

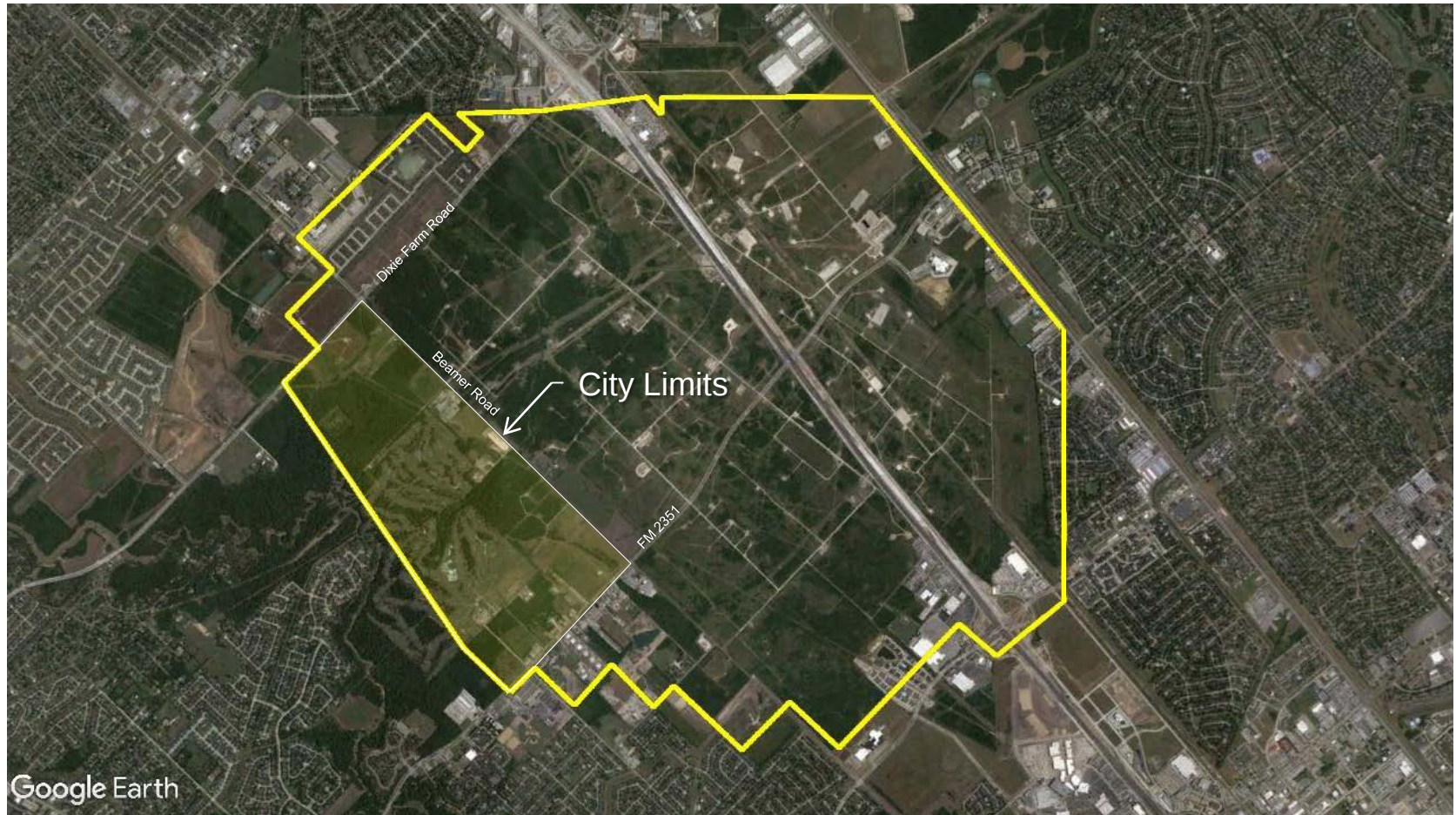
Major Thoroughfare Plan Update

1. [Current Plan per R2004-07](#)
2. [Major Thoroughfare Plan Description \(per 1998 Comp Plan updated with R2001-31\)](#)
3. [Previous Major Thoroughfare Plan R2001-31](#)
4. [Dan Rucker's Proposed Development Plans](#)
5. Dan Rucker's Presentation to City Council on January 8, 2018:
https://youtu.be/SCFiSHR4J_I?t=4398

