show all proposed water, wastewater, paving, parking, drainage, street signage, streetlight locations, flood protection facilities, and

sidewalks with approved ADA ramps locations, and a traffic control plan.

- b. A traffic impact study shall be required for any development proposal expected to generate traffic volumes that will significantly impact the capacity and/or safety of the street system. All proposed developments generating volumes of five thousand (5,000) trips per day or greater shall abide by this criterion. The trip estimate shall be based on the latest version of the Institute of Transportation Engineers' Trip Generation Manual.
- c. The developer should first schedule a Development Review Committee (DRC) meeting with Community Development Department staff. At this meeting, infrastructure issues and the feasibility of developing the site will be discussed.
- d. The developer shall prepare a site plan for submittal to be reviewed by staff concurrently with the site development plans. The developer shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, ~~prior to proceeding to the Planning and Zoning Commission.~~
  - 1) The submittal for the site plan requires ~~five (5) copies of~~ the following:
    - a) Cover Sheet
    - b) Site Plan
    - c) Landscaping Plan
    - d) Building Elevation Plan
    - e) Photometric Plan
  - 2) ~~and two (2) copies~~ The submittal for site development plans consists of standard detail sheets and the following:
    - a) Drainage Plan
    - b) Utility Plan

- c) Grading Plan
- d) Storm Water Pollution Prevention Plan
- ~~e) Fire Access Plan~~

~~e. The final site plan will be presented to the Community Development to determine approval or to proceed to the Planning and Zoning Commission by City Staff for consideration. The Planning and Zoning Commission reviews the final document for completeness and public awareness. The final site plan shall be considered by staff or the Planning and Zoning Commission in accordance with Appendix C, Zoning Ordinance, Section 9.~~

~~f. The final site plan submittal to be provided to Community Development Department staff at least ten (10) days prior to the next regularly scheduled Planning and Zoning Commission meeting.~~

~~g. Once the site plan is approved, the developer may begin the building permitting process. Approval from the appropriate drainage entity is required prior to the issuance of building permits. Site plan approval is required prior to the issuance of building permits.~~

~~h. Three (3) copies of the site development plans shall be submitted to the Building Official for review. The City will typically respond within two (2) to four (4) weeks of the initial submittal.~~

~~i. When plan changes are requested, two (2) copies of the revised site development plans shall be submitted to the City for review, which will ultimately result in the reissuance of any applicable permit(s).~~

- 3. Building Slab Elevations – Minimum building slab elevations shall conform to the requirements of the City of Friendswood Flood Damage Prevention Ordinance and latest adopted flood zone maps.
- 4. Water Service – Water service lines and meters shall be sized in accordance with requirements set out in Section III –Waterline Distribution System Design Requirements.

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- 
5. Sanitary Sewer Service – Sanitary sewer service leads are normally installed during construction of the public sanitary sewer. When a sanitary sewer service lead is to be installed for a site development, refer to Section II – Wastewater Collection System Design Requirements. All lots, tracts, or reserves shall be connected directly to a public sanitary sewer by a single lead, except as specifically approved by the City Engineer. The City Department of Public Works shall be contacted for all sanitary sewer connections for commercial projects.
  
  6. Site Drainage Requirements – All commercial, industrial, office, recreational, and multi-family tracts shall have an internal drainage system. The internal drainage system shall collect all site runoff and direct it into a private storm sewer system that shall connect to the public drainage facilities in the area. Refer to Section V – Storm Drainage Design Requirements for more details. Any exceptions require specific approval from the City.
    - a. The internal site storm sewer shall be connected to a public storm sewer at a manhole or at an inlet adjoining the site. The site drainage outfall shall be connected to the nearest existing drainage system with adequate capacity to serve the drainage area. Where extension of the existing drainage system is required, all costs for extension shall be the responsibility of the developer.
    - b. All internal facilities shall be designed by a Professional Engineer licensed to practice engineering in the State of Texas, and shall be sized to drain the site in accordance with these standards.
    - c. Drainage calculations shall be submitted with all site development plans. Additional supporting data may be required by the City.
    - d. When the site drains directly into a Galveston County or Harris County facility, and/or into a TxDOT or county rights-of-way, the appropriate governmental entity(s) shall approve the site development connection to the public facilities.
  
  7. Driveways
    - a. It is desirable to minimize the number of non-residential driveways on all streets in order to reduce the number of conflict points and facilitate traffic flow. It is recognized, however, that certain existing

tracts may not be able to fully comply with the following standards due to limited frontage or other constraints.

- b. When compliance with these criteria is precluded for any reasons, attempts should be made to obtain alternative access where feasible, including joint access driveways, access easements to adjoining properties, or access to intersecting streets.
- c. If it can be demonstrated to the City Engineer that sufficient attempts to secure alternative access have been made, and that such access is still not possible, the City Engineer may accept a Traffic Impact Analysis performed by a Professional Engineer licensed to practice engineering in the State of Texas. If approved, the analysis will be used to allow a deviation to the driveway spacing requirements indicated herein.
- d. Residential driveways shall be a minimum of twelve (12) feet wide and a maximum of twenty-five (25) feet wide at the rights-of-way line, unless otherwise approved by the City Engineer, and should be placed at least twenty-five (25) feet away from the property line at the intersection of two (2) streets and at least five (5) feet from a property line between two (2) properties.
- e. Residential lots must have a minimum of one hundred (100) feet of frontage in order to be eligible for a circular driveway on the lot, and the two (2) driveways shall have at least forty-five (45) feet of separation between them from the inside edges of driveways.
- f. Non-residential driveways shall be a minimum of twenty-five (25) feet wide and a maximum of thirty-five (35) feet wide. Non-residential driveways shall be spaced with a minimum of fifty (50) foot separation.
- g. Non-residential driveways on major thoroughfares/boulevard streets shall be placed no closer than one hundred (125) feet from the ultimate curb line of the intersecting major thoroughfare or boulevard street. Non-residential driveways on collector/ minor streets are to be placed no closer than seventy-five (75) feet from the ultimate curb line of the intersecting major thoroughfare/boulevard street. Non-residential driveways on major thoroughfares/boulevard streets are to be placed no closer than

**Commented [AH3]:** @Jil Arias changing to 90 feet per Morad?  
Spacing between drives needs to be adjusted as well.

seventy-five (75) feet from the ultimate curb line of the intersecting collector commercial/minor street.

- h. For purposes of determining the separation distance, the back of curb or edge of street shall be used in conjunction with the edge of driveway which is closest and parallel to the street from which the measurement is to be taken.
- i. Non-residential tracts with less than one hundred fifty (150) feet of frontage on a public street shall have no more than one (1) driveway. Non-residential tracts between one hundred (150) feet and three hundred twenty (320) feet of frontage on a public street shall have no more than two (2) driveways. Non-residential tracts between three hundred twenty-one (321) feet and six hundred (600) feet of frontage on a public street shall have no more than three (3) driveways. Non-residential tracts with over six hundred (600) feet of frontage on a public street shall have the number of driveways specially designated and specifically approved by the City.
- j. Non-residential driveway connections to the public street shall be approved and inspected by the City, TxDOT, county representative, or appropriate entity.
- k. Driveway radii shall not extend beyond the projection of a property line perpendicular to the back of the curb.
- l. Driveways shall be installed according to the latest version of the City of Friendswood Standard Details and Technical Specifications.
- m. Driveways shall be evaluated with respect to location of existing or proposed signage, landscaping, and structures for adequate sight distance.
- n. A note stating, "Access to adjacent property and common driveways may be required" shall be placed on the site plan.
- o. Curb returns for driveways shall be, at a minimum:
  - 1) For residential driveways:
    - a) Five (5) feet on local streets less than twenty-eight (28) feet in width.

