

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: January 4, 2018

Re: Mills Estates
Final Plat

Project Description: Subdivide the existing property at 1702 Lundy Lane into two lots.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, Parks, and Police Department. The proposed project appears to be in compliance with current City code.

The plan is subject to review and approval by the Planning and Zoning Commission.



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City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 429'

Mills Estate Final Plat

1. [Compliance Memo](#)
2. [Location Map](#)
3. [Final Plat](#)

STATE OF TEXAS
COUNTY OF GALVESTON

WE, LEONARD MARK MILLS AND CHARLOTTE A. MILLS, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 10.615 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MILLS ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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.

WITNESS OUR HANDS IN THE CITY OF _____, TEXAS, THIS ____ DAY OF _____, 20____

LEONARD MARK MILLS

CHARLOTTE A. MILLS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEONARD MARK MILLS AND CHARLOTTE A. MILLS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERELN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____

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

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

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

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

BECKY SUMMERS
DEVELOPMENT COORDINATOR

RHONDA NEEL
CHAIRMAN

I, PATRICK G. DONART, P.E., CFM, CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS 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.

PATRICK G. DONART, P.E., CFM
CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

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

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

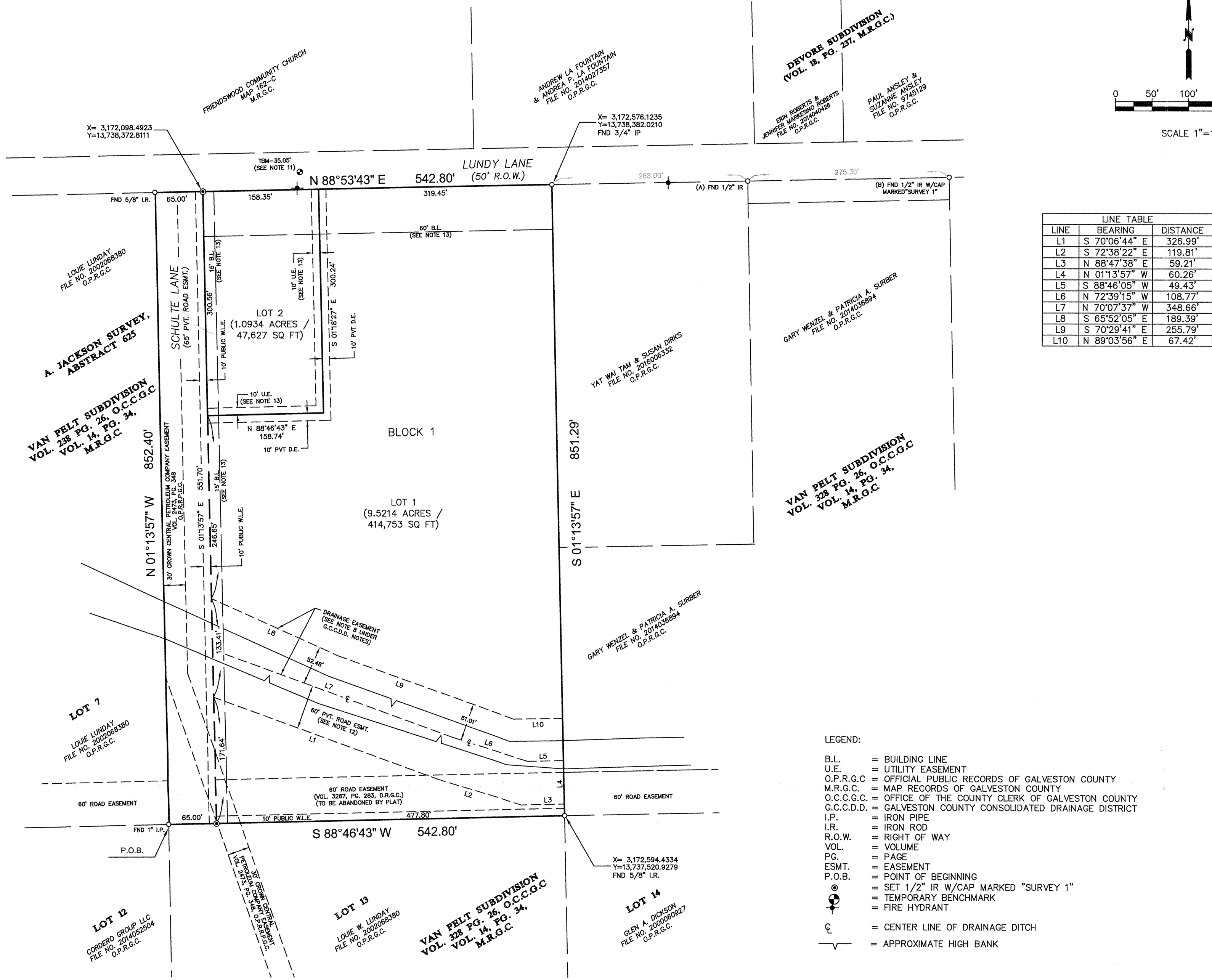
DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____
DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY AND THE CITY OF FRIENDSWOOD.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE, (GUARANTEE FILE) G.F. NO. 1610862CPL, EFFECTIVE DATE NOVEMBER 21, 2016.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99987082987. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 485468 0005E, WITH THE EFFECTIVE DATE OF 9-29-1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
- SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. 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 ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- BENCHMARK: E459 ELEVATION: 26.34
DESCRIPTION: FLOOD PLAIN REFERENCE MARK AW1002 IS A BRASS DISK 0.25 MILES SOUTHWEST ALONG FARM ROAD 528 FROM THE INTERSECTION OF FARM ROAD 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.06 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FT NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FT NORTH-NORTHWEST OF UTILITY POLE NO. F1217 50 A, 1.7 FT SOUTHEAST OF A BARBED WIRE FENCE. NGVD 29, 1978 ADJUSTMENT