Overview & Perspectives

Friendswood Panhandle Region

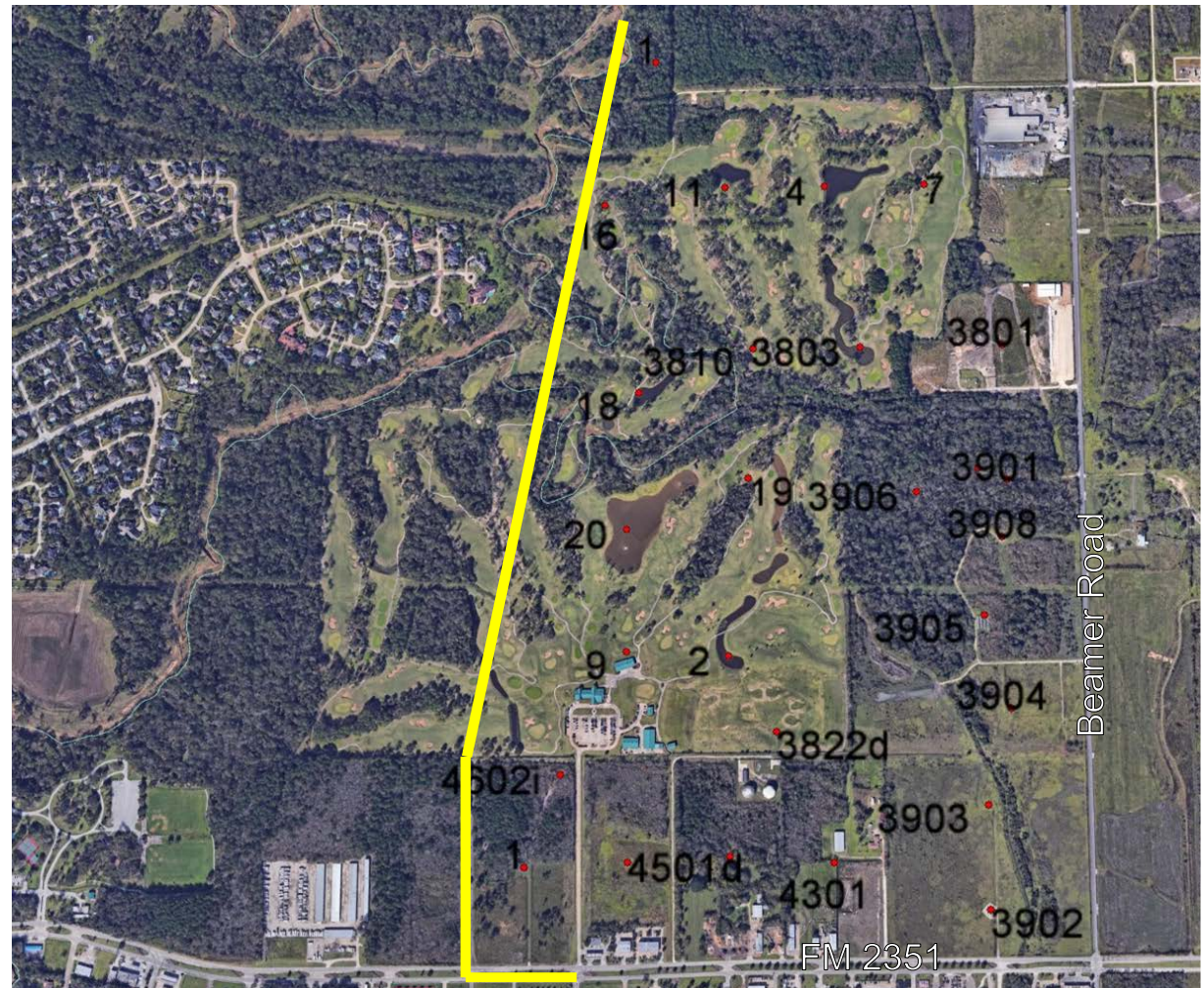
Land Use & Ownership – Webster Unit



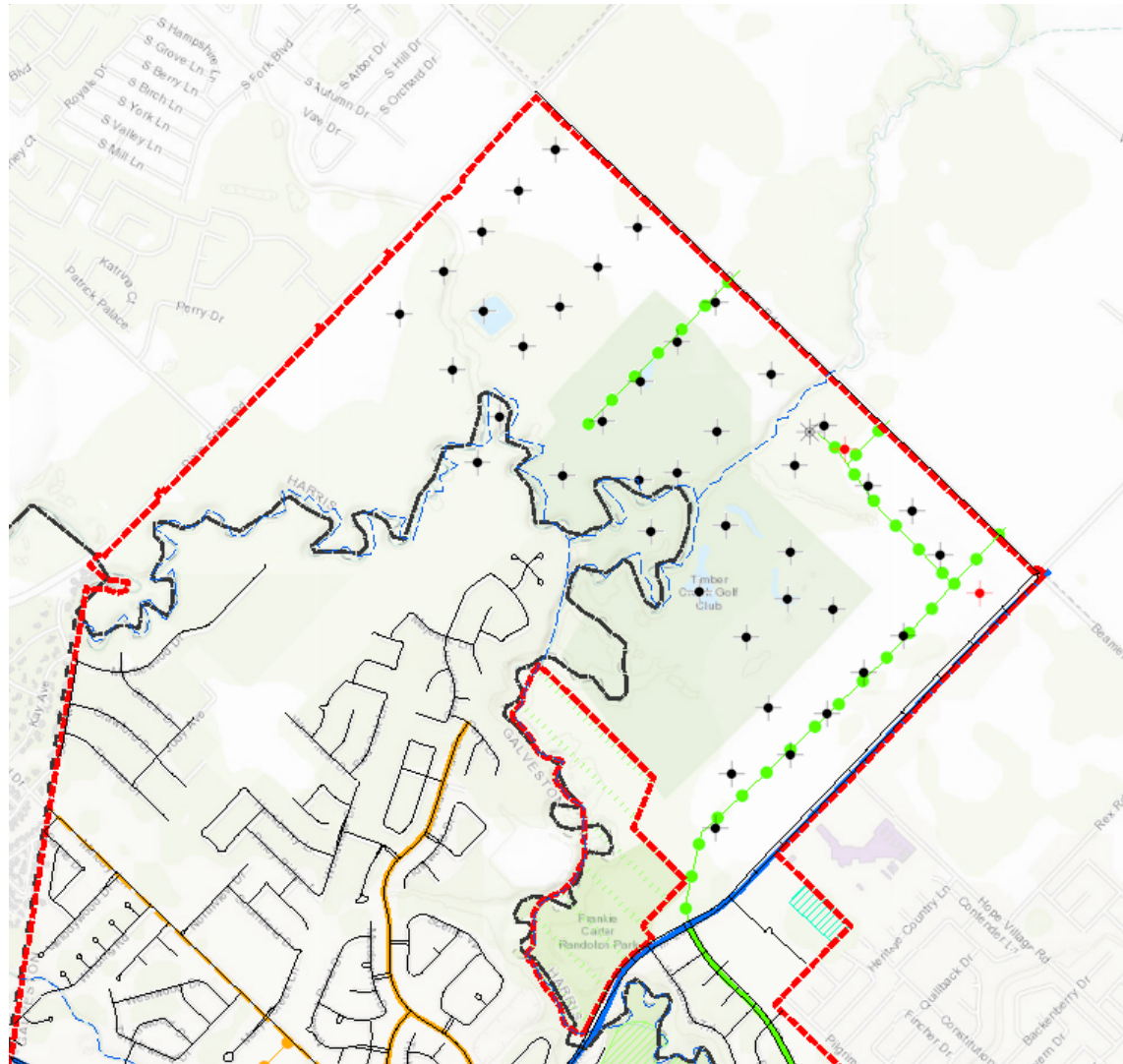
$\pm 4,420$ Acres

Land Use & Ownership - Panhandle

- When Timber Creek Golf Club was built, the oilfield was thought to be at the end of its life and there were over 50 undivided interest owners in this picture.
- **Now** with improved technological advances, this oilfield is planned for ongoing production over the next 20+ years