**Commented [AH4]:** Should we keep this here? If shared access is not granted on plats, shared access is difficult to achieve during site plan review and approval.

- b) Ten (10) feet on collector streets, major thoroughfares and boulevards, and local streets greater than twenty-eight (28) feet in width.
- 2) For non-residential driveways:
  - a) Twenty-five (25) feet on local streets less than twenty-eight (28) feet in width
  - b) Thirty-five (35) feet on collector streets, major thoroughfares, boulevards, and local streets greater than twenty-eight (28) feet in width
- 8. Fire Lanes
  - a. Fire lanes shall be required on all multi-family and non-residential tracts if any part of a building is greater than one hundred fifty (150) feet from either a fire lane, private street, or public street rights-of-way.
  - b. Fire lanes shall be either twenty (20) feet wide with a twenty-five (25) foot radius or twenty ~~five-six (2526)~~ feet wide with a twenty (20) foot radius.
  - c. Fire lanes shall be constructed using the same pavement structural requirements as a public pavement. Alternate materials may be used with specific approval from the City Engineer.
  - d. Fire lanes shall be designed to drain in compliance with the Site Development Requirement.
  - e. Fire lane markings shall be provided as specified in the Friendswood Code of Ordinances.
  - f. An emergency vehicle turn-around, whether a cul-de-sac of a radius required by the Fire Marshal or a T-head at least one hundred twenty (120) feet in length, shall be required under certain conditions.
  - g. Where a fire hydrant is accessible from the fire lane, a 20' lane should be widened to 26' in width for a run of 50' in length to accommodate passing of other apparatus.

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9. Controlled Access Gate Requirements

- a. Plans for access control systems shall be submitted ~~to the Fire Marshal's Office~~ and approved prior to construction.
- b. All access control gates shall have emergency means of operation in the event of power loss.
- c. Access control gates shall provide a clear, passable width of at least twenty (20) feet.
- d. A Knox® key switch shall be provided for all controlled access gates. The key switch shall operate all gates.
- e. A Knox® pad lock shall be provided for all non-motorized gates.
- f. The location of the key switch shall be approved by the Fire Marshal's ~~Office~~.
- g. The owner or homeowners' association shall maintain all parts of the access system and keep them in good working order.
- h. The Fire Marshal's ~~Office~~ and Police Dispatch shall be notified immediately of any damage to the access system that hinders access including but not limited to, damage to the key box, lock, and gates.
- i. Access gates shall be located to provide a minimum of sixty (60) feet of vehicle stacking distance, including the right-of-way, without obstructing intersecting traffic or adjacent roadway operations. ~~Access gates shall be far enough back to provide at least forty (40) feet of stacking space.~~

10. Storm Water Pollution Prevention Plan

- a. A storm water pollution prevention plan shall be provided for all site development projects.
- b. Filter fabric fence shall be installed at the perimeter of the site before construction begins.
- c. Once construction is complete, the filter fabric fence may be removed; provided a minimum of five (5) feet of hydro-mulch or

sod shall be installed at the back of all curbs, or other Best Management Practices, shall be implemented and/or installed.

- d. Refer to the Storm Water Ordinance for additional requirements.

#### 11. Parking Lot Guidelines

A parking lot layout is required to ensure that adequate off-street parking is provided with the construction, alteration, or remodeling of any building.

- a. Minimum concrete slab thickness shall be five (5) inches with an fc equal to four thousand (4,000) psi. Reinforcement shall be Grade 60, fy = 60,000 psi, #4 deformed reinforcing bars, spaced at sixteen (16) inches center to center, both ways with a minimum lap length of twenty-four (24) inches. Minimum stabilized subgrade thickness shall be eight (8) inches.
- b. Hot Mix Asphalt Concrete pavement thickness shall be a minimum of two (2) inches with eight (8) inches of stabilized crushed concrete or limestone and six (6) inches of lime-stabilized subgrade.
- c. Off-street parking spaces shall be located on the same lot, tract, parcel, or premises as the use being served, or on other property of the same ~~or less restrictive~~ zoning classification that the owner of the premises being served has a continuing right to use for parking. When the off-street parking spaces are not located on the same lot, tract, parcel, or premises being served, the distance from the center of the parking lot to an entrance to the building, shall not exceed five hundred (500) feet in distance measured along the shortest available pedestrian route with public access.

- d. Any existing building that is enlarged, structurally altered, or remodeled by more than fifty (50) percent as it existed shall be accompanied by off-street parking for the entire building. When the enlargement, structural alteration, or remodel is not increased or changed by more than fifty (50) percent, additional off-street parking shall only be required for the increased or changed floor area.

- ~~e. Existing parking spaces may not be used to satisfy additional off-street parking requirements unless, the existing spaces exceed the~~

**Commented [AH5]:** This seems very limiting. Downtown District allows off-site parking to be located within one block of the development (property line) up to 1,200 linear feet. This section would be better suited in the Zoning Ordinance as well.

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~~number recommended for the building or use for which the existing spaces are associated.~~

~~f.e.~~ The number of off-street parking spaces required for each building or use shall be determined by reference to the Parking Group Table in Appendix C of this Design Criteria Manual. Where several different property uses will share a joint parking area, ~~the shared parking analysis may be used to calculate the number of parking spaces should be computed based upon the overall development.~~

~~g.f.~~ The design and dimensions of off-street parking areas shall be in accordance with the following table of minimum dimensions. Minimum stall width shall be nine feet, except for residential and all-day office parking which may utilize stalls eight and one-half (8.5) feet in width, provided that minimum aisle widths are increased by one (1) foot. In addition, the dimensions of up to twenty (20) percent of the total number of off-street parking spaces may be reduced to eight (8) feet in width and sixteen (16) feet in depth to accommodate compact automobiles (such spaces must be so marked). All dimensions below are in feet:

	<i>Angle (degrees)</i>				
	<i>0°</i>	<i>35°</i>	<i>45°</i>	<i>60°</i>	<i>90°</i>
Stall, parallel to aisle	23.0	18.0	12.7	10.4	9.0
Stall, perpendicular to aisle	9.0	16.5	19.0	20.0	18.0
Aisle width, one-way	12.0	12.0	12.0	16.0	24.0
Aisle width, one-way	22.0	22.0	22.0	24.0	24.0
Cross aisle, one-way	11.0	11.0	11.0	11.0	11.0
Cross aisle, two-way	22.0	22.0	22.0	22.0	22.0
Refer to Appendix B – Figure 8 of this Design Criteria Manual for Off-street Parking Diagrams					

~~h.g.~~ Off-street parking spaces shall be clearly marked. Parking spaces abutting an adjoining property line or street rights-of-way shall be provided with wheel guards or bumper guards located such that no part of a normally parked vehicle will extend beyond the property line. When wheel guards are used, they shall be centered two and one-half (2.5) feet from the property line for ninety (90) degree parking, two and one-third (2.3) feet for sixty (60) degree parking, and two (2.0) feet for forty-five (45) degree and thirty (30) degree parking.

~~i~~.h. The parking layout and design of all off-street parking areas shall be approved by the City Engineer. The City Engineer shall determine that spaces provided are usable, and that the circulation pattern within the area is adequate.

~~j~~.i. The number of accessible parking spaces shall comply with the latest edition of the Architectural Barriers Texas Accessibility Standards (TAS).