- TEAM MAG NAIL SET IN THE CENTER LINE OF LUNDY LANE - 135.24', N 78°49'3" E, FROM THE MOST WESTERN CORNER OF LOT.
- ELEVATION: 35.05'
- ACCESS EASEMENT RELOCATED TO COINCIDE WITH THE PHYSICAL LOCATION OF ROAD ALSO KNOWN AS SCHULTE LANE, A PRIVATE ROAD.
 - AS RECORDED UNDER FILE NO. 8111624, O.P.R.G.C.

FINAL PLAT OF MILLS ESTATES

A SUBDIVISION OF 10.6148 ACRES (462,380 SQ FT) IN THE A. JACKSON SURVEY, A-625, ALSO BEING A REPLAT OF LOT 6 OF THE GEORGE VAN PELT'S SUBDIVISION RECORDED VOLUME 14, PG. 34, MAP RECORDS OF GALVESTON COUNTY, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

1 BLOCK 2 LOTS
JANUARY 2, 2018

OWNER:
LEONARD MARK MILLS
AND CHARLOTTE A. MILLS
1702 LUNDY LANE
FRIENDSWOOD, TEXAS 77546
(713) 295-0089

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Aledo, TX 77512 | (281)393-1382
JOB NO. 12-50243-16



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Friendswood GIS Mapping



1" = 83'



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Application for Vacation of Public Easements or Rights-of-Way

APPLICANT NAME: Seth Tragarz Phone: 713-705-6214

Mailing Address: 1506 Winding Way Suite 203

City: Friendswood State: TX Zip: 77546 Fax: N/A

Email Address: city@giadaconstruction.com

SUBJECT PROPERTY INFO:

Subdivision Name: Autumn Creek Estates Street Name: 10 Steven Luke Lane

Abutting Blocks: Block1 Abutting Lots: Lot 4 & Lot 6

Vacate the following: ☐ Right-of-Way ☒ Easement

Reason for vacation request: Drainage easement was abandoned during site work
and never created by the developer.

Related City applications which are pending: Residential construction permit application.

Improvements located in subject right-of-way / easement:

☒ None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles
☐ Structures ☐ Fences/Walls ☐ Other _____

Utilities located in subject right-of-way / easement:

☒ None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer
☐ Storm Drain ☐ Unknown ☐ Other _____

The undersigned applicant understands that the processing of this application will be handled in accordance with the procedures outlined in Section 70-25 of the City of Friendswood Code of Ordinances and that the acceptance of this application and fee in no way obligates the City to grant the vacation.

The undersigned hereby requests approval by the City Council to vacate the above identified easement / right-of-way.

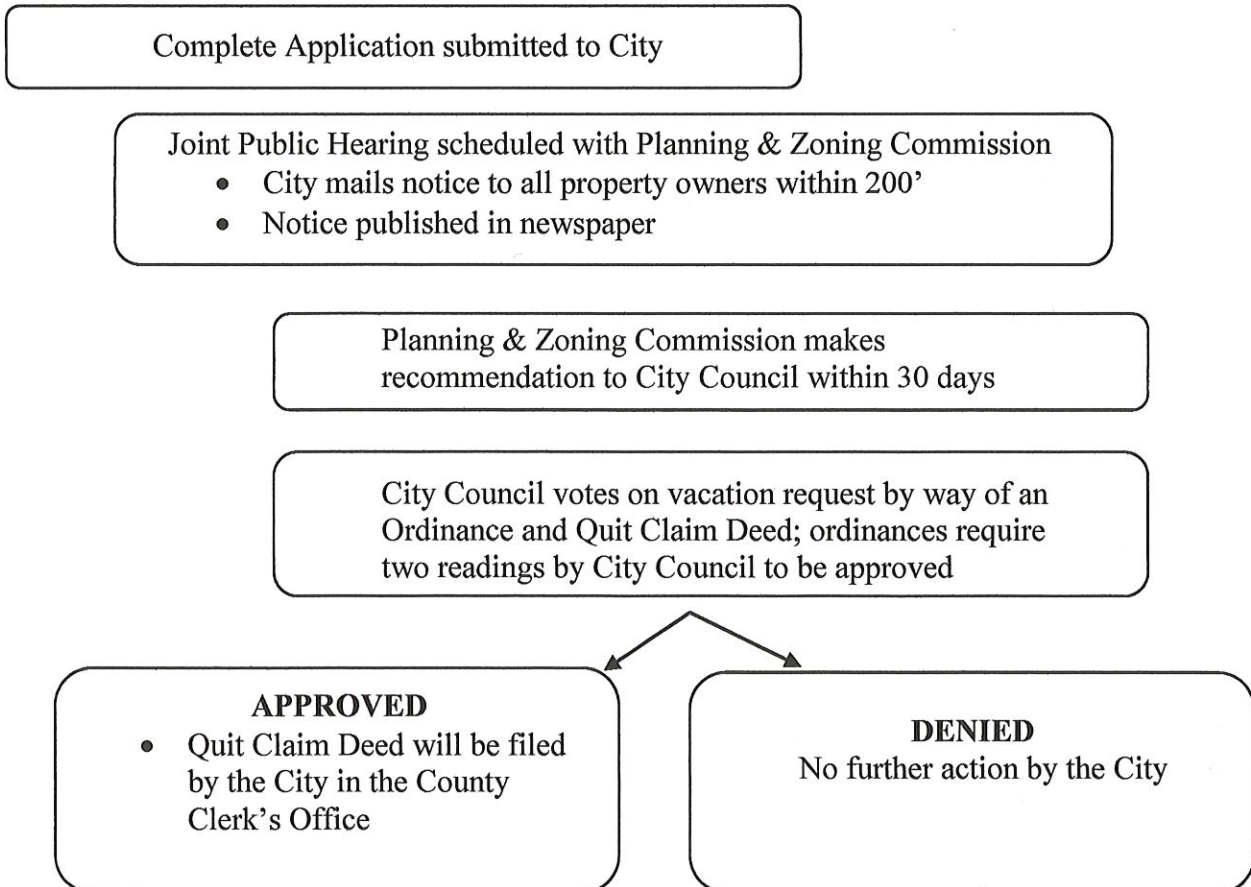
Applicant's Signature: _____ Date: 11/14/2017