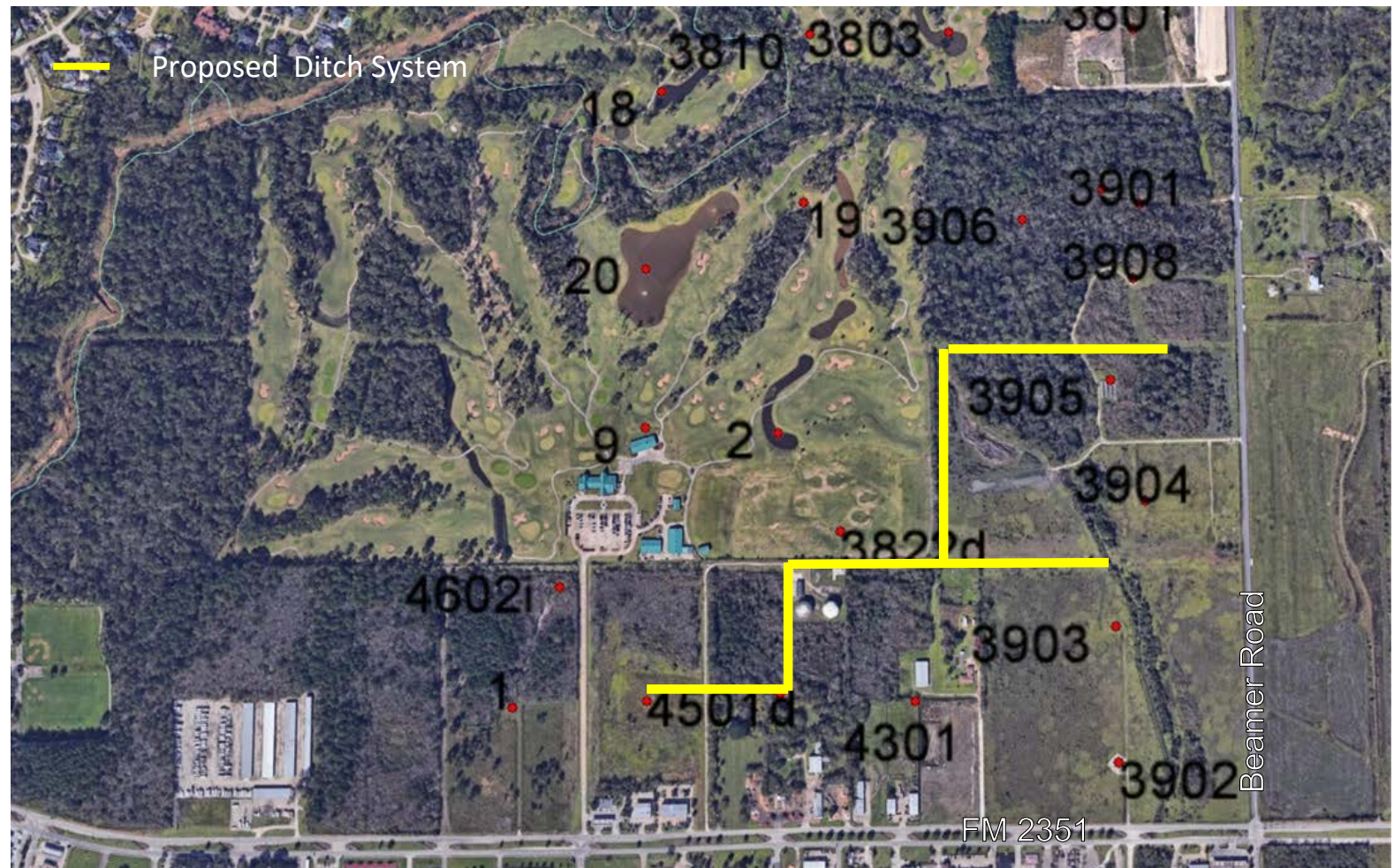
Land Use & Ownership – Panhandle Well Locations