~~k~~.j. Accessible parking spaces must be paved and must include:

- a. The international symbol of access painted conspicuously on the surface in a color that contrasts the pavement;
- b. The words “NO PARKING” painted on any access aisle adjacent to the parking space. The words must be painted:
  - i. In all capital letters;
  - ii. With a letter height of at least one (1) foot, and a stroke width of at least two (2) inches; and
  - iii. Centered within each access aisle adjacent to the parking space; and
- c. A sign identifying the consequences of parking illegally in a paved accessible space. The sign must:
  - i. At a minimum state “Violators Subject to Fine and Towing” in a letter height of at least one inch;
  - ii. Be mounted on a pole, post, wall, or freestanding board;
  - iii. Be no more than eight (8) inches below a sign required by Texas Accessibility Standards, 502.6; and
  - iv. Be installed so the bottom edge of the sign is no lower than four (4) feet and no higher than six (6) feet above ground level.

~~d~~. A sign that meets the requirements set in Texas Accessibility Standards, 502.6, that includes the required language in subsection (c)(i) satisfies these requirements.

~~k~~. Electric Vehicle (EV) Charging stations at multi-family and commercial occupancies:

~~a~~. Shall be installed in outdoor locations and positioned to allow safe vehicle access and operation.

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- b. Shall be mounted on a concrete foundation and protected from vehicular impact by a minimum 6-inch curb
- c. Shall be located a minimum of 15 feet from buildings and other structures unless otherwise approved
- d. A readily accessible electrical disconnect shall be provided within 6 to 20 feet of the charging equipment. The disconnect shall be clearly identified with permanent, weather-resistant signage.
- e. Charging station locations shall be coordinated with site grading and drainage to prevent ponding or flooding around electrical equipment.
- d.f. All EV charging equipment and associated electrical installations shall comply with the latest adopted edition of NFPA 70, National Electrical Code (NEC), local utility requirements, and all applicable federal, state, and local regulations.

12. Pipelines

All new Pipelines shall be a minimum depth of ten (10) foot in depth to the top of the pipe in all new or existing road rights-of-way.

13. Utility and Cable Installation

- a. Utility infrastructure shall be mounted on pads at ground level; if within the rights-of-way, utility infrastructure shall not block sidewalks or visibility at intersections.
- b. For future individual utility service, lines which originate in a public road right-of-way and extended to any building or structure shall be installed underground.
- c. On side streets with above-ground utility services which intersect a roadway with underground utility lines, the first pole supporting the above ground service shall be placed on such a side street at least one hundred (100) feet from the center of the roadway with the underground utilities.

**2.0 EXECUTION**

2.01 ~~2.01~~ RESEARCH REQUIREMENTS

Revised: ~~01/11/2021~~05/07/2026

Section VI

Page 13 of 16

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- A. Discuss project concepts outlining proposed features and usage with the City.
- B. Research existing utility and rights-of-way information.
- C. Verify that no restrictions exist that could result in denial of the project concept.

~~2.02~~ ~~2.02~~ —DESIGN ANALYSIS – Reserved

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~~2.03~~ ~~2.03~~ —DRAWINGS

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A. The site development plan shall include layout sheet(s) providing a photometric layout of the site complete with location of proposed lights, information on light heights, and type of light standard proposed and compliant with the Friendswood city code.

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B. The site development plan shall include an overall drainage layout showing:

~~1. Total area (in acres) of site to be drained.~~

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~~2. Area (in acres) drained to each inlet.~~

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~~3. Contours or an adequate number of spot elevations to indicate area drained to each inlet.~~

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~~4. Top elevation and flowline elevation at each inlet.~~

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~~5. Gradient and size on each private storm sewer.~~

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~~6. Computations to support pipe sizes and grades shown [minimum private storm size shall be ten (10) inches].~~

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~~7. Design velocity for storm sewers shall be three (3) feet per second.~~

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~~8. A TxDOT or a county permit shall be required for drainage affecting a state or county owned/maintained facility. Submit permit with site plan.~~

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~~9. The drawings shall be prepared and sealed by a Professional Engineer licensed to practice engineering in the State of Texas.~~

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1. Total area (in acres) of site to be drained.
2. Area (in acres) drained to each inlet.
3. Contours or an adequate number of spot elevations to indicate area drained to each inlet.
4. Top elevation and flowline elevation at each inlet.
5. Gradient and size on each private storm sewer.
6. Computations to support pipe sizes and grades shown [minimum private storm size shall be ten (10) inches].
7. Design velocity for storm sewers shall be three (3) feet per second.
8. A TxDOT or a county permit shall be required for drainage affecting a state or county owned/maintained facility. Submit permit with site plan
9. The drawings shall be prepared and sealed by a Professional Engineer licensed to practice engineering in the State of Texas.
10. The size and location of any required detention facility shall be indicated on the plans, along with the size and location of the outfall structure.

- C. All site development plans shall be approved by the appropriate drainage entity prior to City approval being granted.
- D. The site plan shall show all water and sewer service lines with sizes, grades and alignments; and illustrate any proposed ties into the existing public lines.
- E. The site development plan shall show all parking areas.
- F. The site development plan shall indicate the types and location of all existing and proposed landscaping. Landscaping shall meet the minimum requirements as set forth in the Zoning Ordinance. ~~If no trees exist, a note to that effect shall be placed on the site development plan.~~ The Qualified Tree List can be found in Appendix D of this Design Criteria manual.

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- G. The site development plan shall show the location, height, and area of all proposed buildings. All setback lines as required by the Zoning Ordinance shall also be shown with a dimension called out on the site plan between the building and the site boundary.
- H. The land use for all adjacent property shall be shown on the site development plan.
- I. All parking lot pavements for site development plans shall be engineered to provide for operation by vehicles normally expected to utilize the parking area, and the thickness of paving shall be based upon the soil conditions underlying the parking area. A Professional Engineer licensed to practice engineering in the State of Texas shall certify the design submitted for approval.
- J. Sidewalks are required as set out in Section ~~III-VI~~ of the Subdivision Ordinance and Section 70-64 of the Code of Ordinances. Where sidewalks are required, they shall have a minimum width of ~~four-five (45)~~ feet, except on TxDOT rights-of-way where the minimum width shall be ~~five-six (56)~~ feet. The design and installation of such sidewalks shall comply with Texas Accessibility Standards Architectural Barriers requirements and the City of Friendswood Standard Details and Technical Specifications. The location of all proposed and existing sidewalks shall be shown on the site development plan.
- K. Show location of signs, screening walls or fences [indicate height, material, and appurtenances], and dumpsters (with appropriate screening).
- L. If the site is located within the Community Overlay District, a plan note shall be made on the site development plan indicating such; and that the site development will conform to the Zoning Ordinance requirements.
- M. No improvements in or to public rights-of-way shall be made without prior approval from the City Engineer. This includes planting trees in public rights-of-way, within residential and non-residential areas, or in any utility or drainage easement. Only Class 2 and Class 3 trees listed in Appendix D of this Design Criteria Manual may be planted in public rights-of way if such planting is approved by the City Engineer. No trees of any class may be planted in utility or drainage easements.