Received By: <u>Brunner</u>	Application Number: <u>17-3981</u>
Property Owner Notices: <u>12-29-17</u>	Received Date: <u>12-1-17</u>
	Joint Public Hearing Date: <u>1-8-18</u>

Submittal Requirements for Easement / Right-of-Way Vacation Applications

- ☐ Application Fee of \$300
- ☐ Current Title Report for any lot containing a portion of the right-of-way or easement to be abandoned
- ☒ Exhibit and Metes and Bounds description prepared by a Registered Professional Land Surveyor identifying the right-of-way or easement to be abandoned
- ☒ Written confirmation from all owners of real property abutting the subject easement/right-of-way, as well as utility companies, drainage districts and/or other agencies with an interest in the easement/right-of-way stating they have been notified of the requested vacation and a letter of "No Objection" from each of the concerned entities.
- ☒ To vacate right-of-way: an appraisal to determine the market value of the City's interest in the right-of-way. The applicant shall be responsible for all appraisal fees incurred. Applicant may also be responsible for purchasing the right-of-way for the appraisal amount when required by state law. No appraisal is required to vacate a public easement.

Procedure for Easement / Right-of-Way Vacation Requests



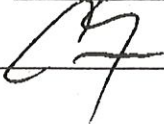
Acknowledgment Of Adjacent Property Owners

By signing below, property owners acknowledge receiving notice of the applicant's request to vacate a public easement or public right-of-way abutting their property, as described in the attached application, and provide confirmation that they have no objections to said vacation. *Multiple sheets or separate documents may be submitted.*

Printed Name: Chris Fuke (Homeowner)

Address or Legal Description: 10 Steven Luke Lane

Phone Number: (832) 472 - 4597

Signature: 