Northern Panhandle Utility Access – South of Turkey Creek



Northern Panhandle – Existing & Proposed Drainage South of Turkey Creek



Hotel Feasibility Study



**MARKET
STUDY**

**Hotel Feasibility Study (Phase I) for
Friendswood, TX**

Prepared by:
University of Houston Project Team

Date of the Report:
April 28, 2017



UNIVERSITY of HOUSTON | CONRAD N. HILTON COLLEGE

Dennis Reynolds

Dean, Barron Hilton Distinguished Chair

Education

BS in Hotel, Restaurant and Institutional Management,
Golden Gate University; MPS, Ph.D. in Hotel Administration,
Cornell University.

Expertise & Research Interests

- Organizational Behavior / Human Resources
- Managerial Productivity
- Operational Productivity Analysis and Enhancement



Email: der@uh.edu
Phone: 713.743.2607
Room: 219-B

Ki-Joon Back

Associate Dean for Research & Graduate
Studies, Eric Hilton Distinguished Chair

Education

BS, MS in Hotel Administration, University of Nevada, Las
Vegas; PhD in Hotel, Restaurant and Institution Management,
The Pennsylvania State University.

Expertise & Research Interests

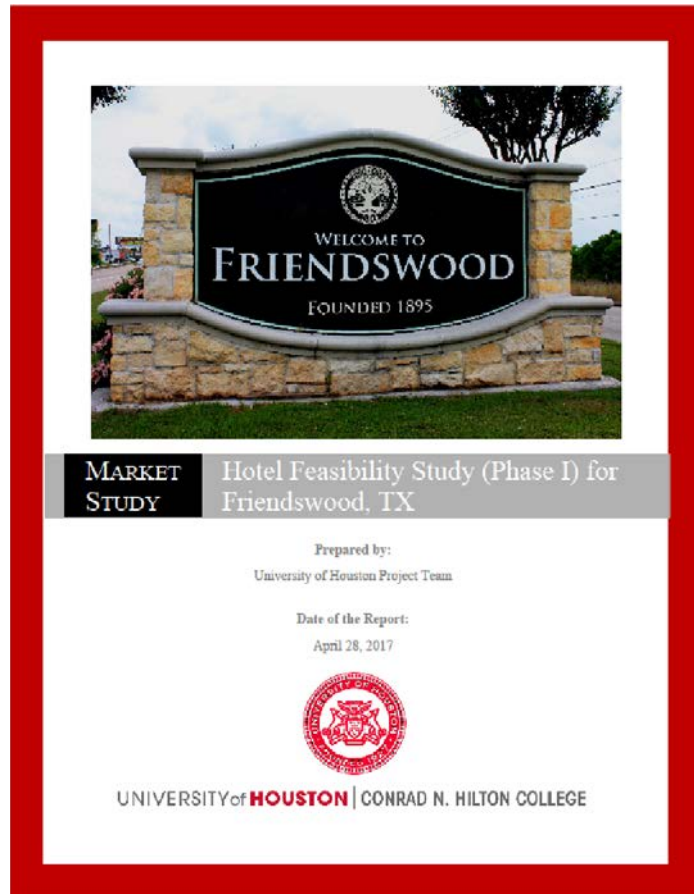
- Brand Image of Hotel, Restaurant, Convention and
Casino Industry
- Customer Satisfaction
- Gambling Impact and Attitude Studies