## APPENDIX C Parking Group Table

Parking Use Category	Parking Spaces*
<b>Accommodation</b>	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: <ul style="list-style-type: none"> <li>- less than 10 sq. ft. per sleeping room = none;</li> <li>- 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA;</li> <li>- 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.</li> </ul>
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: <ul style="list-style-type: none"> <li>- less than 10 sq. ft. per sleeping room = none;</li> <li>- 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA;</li> <li>- 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.</li> </ul>
<b>Adult Establishment</b>	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
<b>Agricultural, Forestry, Fishing, and Hunting Uses</b>	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
<b>Amusement and Recreation Industries</b>	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per tee or target.
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	7 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 100 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
<b>Arts, Entertainment, and Recreations</b>	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

Parking Use Category	Parking Spaces*
<b>Arts, Entertainment, and Recreations (cont.):</b>	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
<b>Automotive Repair</b>	3 spaces per service bay (service bays not included as parking).
<b>Broadcast and Telecommunication</b>	1 space for each 300 sq. ft. GFA.
<b>Car Wash</b>	2 per wash bay plus 3 stacking spaces per bay.
<b>Civic, Social, and Fraternal Associations:</b>	1 space for each 300 sq. ft. GFA.
<b>Educational Services (based on maximum design capacity)</b>	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
<b>Finance and Insurance</b>	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	4.6 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	6 spaces per 1,000 sq. ft. GFA.
<b>Food Service</b>	
<i>Restaurant:</i>	10 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	15 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	8 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	3 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
<b>Gas Station</b>	1 space for each side of a gasoline pump unit.
<b>Health Care and Social Assistance</b>	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

Parking Use Category	Parking Spaces*
<b>Hospitals, Nursing, and Residential Care Facilities</b>	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	1 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.5 spaces per bed.
<b>Information Services</b>	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	<ul style="list-style-type: none"> <li>- Single screen ..... 0.50 spaces per seat</li> <li>- 2 to 5 screens .....0.33 spaces per seat</li> <li>- 5 to 10 screens.....0.30 spaces per seat</li> <li>- Over 10 screens.....0.27 spaces per seat</li> </ul>
<b>Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing</b>	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
<b>Mobile Home</b>	2.5 spaces per trailer unit.
<b>Non-Store Retailers</b>	1 space for each 2,000 sq. ft. GFA.
<b>Other Services</b>	1 space for each 250 sq. ft. GFA.
<b>Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services</b>	
<i>General Business Offices:</i>	<ul style="list-style-type: none"> <li>- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus</li> <li>- 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus</li> <li>- 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.</li> </ul>
<b>Public Administration</b>	1 space for each 300 sq. ft. GFA.
<b>Real Estate, Rental, and Leasing</b>	1 space for each 300 sq. ft. GFA.
<b>Religious Organizations</b>	.4 spaces per seat.
<b>Residential Uses</b>	
<i>Single Family Dwellings</i>	<ul style="list-style-type: none"> <li>- less than 3,000 sq. ft. = 2 spaces per dwelling unit;</li> <li>- more than 3,000 sq. ft. = 3 spaces per dwelling unit</li> </ul>
<i>Multi-Family Dwellings Rental:</i>	<ul style="list-style-type: none"> <li>- 1 space per dwelling unit for efficiency units;</li> <li>- 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.</li> </ul>
<i>Multi-Family Dwellings Owned:</i>	<ul style="list-style-type: none"> <li>- 1.0 spaces per dwelling unit for efficiency units;</li> <li>- 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.</li> </ul>
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

<b>Parking Use Category</b>	<b>Parking Spaces*</b>
<b>Retail Trade</b>	4 spaces per 1,000 sq. ft. GFA.
<b>Shopping Centers</b>	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
<b>Transit and Ground Passenger Transportation; Scenic &amp; Sightseeing</b>	1 space per 100 sq. ft. GFA.
<b>Truck Transportation; Warehousing &amp; Storage</b>	1 space for each 1,000 sq. ft. non-office floor area, plus 1 space for each 300 sq. ft. office area.
<b>Vehicle Dealers</b>	1 space for each 5,000 sq. ft. of lot area.
<b>Wholesale Trade</b>	1 space per 2,000 sq. ft. gross floor storage per sales area.

*\*Staff may approve a 5% deviation from the recommended parking requirements, unless an alternative plan is approved by the Planning and Zoning Commission.*

## APPENDIX D

### Qualified Tree List

<u>Common name</u>	<u>Botanical name</u>	<u>Class</u>	<u>N/I</u>	<u>Site</u>	<u>Light</u>	<u>Size</u>	<u>Foliage</u>
Bald Cypress	Taxodium distichum	1	N	2, 3	2	1	D
Bur Oak	Quercus macrocarpa	1	N	2	1	1	D
Cedar Elm	Ulmus crassifolia	1	N	2	1	2	D
Drummond Red Maple	Acer rubrum var. drummondii	1	N	2	1	2	D
Eastern Redbud	Cercis canadensis	1	N	2	2	2	D
Live Oak	Quercus virginiana	1	N	2	1	1	SE
Overcup Oak	Quercus lyrata	1	N	2, 3	1	1	D
Pecan	Carya illinoensis	1	N	2	1	1	D
Possumhaw Holly	Ilex decidua	1	N	2	1, 2	3	D
Shumard Red Oak	Quercus shumardii	1	N	2	1	1	D
Southern Magnolia	Magnolia grandiflora	1	N	2	1	1	E
Swamp Chestnut Oak	Quercus michauxii	1	N	2, 3	1	1	D
Sweet-Bay Magnolia	Magnolia virginiana	1	N	2	2	2	E
Wax Myrtle	Myrica cerifera	1	N	2, 3	1	3	E
American Elm	Ulmus americana	2	N	2	1	1	D
American Sycamore	Platanus occidentalis	2	N	2	1	1	D
Anacua/Sandpaper Tree	Ehretia anacua	2	N	2	1	2	E
Arrow-wood Viburnum	Viburnum dentatum	2	N	2	2	3	D
Black Hickory	Carya texana	2	N	2	1, 2	2	D
Black Walnut	Juglans nigra	2	N	2	1, 2	1	D
Blackgum	Nyssa sylvatica	2	N	2, 3	1, 2	3	D
Callery Pear/Braford	Pyrus calleryana	2	I	2	1	3	D
Carolina buckthorn	Rhamnus caroliniana	2	N	2	1, 2	3	D
Chalk Maple	Acer leucoderme	2	N	2	2	2	D
Cherry Laurel	Prunus caroliniana	2	N	2	2	2	E
Chinese Elm	Ulmus parvifolia	2	I	2	1	2	D
Chinquapin Oak	Quercus muhlenbergii	2	N	2	1	1	D
Common Crapemyrtle	Lagerstroemia indica	2	I	2	1	3	D
Common Fig	Ficus carica	2	I	2	1	3	D
Common Persimmon	Diospyros virginiana	2	N	2	1	2	D
Eastern Red Cedar	Juniperus virginiana	2	N	2	1, 2	2	E
Eve's Necklace	Sophora affinis	2	N	1	1	3	D
Green Ash	Fraxinus pennsylvanica	2	N	2, 3	1, 2	1	D
Huisache	Acacia farnesiana	2	N	1	1	3	D
Loblolly Pine	Pinus taeda	2	N	2	1	1	E
Mexican Plum	Prunus mexicana	2	N	1	1	3	D
Nuttall Oak	Quercus nuttallii	2	N	2, 3	1	1	D
Ornamental Holly	Ilex spp.	2	I	2	1, 2	3	E
Paloverde	Parkinsonia aculeata	2	N	1	1	2	D