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____



City of Friendswood

Public Works Department

1306 Deepwood Drive
Friendswood, Texas 77546-4856

3/11/16

Seth Tragarz
1506 Winding Way
Suite 203
Friendswood, TX 77546

Re: 10 Stephen Luke Lane

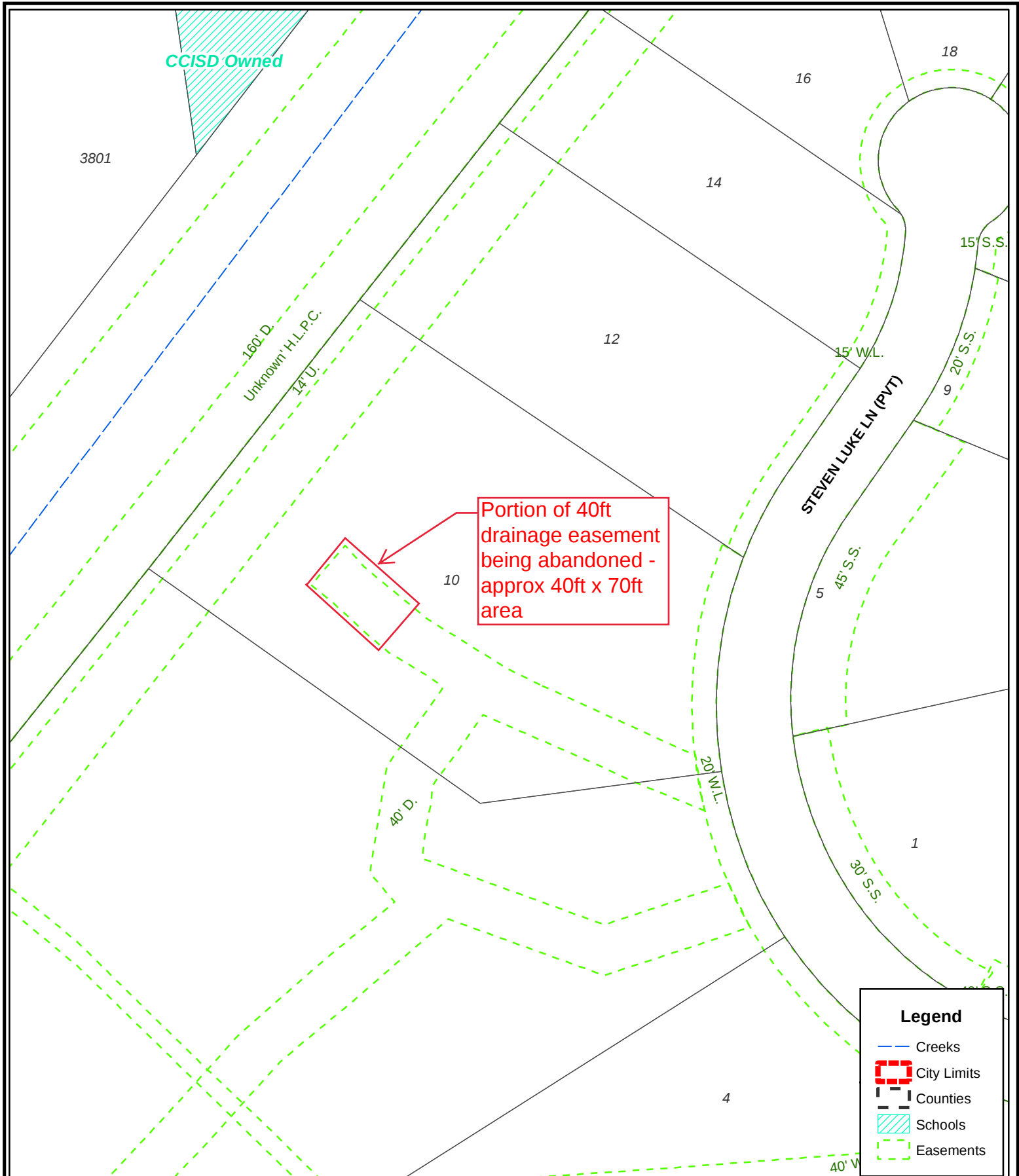
Dear Mr. Tragarz,

The City has reviewed the submittal for vacating 0.069 ac (3031.41 SF) of an existing drainage easement for the above mentioned project. Please accept this letter as your "No Objection Letter" for the purposes of getting on the Planning and Zoning Agenda.

Sincerely,

Patrick Donart, P.E.
Public Works Director/City Engineer
City of Friendswood

cc: Rene' Ibarra, CFM, Deputy Director of Public Works
Frank Manigold, CFM, Deputy Director of Community Development Department
Brian Rouane, CFM, Chief Building Official
Aubrey Harbin, LEED AP, City Planner
George Cherepes, Projects Coordinator
Becky Summers, Development Coordinator



Legend

- Creeks
- City Limits
- Counties
- Schools
- Easements

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Friendswood GIS Mapping



1" = 103'

***CITY OF FRIENDSWOOD

***GALVESTON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A 0.069 ACRE TRACT OF LAND (3031.41' SQ) BEING A PORTION OF A 40.00' DRAINAGE EASEMENT , LOCATED WITHIN LOT 5, BLOCK 1 OF AUTUMN CREEK, SECTION 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 497014 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD IN THE WEST RIGHT OF WAY LINE OF STEPHEN LUKE (60' R.O.W.) AT THE COMMON CORNERS OF LOTS 4 AND 5 OF BLOCK 1, OF AUTUMN CREEK, SECTION 9 (RECORDED FILM CODE NO 497014);

THENCE SOUTH 82°15'47" WEST, 69.75' ALONG THE COMMON LOT LINES OF LOTS 4 AND 5 TO A POINT;

THENCE NORTH 62°27'40" WEST, 234.28' FEET TO THE POINT OF BEGINNING OF A 0.069 ACRE TRACT BEING A PORTION OF A 40 FOOT DRAINAGE EASEMENT TO BE ABANDONED;

THENCE NORTH 58°17' 25" WEST, 2.68' TO A POINT FOR CORNER;

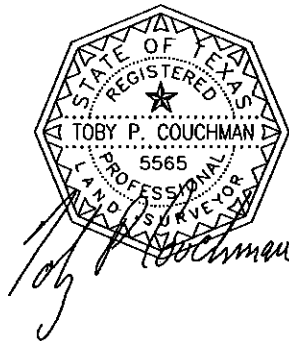
THENCE NORTH 47°27'30" WEST, 75.25' TO A POINT FOR CORNER;

THENCE NORTH 42°32'30" EAST, 40.00' TO A POINT FOR CORNER;

THENCE SOUTH 47°27'30" EAST, 71.46' TO A POINT FOR CORNER;

THENCE SOUTH 58°17'25" EAST, 2.18' TO A POINT FOR CORNER;

THENCE SOUTH 36°24'28" WEST, 40.13 TO A POINT BEING THE POINT OF BEGINNING OF A 0.069 ACRE TRACT.



Date: January 4, 2018

Action: Joint Public Hearing and Recommendation to City Council

RE: Request to vacate a portion of a 40-foot drainage easement at 10 Steven Luke Ln.

Summary:

The property owner, Mr. Chris Fuke, is requesting to abandon a portion of a 40-foot drainage easement. The easement was included on the Autumn Creek Section 9 plat, but the drainage system that was designed and built does not utilize the easement. The area of easement being abandoned is approximately 40 feet by 70 feet and is completely within Mr. Fuke's property.

Imminent Consequences/Benefit to Community:

Vacating the easement will allow the property owner to build an addition to his house. It does not affect any adjacent properties and the remainder of the easement will remain.

A No Objection Letter was provided by Patrick Donart, City of Friendswood Public Works Director/City Engineer.