Email: kback@uh.edu
Phone: 713.743.2530
Room: 235-C

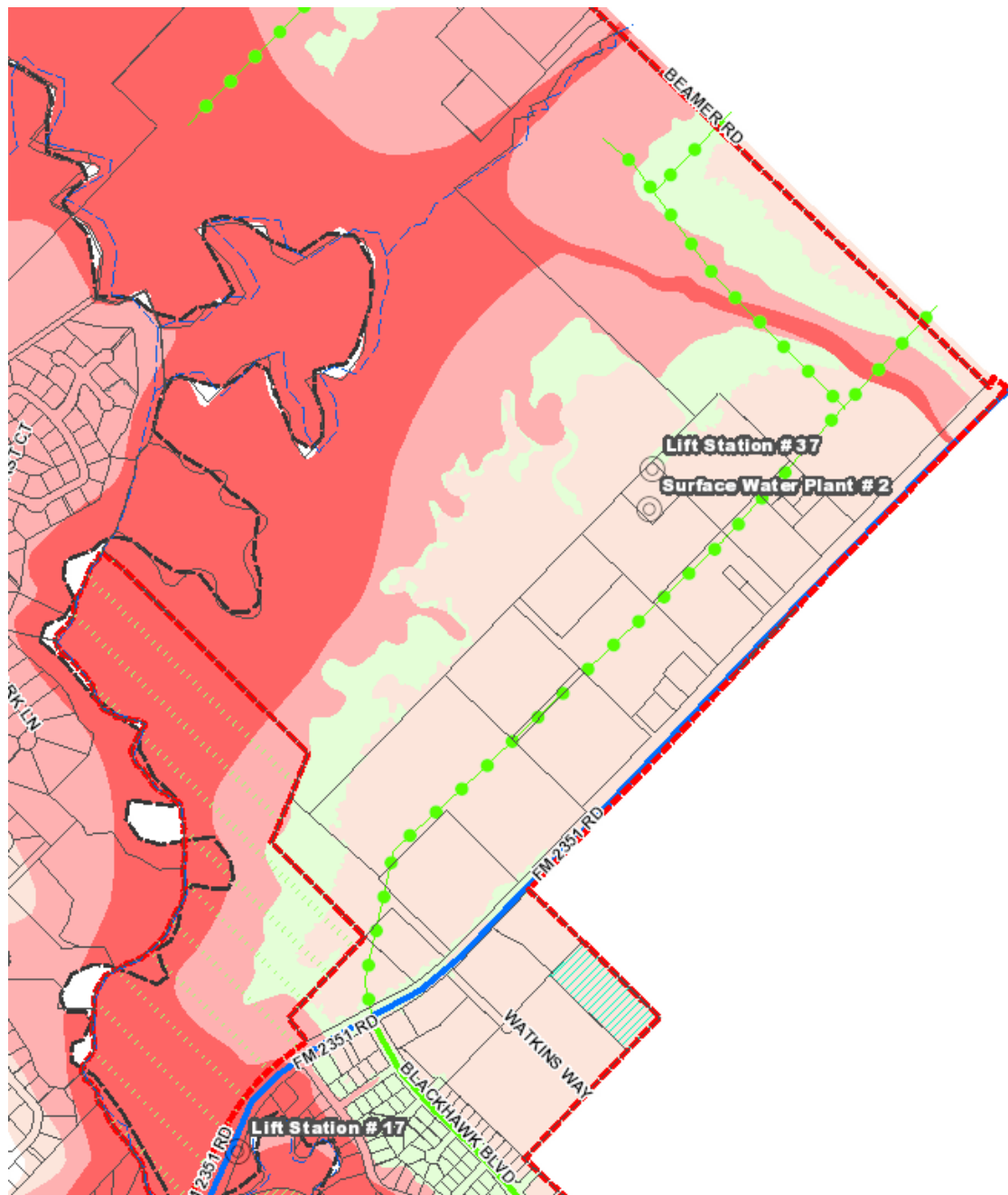
*Friendswood Hotel Feasibility Study
April 2017*