<u>Common name</u>	<u>Botanical name</u>	<u>Class</u>	<u>N/I</u>	<u>Site</u>	<u>Light</u>	<u>Size</u>	<u>Foliage</u>
Parsley Hawthorn	<i>Crataegus marshallii</i>	2	N	2	2	3	D
Post Oak	<i>Quercus stellata</i>	2	N	2	2	1	D
Red Bay	<i>Persea borbonia</i>	2	N	2	2	2	E
River Birch	<i>Betula nigra</i>	2	N	2, 3	2	2	D
Rough-leaf Dogwood	<i>Cornus drummondii</i>	2	N	1, 2	3	3	D
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>	2	N	2	2	3	D
Sassafras	<i>Sassafras albidum</i>	2	N	2	2	2	D
Scarlet (Red) Buckeye	<i>Aesculus pavia</i>	2	N	2	2	3	D
Shagbark Hickory	<i>Carya ovata</i>	2	N	2	1	1	D
Slash Pine	<i>Pinus elliottii</i>	2	I	2	1	1	E
Snowbell	<i>Styrax americana</i>	2	N	2	1, 2	3	D
Southern Red Oak	<i>Quercus falcata</i> var. <i>pagoda</i>	2	N	2	1	1	D
Sweetgum	<i>Liquidambar styraciflua</i>	2	N	2	1	1	D
Texas Mountain-Laurel	<i>Sophora secundiflora</i>	2	N	1	1	3	E
Texas Persimmon	<i>Diospyros virginiana</i> (male)	2	N	1	1	3	D
Texas Pistache	<i>Pistacia texana</i>	2	N	1	1	3	D
Texas Redbud	<i>Cercis canadensis texensis</i>	2	N	1, 2	2	3	D
Water Hickory	<i>Carya aquatica</i>	2	N	2, 3	1	2	D
Water Oak	<i>Quercus nigra</i>	2	N	2, 3	1	1	D
Western Soapberry	<i>Sapindus drummondii</i>	2	N	2	1	2	D
White Ash	<i>Fraxinus americana</i>	2	N	2	1	1	D
White Oak	<i>Quercus alba</i>	2	N	2	1	1	D
Willow Oak	<i>Quercus phellos</i>	2	N	2, 3	1	1	D
Winged Elm	<i>Ulmus alata</i>	2	N	2	1	2	D
Woollybucket Bumelia	<i>Bumelia lanuginosa</i>	2	N	2	2	2	D
Wright Acacia	<i>Acacia wrightii</i>	2	N	1	1	3	D
Yaupon Holly	<i>Ilex vomitoria</i>	2	N	2	1, 2	3	E
American Elderberry	<i>Sambucus canadensis</i>	3	N	2	2	3	D
American Holly	<i>Ilex opaca</i>	3	N	2	2	2	E
American Hornbeam	<i>Carpinus caroliniana</i>	3	N	2	2	2	D
Black Locust	<i>Robinia pseudoacacia</i>	3	N	2, 3	1	2	D
Black Willow	<i>Salix nigra</i>	3	N	3	1	2	D
Box-Elder Maple	<i>Acer negundo</i>	3	N	2	2	2	D
Camphor-Tree	<i>Cinnamomum camphora</i>	3	I	2	1	2	E
Catalpa	<i>Catalpa bignonioides</i>	3	N	2	1	2	D
Common Pear	<i>Pyrus communis</i>	3	N	2	1	2	D
Eastern Cottonwood	<i>Populus deltoides</i> (male)	3	N	2	1	1	D
Flowering Crabapple	<i>Malus</i> spp.	3	I	2	1	3	D
Hercules-Club Prickly-Ash	<i>Zanthoxylum clava-herculis</i>	3	N	1	1	3	D
Honey-Locust	<i>Gleditsia triacanthos</i>	3	N	2, 3	1	2	D
Japanese Yew	<i>Podocarpus macrophyllus</i>	3	I	2	1	2	E
Japanese Maple	<i>Acer palmatum</i>	3	I	2	2	3	D
Loquat	<i>Eriobotrya japonica</i>	3	I	2	2	3	E
Mesquite	<i>Prosopis glandulosa</i>	3	N	1	1	2	D

<u>Common name</u>	<u>Botanical name</u>	<u>Class</u>	<u>N/I</u>	<u>Site</u>	<u>Light</u>	<u>Size</u>	<u>Foliage</u>
Mexican Buckeye	Ungnadia speciosa	3	N	1	1	3	D
Red Mulberry	Morus rubra	3	N	2	1	2	D
Sugar Hackberry	Celtis laevigata	3	N	2	1, 2	2	D
Vitex	Vitex agnus-castus	3	I	1	1	3	D
Water Tupelo	Nyssa aquatica	3	N	3	2	1	D
Weeping Willow	Salix babylonica	3	I	3	1	2	D
Arborvitae	Thuja spp.	4	I				
Arizona Ash	Fraxinus velutina	4	I				
Berlandier Ash	Fraxinus berlandieriana	4	I				
Chinaberry	Melia azedarach	4	I				
Chinese Pistache	Pistacia chinensis	4	I	2	1	2	D
Chinese Tallow	Sapium sebiferum	4	I				
Eucalyptus	Eucalyptus spp.	4	I	1, 2	1	3	E
Golden-Raintree	Koelreuteria paniculata	4	I	2	1	2	D
Japanese Black Pine	Pinus thunbergi	4	I	2	1	2	E
Mimosa(Silktree)	Albizia julibrissin	4	I				
Mulberry	Morus alba	4	I	2	1	2	D
Siberian Elm	Ulmus pumila	4	I				
Silver Maple	Acer saccharinum	4	I				
Tulip-Tree	Liriodendron tulipifera	4	I	2	1	1	D

Trees are divided into four classes. Class 1 and 2 trees are considered the most valuable in enhancing the environment and are the most likely to prosper in the Friendswood area. Therefore, only Class 1 and 2 trees shall be approved as new plantings for a) city parks and property, and parking lots and; b) for streets or other public right-of-ways, respectively, unless otherwise approved by the City Engineer on the advice of an Urban Forester. Species that are classified as shade trees will reach a height and size that will conflict with overhead powerlines, permanent structures, or the canopy will exceed the limits of a confined space. Species that are classified as small trees will not provide the protection or aesthetic impact of a large shade tree, yet they are suitable for planting beneath powerlines and are good alternatives for areas of limited space.

**Class 1:** For the most part this class is for trees that are native, will do relatively well in the Friendswood area, have few diseases or pest problems, are easy to find in local nurseries, and with few exceptions (redbud, possomhaw, and waxmyrtle) are larger in size.

**Class 2:** This class is for trees that are mostly native, will still do well in the Friendswood area, have little disease or pest problems, sometimes not quite as easy to find in nurseries, are more varied in size, and in many cases are more suitable for wildlife. These trees tend to have larger and messier fruit and/or are thornier than trees in Class 1. Some of these trees are also more prone to some decay at maturity and might not do as well in urbanized areas.

**Class 3:** This class starts to pick up more introduced species, the trees might or might not do as well in the Friendswood area, require a little more maintenance and care, the natives might be harder to find in a nursery while the introduced species may be more readily

available and in some cases these trees are more prone to decay, disease and pest problems.

**Class 4:** this class is exclusively introduced species. They may or may not do well in Friendswood. If they do grow well they have the potential to become invasive species and cause problems for local ecosystems and are more prone to decay, disease and pest problems. **NOT RECOMMENDED FOR PLANTINGS.**

**Classifications:**

- N – Native
- I – Introduced

**Site:**

- 1 – Xerophytic (requires little water)
- 2 – Mesic (requires moderate water with good drainage)
- 3 – Aquatic (tolerates poor drainage once established 3 years)

**Light:**

- 1 – Full Sun (requires a minimum of 6 hours of direct sunlight)
- 2 – Partial Sun (requires a minimum of 3 to 6 hours of direct sunlight)
- 3 – Shade (requires less than 3 hours of direct sunlight)

NOTE: Lower rating number on this scale is the minimum, but can use the next higher rating (i.e. a rating of 2 can also use the rating of 1, a rating of 3, can also use the ratings of 1 and 2)

**Size:**

- 1 – 60 feet and greater ultimate height (large shade tree)
- 2 – 30 to 60 feet in ultimate height (medium tree)
- 3 – 30 feet and less in ultimate height (small tree)

**Foliage:**

- D – Deciduous (sheds leaves annually) If placed on the south and west walls will reduce indoor temperatures in summer by shading the roof and walls. In winter, these trees allow sunlight through to help heat the building.
- E – Evergreen (having green leaves/needles throughout the year) can create a wind break if placed on the northwest side of a building.
- SE – Semi evergreen

For example, the code for Live Oak is 1/N/2/1/1, which indicates that the Live Oak is a Class 1 species that is native to Texas, requires moderate water with good drainage, demands or tolerates full sun, and will exceed 60 feet in ultimate height. As a shade tree, the Live Oak will provide protection and has aesthetic impact but the tree is not suitable for planting beneath powerlines or within confined spaces, or in streets or other public rights-of-way.