Back Up Materials:

[Application](#)

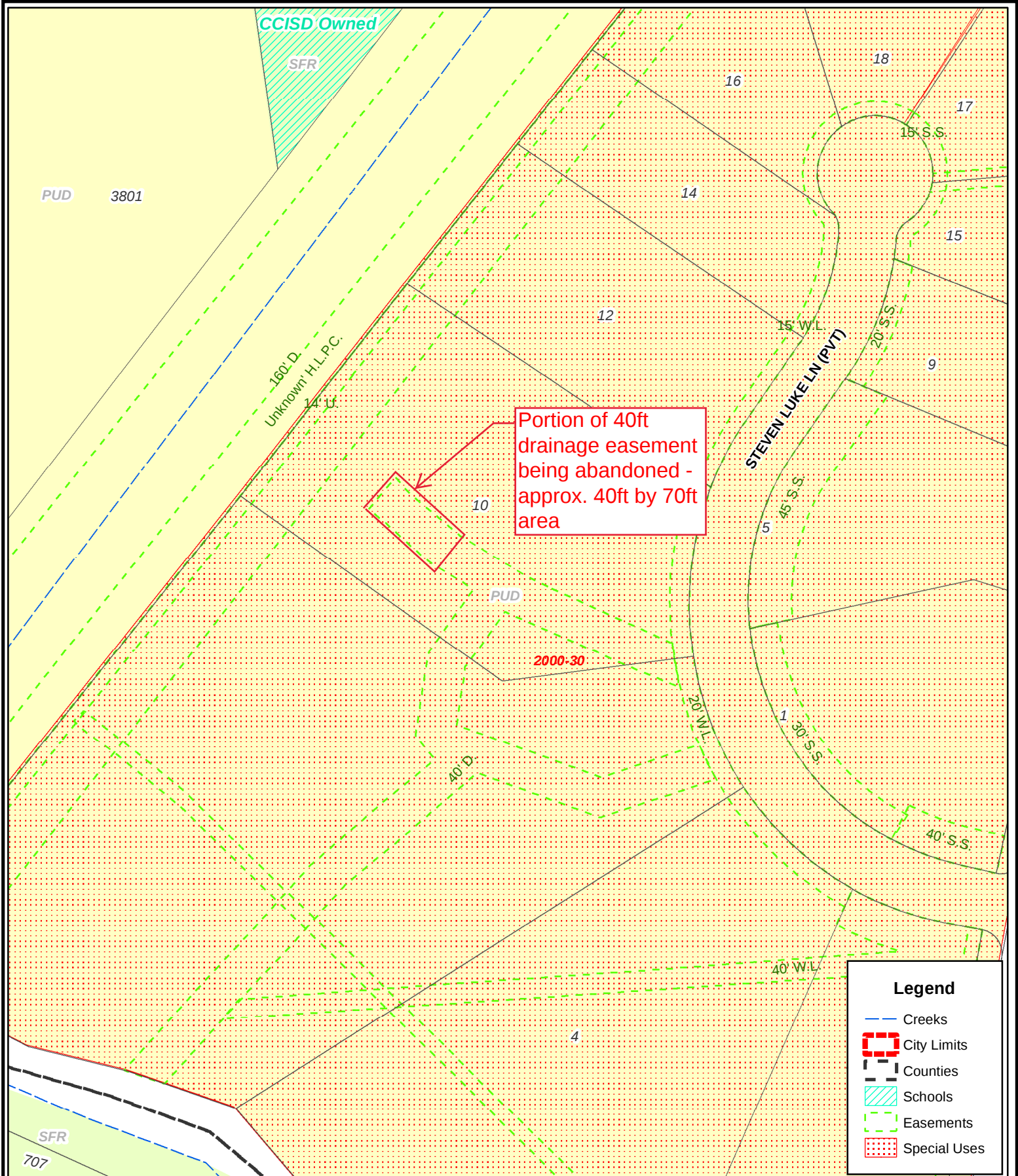
[Metes and Bounds Description and Survey of portion being abandoned](#)

[City No Objection Letter](#)

[Location Map](#)

[Aerial Map](#)

[Zoning Map](#)



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1" = 131'