Hotel Feasibility Study

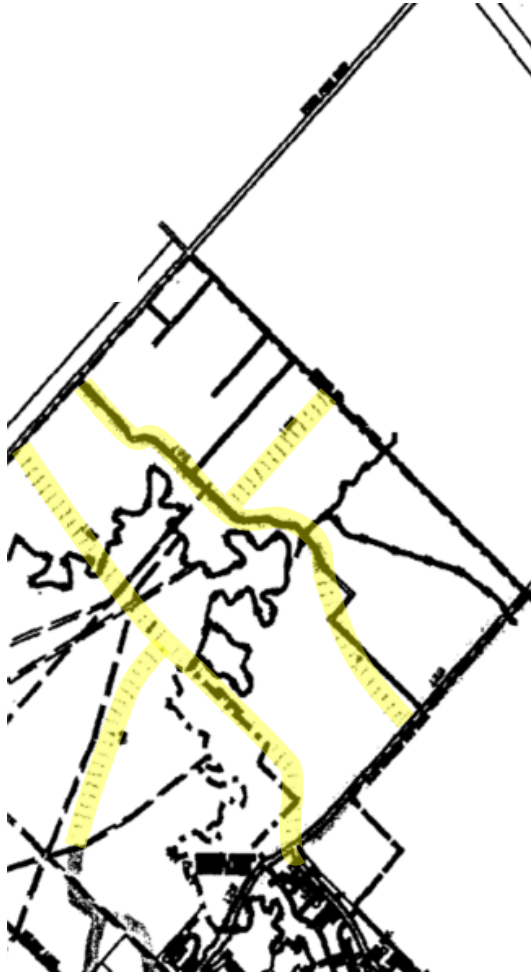


...“however, in the market analysis of Friendswood, the UH project team was not able to identify sufficient evidence to justify the development of proposed hotel and conference center—since it accompanies risk that is ‘too high’ with the high total development costs—in Friendswood, TX at this point of time.”

*Friendswood Hotel Feasibility Study
April 2017*



Historical Changes to the Major Thoroughfare Plan



1998

The Forest Sec 1-3



2001

The Forest Sec 12 & TCGC



2004

Area Transportation Planning

- After their abandonment of Blackhawk Blvd, Harris County Precinct No. 1 Road and Bridge Department had not been contacted or included in the planning for any extension of Blackhawk, including where it would connect to Beamer Road
- Now** Harris County is in the final planning of the improvements for the next phase of Beamer Road at FM 2351 (see schematic)
- Harris County has no plans to incorporate Future Blackhawk Blvd into any Beamer Road project(s)

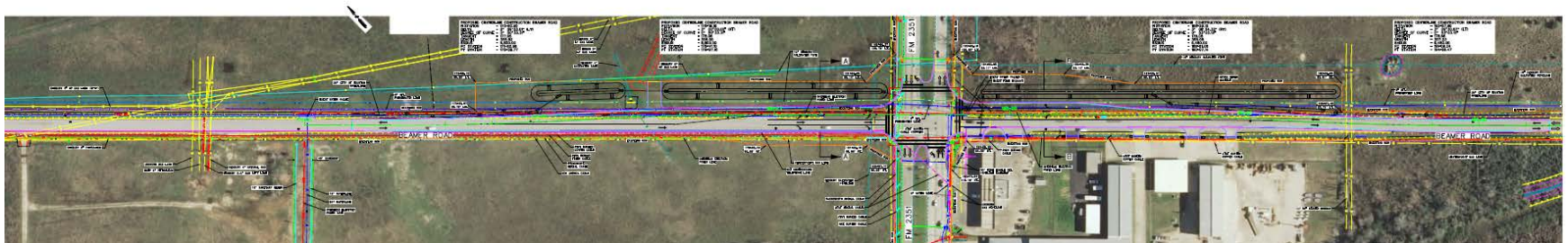
Harris County Precinct One Commissioner Rodney Ellis