**APPENDIX D**  
**Qualified Tree List**

Trees are divided into four classes. Class 1 and 2 trees are considered the most valuable in enhancing the environment and are the most likely to prosper in the Friendswood area. Therefore, only Class 1 and 2 trees shall be approved as new plantings for a) city parks and property and parking lots and b) for streets or other public rights-of-way, respectively, unless otherwise approved by the City Engineer on the advice of an Urban Forester. Species that are classified as shade trees will reach a height and size that will conflict with overhead powerlines, permanent structures, or the canopy will exceed the limits of a confined space. Species that are classified as small trees will not provide the protection or aesthetic impact of a large shade tree, yet they are suitable for planting beneath powerlines and are good alternatives for areas of limited space.

**Class 1: For the most part this class is for trees that are native, will do relatively well in the Friendswood area, have few diseases or pest problems, are easy to find in local nurseries, and with few exceptions (redbud, possumhaw, and waxmyrtle) are larger in size.**

Common Name	Botanical Name	Class	N/I	Site	Light	Size	Foliage
Bald Cypress	Taxodium distichum	1	N	2,3	2	1	D
Bur Oak	Quercus macrocarpa	1	N	2	1	1	D
Cedar Elm	Ulmus crassifolia	1	N	2	1	2	D
Drummond Red Maple	Acer rubrum var. drummondii	1	N	2	1	2	D
Eastern Redbud	Cercis canadensis	1	N	2	2	2	D
Live Oak	Quercus virginiana	1	N	2	1	1	SE
Overcup Oak	Quercus lyrata	1	N	2,3	1	1	D
Pecan	Carya illinoensis	1	N	2	1	1	D
Possumhaw Holly	Ilex decidua	1	N	2	1,2	3	D
Shumard Red Oak	Quercus shumardii	1	N	2	1	1	D
Southern Magnolia	Magnolia grandiflora	1	N	2	1	1	E
Swamp Chestnut Oak	Quercus michauxii	1	N	2,3	1	1	D
Sweet-Bay Magnolia	Magnolia virginiana	1	N	2	2	2	E
Wax Myrtle	Myrica cerifera	1	N	2,3	1	3	E

**Class 2: This class is for trees that are mostly native, will still do well in the Friendswood area, have little disease or pest problems, sometimes not quite as easy to find in nurseries, are more varied in size, and in many cases are more suitable for wildlife. These trees tend to have larger and messier fruit and/or are thornier than trees in Class 1. Some of these trees are also more prone to some decay at maturity and might not do as well in urbanized areas.**

Common Name	Botanical Name	Class	N/I	Site	Light	Size	Foliage
American Elm	Ulmus americana	2	N	2	1	1	D
American Sycamore	Platanus occidentalis	2	N	2	1	1	D
Anacua/Sandpaper Tree	Ehretia anacua	2	N	2	1	2	E
Arrow-wood Viburnum	Viburnum dentatum	2	N	2	2	3	D
Black Hickory	Carya texana	2	N	2	1,2	2	D
Black Walnut	Juglans nigra	2	N	2	1,2	1	D
Blackgum	Nyssa sylvatica	2	N	2,3	1,2	3	D
Callery Pear/Braford	Pyrus calleryana	2	I	2	1	3	D

**APPENDIX D**  
**Qualified Tree List**

Carolina buckthorn	Rhamnus caroliniana	2	N	2	1,2	3	D
Chalk Maple	Acer leucoderme	2	N	2	2	2	D
Cherry Laurel	Prunus caroliniana	2	N	2	2	2	E
Chinese Elm	Ulmus parvifolia	2	I	2	1	2	D
Chinquapin Oak	Quercus muhlenbergii	2	N	2	1	1	D
Common Crapemyrtle	Lagerstroemia indica	2	I	2	1	3	D
Common Fig	Ficus carica	2	I	2	1	3	D
Common Persimmon	Diospyros virginiana	2	N	2	1	2	D
Eastern Red Cedar	Juniperus virginiana	2	N	2	1,2	2	E
Eve's Necklace	Sophora affinis	2	N	1	1	3	D
Green Ash	Fraxinus pennsylvanica	2	N	2,3	1,2	1	D
Huisache	Acacia farnesiana	2	N	1	1	3	D
Loblolly Pine	Pinus taeda	2	N	2	1	1	E
Mexican Plum	Prunus mexicana	2	N	1	1	3	D
Nuttall Oak	Quercus nuttallii	2	N	2,3	1	1	D
Ornamental Holly	Ilex spp.	2	I	2	1,2	3	E
Paloverde	Parkinsonia aculeata	2	N	1	1	2	D
Parsley Hawthorn	Crataegus marshallii	2	N	2	2	3	D
Post Oak	Quercus stellata	2	N	2	2	1	D
Red Bay	Persea borbonia	2	N	2	2	2	E
River Birch	Betula nigra	2	N	2,3	2	2	D
Rough-leaf Dogwood	Cornus drummondii	2	N	1,2	3	3	D
Rusty Blackhaw Viburnum	Viburnum rufidulum	2	N	2	2	3	D
Sassafras	Sassafras albidum	2	N	2	2	2	D
Scarlet (Red) Buckeye	Aesculus pavia	2	N	2	2	3	D
Shagbark Hickory	Carya ovata	2	N	2	1	1	D
Slash Pine	Pinus elliottii	2	I	2	1	1	E
Snowbell	Styrax americana	2	N	2	1,2	3	D
Southern Red Oak	Quercus falcata var. pagoda	2	N	2	1	1	D
Sweetgum	Liquidambar styraciflua	2	N	2	1	1	D
Texas Mountain-Laurel	Sophora secundiflora	2	N	1	1	3	E
Texas Persimmon	Diospyros virginiana (male)	2	N	1	1	3	D
Texas Pistache	Pistacia texana	2	N	1	1	3	D
Texas Redbud	Cercis canadensis texensis	2	N	1,2	2	3	D
Water Hickory	Carya aquatica	2	N	2,3	1	2	D
Water Oak	Quercus nigra	2	N	2,3	1	1	D
Western Soapberry	Sapindus drummondii	2	N	2	1	2	D
White Ash	Fraxinus americana	2	N	2	1	1	D
White Oak	Quercus alba	2	N	2	1	1	D
Willow Oak	Quercus phellos	2	N	2,3	1	1	D
Winged Elm	Ulmus alata	2	N	2	1	2	D
Woollybucket Bumelia	Bumelia lanuginosa	2	N	2	2	2	D
Wright Acacia	Acacia wrightii	2	N	1	1	3	D
Yapoon Holly	Ilex vomitoria	2	N	2	1,2	3	E