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: December 29, 2017

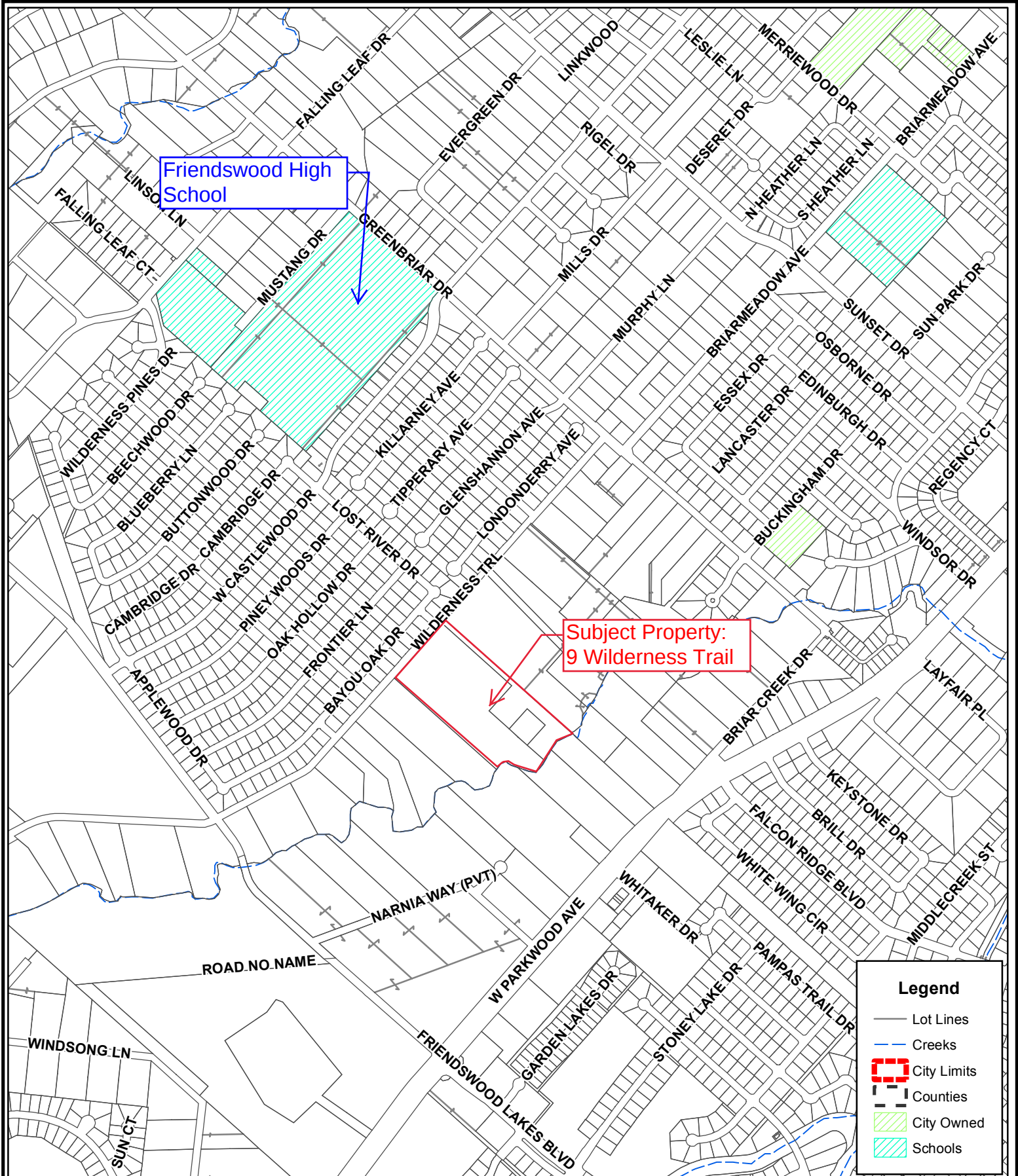
Re: Wilderness Estates
Preliminary Plat

Project Description: Three existing lots being reconfigured into three lots, sized and shaped differently.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, Parks, and Police Department. The proposed project appears to be in compliance with current City code with the following exceptions:

- 1) Add drainage easement on lot 2 to match drainage plan.
- 2) Make access easement 50 feet to include the 10' water line easement.
- 3) Change note 10 to read "dedication of a 60' right-of-way and construction of a street."

The plan is subject to review and approval by the Planning and Zoning Commission.



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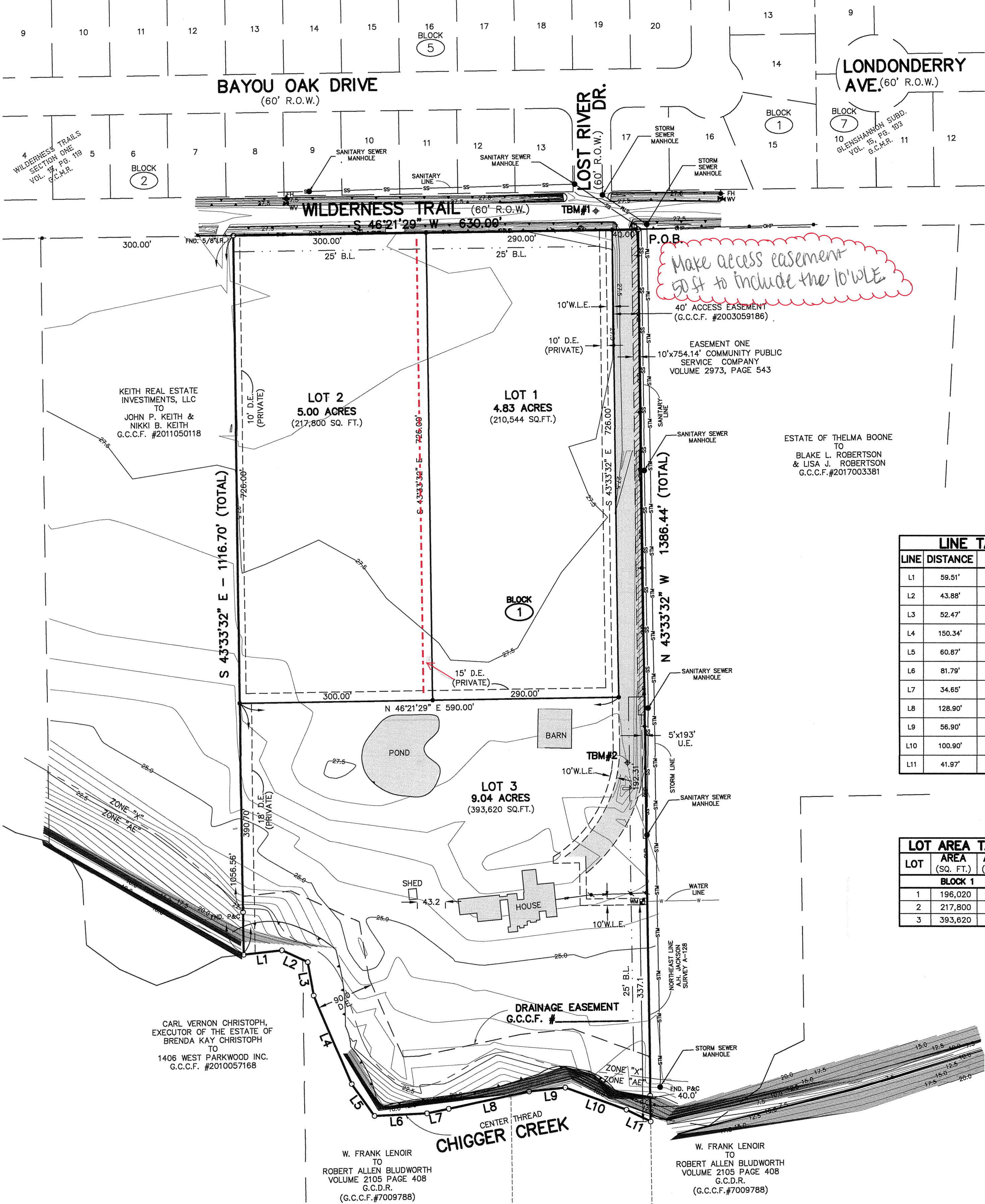


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1" = 1,022'



CITY OF FRIENDSWOOD REGULATION MATRIX

ZONING DISTRICT	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH MINIMUM FEET	YARDS—MINIMUM FEET			HEIGHT MAX. FEET (b and e)	PARKING REQUIREMENT UNIT	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				FRONT	REAR (a)	SIDE				
						INTERIOR (d)				
						EXTERIOR (CORNER LOT)				
						BACKING UP TO AN ABUTTING SIDE YARD				
						BACKING UP TO AN ABUTTING REAR YARD				
SFR	2.7	15,600	120A	25B	25	10	25B	20C	40	35%

A. Lots of less than 120' wide require curbs. Lots of 120 feet wide or greater may use open ditches.
K. Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention facility is to be maintained by the property owner.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.
- Plantings, flower beds, or other landscaping is not permitted inside lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park, benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility without the approval of the DISTRICT.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permits. This preliminary approval shall expire in six (6) months.

FLOODPLAIN STATEMENT:

1.) This property lies in Zone "X", defined by FEMA as areas determined to be outside 500-year floodplain; and in Zone "AE" (Floodway), (B.F.E. 23') special Flood Hazard areas inundated by 100-year flood, as scaled from Flood Insurance Rate Map Community—Panel Number 4854680005E, map revised September 22, 1999.
BENCHMARK:

N.G.S. BENCHMARK DESIGNATION #E459, PID AW1002,
NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88),
ELEVATION: 26.02'.

PROJECT BENCHMARK:
TBM #1: SET MAG NAIL @ INTERSECTION OF
THE CENTERLINE OF LOST RIVER AND WILDERNESS TRAIL.
ELEVATION: 28.23'

PROJECT BENCHMARK:
TBM #2: RR SPIKE IN PRIMARY CONCRETE DRIVEWAY OF
SUBJECT PROPERTY @ POINT OF CURVATURE.
ELEVATION: 27.34'

GENERAL NOTES:

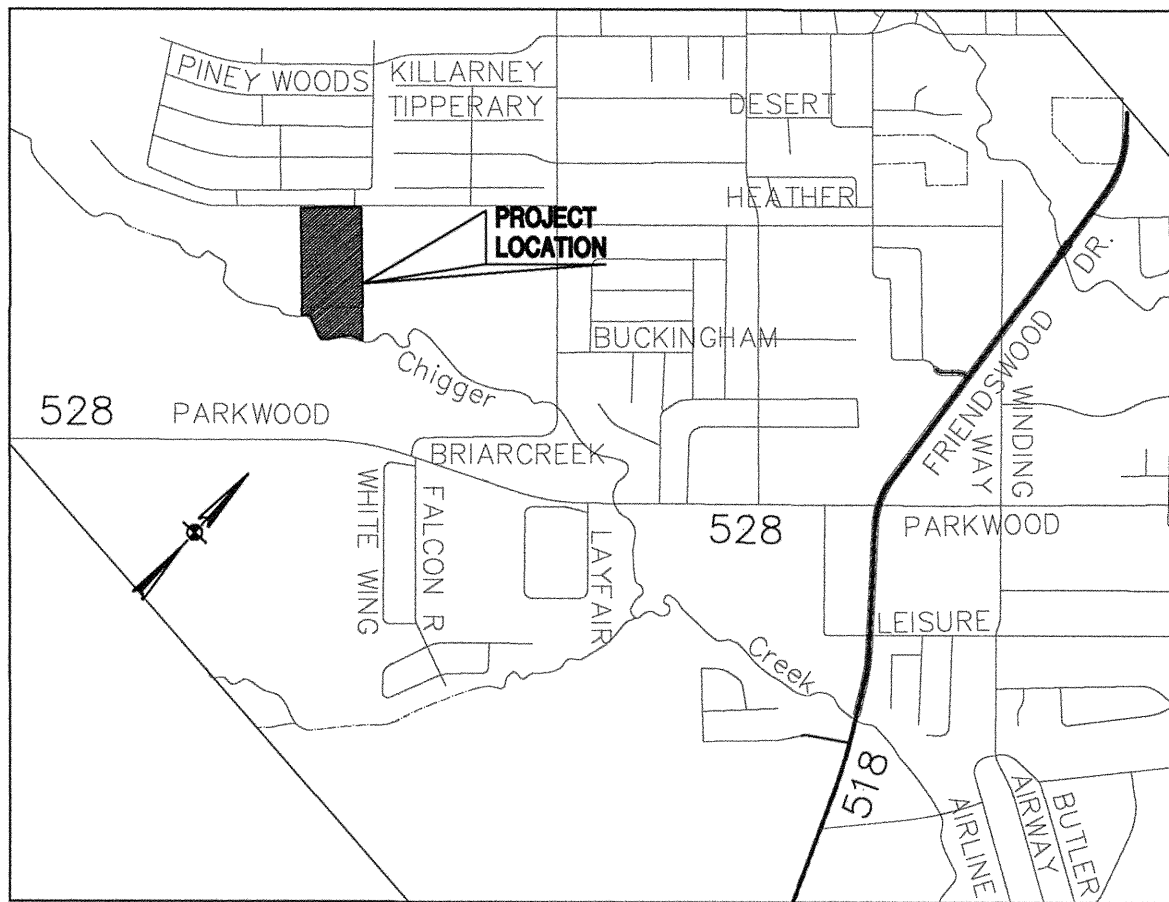
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be in 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 operated the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other structures necessary to operate the pipeline.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; current owner(s) shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- Any and all right-of-way located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained the owner.
- There are no pre-existing trees within this plat that fit the description found in the section 8.1.f. (3) of the Zoning Ordinance of the City of Friendswood.
- This boundary survey shall close to within 1:10,000.
- Lot 3 cannot be further subdivided without the dedication and construction of a street.