**APPENDIX D**  
**Qualified Tree List**

**Class 3: This class starts to pick up more introduced species, the trees might or might not do as well in the Friendswood area, required a little more maintenance and care, the natives might be harder to find in a nursery while the introduced species may be more readily available and in some cases these trees are more prone to decay, disease and pest problems.**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Class</b>	<b>N/I</b>	<b>Site</b>	<b>Light</b>	<b>Size</b>	<b>Foliage</b>
American Elderberry	Sambucus canadensis	3	N	2	2	3	D
American Holly	Ilex opaca	3	N	2	2	3	D
American Hombean	Carpinus caroliniana	3	N	2	2	2	D
Black Locust	Robinia pseudoacacia	3	N	2,3	1	2	D
Black Willow	Salix nigra	3	N	3	1	2	D
Box-Elder Maple	Acer negundo	3	N	2	2	2	D
Camphor-Tree	Cinnamomum camphora	3	I	2	1	2	E
Catalpa	Catalpa bignonioides	3	N	2	1	2	D
Common Pear	Pyrus communis	3	N	2	1	2	D
Eastern Cottonwood	Populus deltoides (male)	3	N	2	1	1	D
Flowering Crabapple	Malus spp.	3	I	2	1	3	D
Hercules-Club Prickly-Ash	Zanthoxylum clava-herculis	3	N	1	1	3	D
Honey-Locust	Gleditsia triacanthos	3	N	2,3	1	2	D
Japanese Yew	Podocarpus macrophyllus	3	I	2	1	2	E
Japanese Maple	Acer palmatum	3	I	2	2	3	D
Loquat	Eriobotrya japonica	3	I	2	2	3	E
Mesquite	Prosopis glandulosa	3	N	1	1	2	D
Mexican Buckeye	Ungnadia speciosa	3	N	1	1	3	D
Red Mulberry	Morus rubra	3	N	2	1	2	D
Sugar Hackberry	Celtis laevigata	3	N	2	1,2	2	D
Vitex	Vitex agnus-castus	3	I	1	1	3	D
Water Tupelo	Nyssa aquatica	3	N	3	2	1	D
Weeping Willow	Salix babylonica	3	I	3	1	2	D

**Class 4: This class is exclusively introduced species. They may or may not do well in Friendswood. If they grow well, they have the potential to become invasive species and cause problems for local ecosystems and are more prone to decay, disease and pest problems. NOT RECOMMENDED FOR PLANTINGS. CREDIT MAY BE GIVEN FOR REMOVAL OF THESE TYPES OF TREES IN ACCORDANCE WITH ZONING ORDINANCE - TREE MITIGATION.**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Class</b>	<b>N/I</b>	<b>Site</b>	<b>Light</b>	<b>Size</b>	<b>Foliage</b>
Arborvitae	Thuja spp.	4	I				
Arizona Ash	Fraxinus velutina	4	I				
Berlandier Ash	Fraxinus berlandieriana	4	I				
Chinaberry	Melia azedarach	4	I				
Chinese Pistache	Pistacia chinensis	4	I	2	1	2	D
Chinese Tallow	Sapium sebiferum	4	I				
Eucalyptus	Eucalyptus spp.	4	I	1,2	1	3	E

**APPENDIX D**  
**Qualified Tree List**

Golden-Raintree	Koelreuteria paniculata	4	I	2	1	2	D
Japanese Black Pine	Pinus thunbergi	4	I	2	1	2	E
Mimosa (silktree)	Albizia julibrissin	4	I				
Mulberry	Morus alba	4	I	2	1	2	D
Siberian Elm	Ulmus pumila	4	I				
Silver Maple	Acer saccharinum	4	I				
Tulip-Tree	Liriodendron tulipifera	4	I	2	1	1	D

Classifications:

N = Native

I = Introduced

Site:

- 1 - Xerophytic (requires little water)
- 2 - Mesic (requires moderate water with good drainage)
- 3 - Aquatic (tolerates poor drainage once established 3 years)

Light:

- 1 - Full Sun - requires a minimum of 6 hours of direct sunlight
- 2 - Partial Sun - requires a minimum of 3-6 hours of direct sunlight
- 3 - Shade - requires less than 3 hours of direct sunlight

Note: Lower rating number on this scale is the minimum, but can use the next higher rating (i.e. a rating of 2

Size:

- 1 - 60 feet and greater ultimate height (large shade tree)
- 2 - 30 to 60 feet in ultimate height (medium tree)
- 3 - 30 feet and less in ultimate height (small tree)

Foliage:

D - Deciduous - sheds leaves annually; if placed on the south and west walls will reduce indoor

E - Evergreen - having green leaves/needles throughout the year; can create a wind break if placed on the northwest side of a building

SE - Semi evergreen

Example: The code for Live Oak is 1/N/2/1/1, which indicates that the Live Oak is a Class 1 species that is Native to Texas, requires moderate water with good drainage, demands or tolerates full sun, and will exceed 60 feet in ultimate height. As a shade tree, the Live Oak will provide protection and has aesthetic impact but the tree is not suitable for planting beneath powerlines or within confined space, or in streets or other public rights-of-way.

## APPENDIX E Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, ~~including paved walkways.~~

### SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products  
Product: Metal benches  
Model: B5WBCLASSIC  
Size: 5'  
Color/finish: Black finish  
Aluminum frame w/contoured backs

### TREE WELLS

~~Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:~~



### TREE GRATES


~~Manufacture: Neenah Foundry Company  
Product: Tree grate  
Model: ASTM A-48, Metropolitan Series~~



### TREE WELLS

**LIGHT POLES**

~~Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.~~


	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

~~Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights of way to illuminate the public walkway.~~

~~Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.~~

**TRASH RECEPTACLES**

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

**PAVERS**

Brick pavers must be used to construct the 2-foot required brick-paved ribbons on each side of the sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

**Commented [AH1]:** Should we incorporate this into the City's standard details since the sidewalks have been installed? Additional sidewalks on side streets are just required to be 6-foot concrete sidewalks.

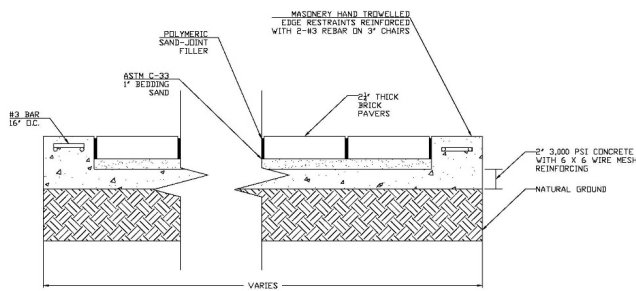
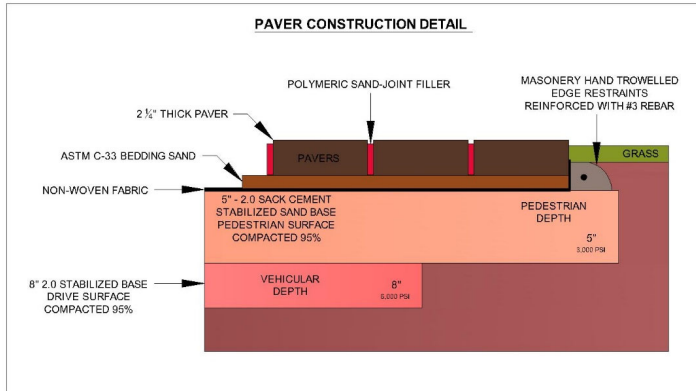