I hereby attest that on the above date, the herein described tract of land was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Date _____

"Preliminary, this document shall not be recorded for any purpose"

Dale L. Hardy
Registered Professional
Land Surveyor 4847



VICINITY MAP
scale: 1"=2000'

PROPERTY DESCRIPTION:

Survey 18.87 acre (821,969 Square Feet) tract or parcel of land, being out of and a part of the A. H. JACKSON SURVEY, Abstract #128, Galveston County, Texas, being all of that certain tract of land conveyed by Carolina R.E. Corporation to Clear Creek Ranch, LLC and recorded under Galveston County Clerk's File Number 2017085053 in the Office of the County Clerk of Galveston County, Texas, and also being all of that 9.04 acre tract or parcel of land conveyed to William L. White and wife, Carmen I. Chanona White, as recorded under Clerk's File Number 2017085052, in the Office of the County Clerk of Galveston County, Texas, said 18.87 acre tract of land being more fully described as follows:

BEGINNING at the point of intersection of the Northeast line of said A. H. JACKSON SURVEY with the Southeast right-of-way line of Wilderness Trail, a 60 foot public roadway right-of-way, same being the common property corner of aforesaid William and Carmen White 9.04 acre tract and of a tract of land conveyed by the Estate of Thelma Boone to Blake L. Robertson and Lisa J. Robertson as recorded under Clerk's File Number 2017003381, in the Office of the County Clerk of Galveston County, Texas;

THENCE, S 46°21'29" W along and with the Southeast right-of-way line of said Wilderness Trail, a distance of 630.00 feet to a 5/8 inch iron rod found for corner, same being the common property corner of aforesaid Carolina R. E. Corp. 13.90 acre tract and of that certain tract of land conveyed by Keith Real Estate Investments, L.L.C. to John P. Keith and Nikki B. Keith, husband and wife, as found of record under Clerk's File Number 2011050118 in the Office of the County Clerk of Galveston County, Texas;

THENCE, S 43°33'32" E parallel with the Northeast line of A. H. JACKSON SURVEY passing on iron rod found at a distance of 1056.58 feet and continuing for a total distance of 1,116.70 feet to a point at the centerline Chigger Creek;

THENCE in a Northeasterly direction along the meanders of the centerline of Chigger Creek, the following Eleven (11) courses and distances:

N 40°51'22" E, a distance of 59.51 feet;
N 71°50'11" E, a distance of 43.88 feet;
S 52°28'39" E, a distance of 52.47 feet;
S 66°06'50" E, a distance of 150.34 feet;
S 78°07'59" E, a distance of 60.87 feet;
N 44°37'41" E, a distance of 81.79 feet;
N 35°16'05" E, a distance of 34.65 feet;
N 35°16'05" E, a distance of 128.90 feet;
N 41°17'08" E, a distance of 56.90 feet;
N 67°07'05" E, a distance of 100.90 feet; and;
N 73°14'40" E, a distance of 41.97 feet to a point at the intersection of the centerline of said Chigger Creek with the Northeast line of said A. H. JACKSON SURVEY;

THENCE, N 43°33'32" W along and with the Northeast line of aforesaid A. H. JACKSON SURVEY, passing on iron rod found at a distance of 40.00 feet, and continuing for a total distance of 1,386.44 feet to the **POINT OF BEGINNING** and containing a calculated area of 18.87 acres (821,969 Square Feet) of land.

PRELIMINARY PLAT OF
WILDERNESS ESTATES

A SUBDIVISION OF 18.87 ACRES OF LAND,
BEING TRACTS 16, 17 AND 17-1 OUT OF AND A
PART OF THE A. H. JACKSON SURVEY, ABSTRACT #128

CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS
3 LOTS 1 BLOCK

OWNER:
Clear Creek Ranch, LLC
(As to LOT 1 and LOT 2)
William L. White, Managing Partner
907 S. Friendswood Dr. #220
Friendswood, TX 77546
Phone: 281-799-6595

OWNER:
William L. White, and
Carmen I. Chanona White
(As to Lot 3)
9 Wilderness Trail
Friendswood, TX 77546
Phone: 281-799-6595

SURVEYOR:
GeoSurv, LLC
P.O. Box 246
League City, TX 77574

100' 0 100' 200'

SCALE: 1" = 100'

DATE: December 19, 2017

12/19/17

Planning
Public Works

Wilderness Estates Preliminary Plat

1. [Compliance Memo](#)
2. [Location Map](#)
3. [Preliminary Plat](#)