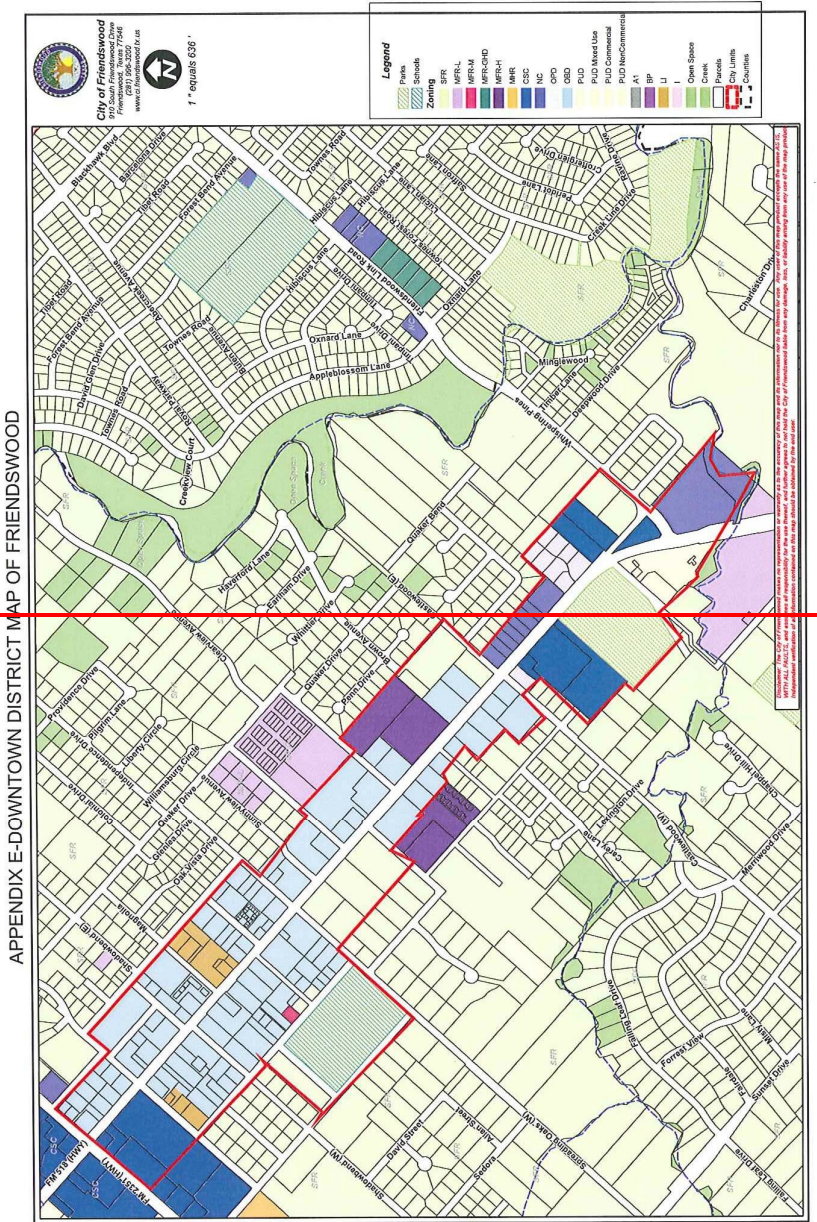
Manufacturer:	Pine Hall Brick Company, Inc.
Product:	Pavers
Model:	Pathway Series, Full Range
Size:	4" W x 8" L x 2 1/4" thick
Color:	Red
Pattern:	Stretcher Bond

Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

- Paver installation specs:
- 5" of 2.0 sack cement stabilized sand base
  - Non-woven fabric weed block
  - 1" of ASTM C-33 bedding sand
  - 2 1/4" thick brick unit paver
  - Polymeric joint sand
  - Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.







# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 11, 2026

Subject: Receive the May 2026 DRC Report, May 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 DRC Report and Business Report are attached for review.

## IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

## RECOMMENDATIONS

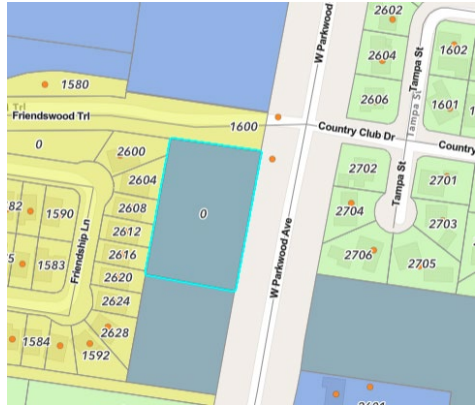

## ATTACHMENTS

- |    |  |
|----|--|
| 1. | May 2026 DRC Report                          |
| 2. | Friendswood Monthly Business Report May 2026 |

COMMUNITY DEVELOPMENT DEPARTMENT  
 MONTHLY DRC REPORT  
 MAY 2026



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Blvd. and Friendswood Pkwy  Retail, restaurant, office, coffee shop	CSC	No	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Plat required to replat into separate reserves</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval required</li> <li><input checked="" type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service available</li> <li><input checked="" type="checkbox"/> Sewer service available</li> <li><input type="checkbox"/> On-site detention required – detention provided in West Ranch</li> <li><input type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Add sidewalk along Friendswood Pkwy; light pole near planned driveway will need to be relocated.</p>	

<p>Friendswood Trail at W. Parkwood Ave.</p> <p>Quick service restaurant – approx. 4180 sqft</p>	<p>NC</p>	<p>No</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Amending Plat required to adjust property line between reserves</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval required</li> <li><input checked="" type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service available</li> <li><input checked="" type="checkbox"/> Sewer service available</li> <li><input type="checkbox"/> On-site detention required—provided for in Friendswood Trails</li> <li><input type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input checked="" type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Add sidewalk along W. Parkwood Ave.; the two reserves are subject to a blanket shared access easement</p>	
<p>1 Parkside Dr.</p> <p>Looking to acquire rectangle of land behind 1 Parkside Drive to build 2 additional office buildings</p>	<p>DD</p> <p>Outside the DD boundary</p>	<p>No</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Plat required</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval required</li> <li><input type="checkbox"/> Community Overlay District</li> <li><input checked="" type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service available</li> <li><input checked="" type="checkbox"/> Sewer service available</li> <li><input checked="" type="checkbox"/> On-site detention required</li> <li><input checked="" type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Easements required to direct storm water and waterline across adjacent lot towards Whispering Pines. Landscape easement will be required along the property line to screen adjacent residential property from commercial use; trees cannot be planted over a utility easement.</p>	



# CITY OF FRIENDSWOOD

## MONTHLY BUSINESS REPORT - MAY 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
Peak Potential Early Education Center	104 Pecan Dr	ALTER	DD
Hayven 29:11	607 S Friendswood Dr Suite 22	TO	DD
Coyote Super Market	4321 Friendswood Link Rd	TO	NC
The Gilded Page Books LLC	313 S Friendswood Dr	TO	DD
Sequence C&R LLC	107 S Friendswood Dr Suite A	TO	DD

### New commercial permits issued:

None

### New multi-family permits issued:

None

### Commercial Add/Alter/Demo permits issued:

Motu Convenience Store (City Center)	3711 FM 528	Interior build out
FISD Tax Office	302 Laurel*	Foundation repairs
FISD High School	702 Greenbriar	Foundation repairs
Renew Weight Loss	158 S Friendswood Dr.*	Interior build out
Chara Dance Studio	130 S Friendswood Dr.*	Interior build out

### Zone Changes:

2350 S Friendswood Drive SFR to CSC – Approved by Council 6/1

Denotes Location in the Downtown District (DD) Boundary

\*In Downtown District Boundary, but not zoned 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; 2<sup>nd</sup> floor conference room at City Hall

- Continue to work on Strategic Goals
- New member – Brian Shelley

### [Friendswood Downtown Economic Development Corporation \(FDEDC\)](#)

*Type 4B Sales Tax Corporation*

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

- Removing overhead communication lines on northeastern side of S Friendswood Dr.

- May 4 – Council approved expenditure to AT&T for a quote
- May 4 – Council approved expenditure to Comcast to proceed with removal of lines
- New programmable lights have been installed on City Hall, Library, and Activity Building
- [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.
- New member – Brett Banfield (to replace Ron Cox)

**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 closed; CPAC meeting #3 was held April 30; consultant is working on drafting objectives and recommendations for the plan