Selected Language | ▼

Information Parks Trails Park Reservations Programs Contact Precinct News

Capital Improvement Projects

Project	Type	Address	Address Line 2	Description	Status	Est Completion Date
Alexander "Deussen" Park	Parks	12303 Sonnier		Car/Truck Wash Facility	Construction	Summer, 2017
Blue Ridge Park	Parks	Blue Ridge Road at West Orem Road		Playground, Pavilion and Jogging Trail Installed	Construction	Complete
Dixie Farm	Parks	2900 Dixie Farm Road		New Parking Lot	Construction	Summer, 2017
El Franco Lee Park	Parks	9500 Hall Road		Building with separate restroom and concession areas for football and soccer activities	Construction to begin May, 2016	October, 2017
El Franco Lee Park Community Center	Parks	9500 Hall Road		Expand entrance lobby area, renovate arts and crafts room, break room, offices, and window additions	Construction	March, 2017
Hutcheson	Parks	5400 Lockwood Drive at Loop 610		New Modular Restroom	Design	Summer, 2017
South MacGregor Way: Fitness Court	Parks	Between Scott St. and Oakcrest St.		Physical Fitness Court	Design	May, 2017
Aldine Mail Route	Road & Bridge	Airline Drive to Lilja road		Construction of a 4-lane concrete divided roadway; with traffic signal upgrades.	Construction	April, 2017
Antoine Drive	Road & Bridge	W. Gulf Bank to W. Mount Houston		Replacement of existing 4-lane concrete pavement, curbs, sidewalks	Design	April, 2017
Beamer Road (Phase II)	Road & Bridge	FM 2351 (Intersection Only)		Construction of right and left turning lanes	Design	December, 2017



Proposed Abandonment Extension of Blackhawk Blvd.

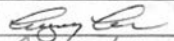
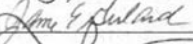
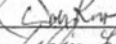
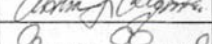
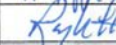
- Amended (April 2004) abruptly without any feasibility study
- Inhibits Current & Planned Land Uses
- Drainage, Utilities & Access Already Exist
- No City or County Funds Available
- Owners' Petition for Abandonment

Owners' Petition for Abandonment

PETITION

TO: City of Friendswood P&Z and Council

The undersigned business and property owners herein join in the request for the abandonment of the proposed extension of Blackhawk as amended by Resolution No. R2004-07 dated April 19, 2004 and attached herein.

Name (printed)	Address (printed)	Signature
Gregory Crinion	106 E. W. Howick	
JAMES E. GERLAND	1012 ARDENWOOD	
Don Rucker	4558 FM 2351 Friendswood	
CEDRIC L. ALGOOD	4426 FM 2351	
GEORGE BOOTH	4426 FM 2351	
Nicholas N. Deutsch	4650 FM 2351	
HUGERT BUFFALO	4424 FM 2351	
Ray A. Whitley	4424 B FM 2351	

RESOLUTION NO. R2004-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE CITY'S MAJOR THOROUGHFARE PLAN TO PROVIDE FOR THE EXTENSION OF BLACKHAWK BOULEVARD FROM BEAMER ROAD TO BAY AREA BOULEVARD.

* * * * *

WHEREAS, the City Council of the City of Friendswood has previously adopted a Major Thoroughfare Plan and a Comprehensive Land Plan; and

WHEREAS, the Major Thoroughfare Plan, which was last updated July 2, 2001, was reviewed by the Planning and Zoning Commission at its regular meeting of April 1, 2004; and

WHEREAS, the Planning and Zoning Commission has recommended that City Council amend such Major Thoroughfare Plan to provide for the extension of Blackhawk Boulevard from Beamer Road to Bay Area Boulevard, and that the width of the right-of-way of such extension be one hundred feet (100'); and

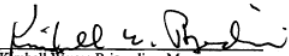
WHEREAS, the City Council hereby finds and determines that the extension of Blackhawk Boulevard, as recommended by the Planning and Zoning Commission, furthers the City's policy of establishing and maintaining an efficient street system for regional and local mobility; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City of Friendswood Major Thoroughfare Plan is hereby amended to provide for the extension of Blackhawk Boulevard, with a right-of-way of one hundred feet (100') in width, from Beamer Road to Bay Area Boulevard, as more particularly depicted on Exhibit "A" attached hereto and for all things made a part hereof.

PASSED, APPROVED, AND RESOLVED THE 19TH DAY OF APRIL, 2004.


Kimball Wayne Brizendine, Mayor
City of Friendswood

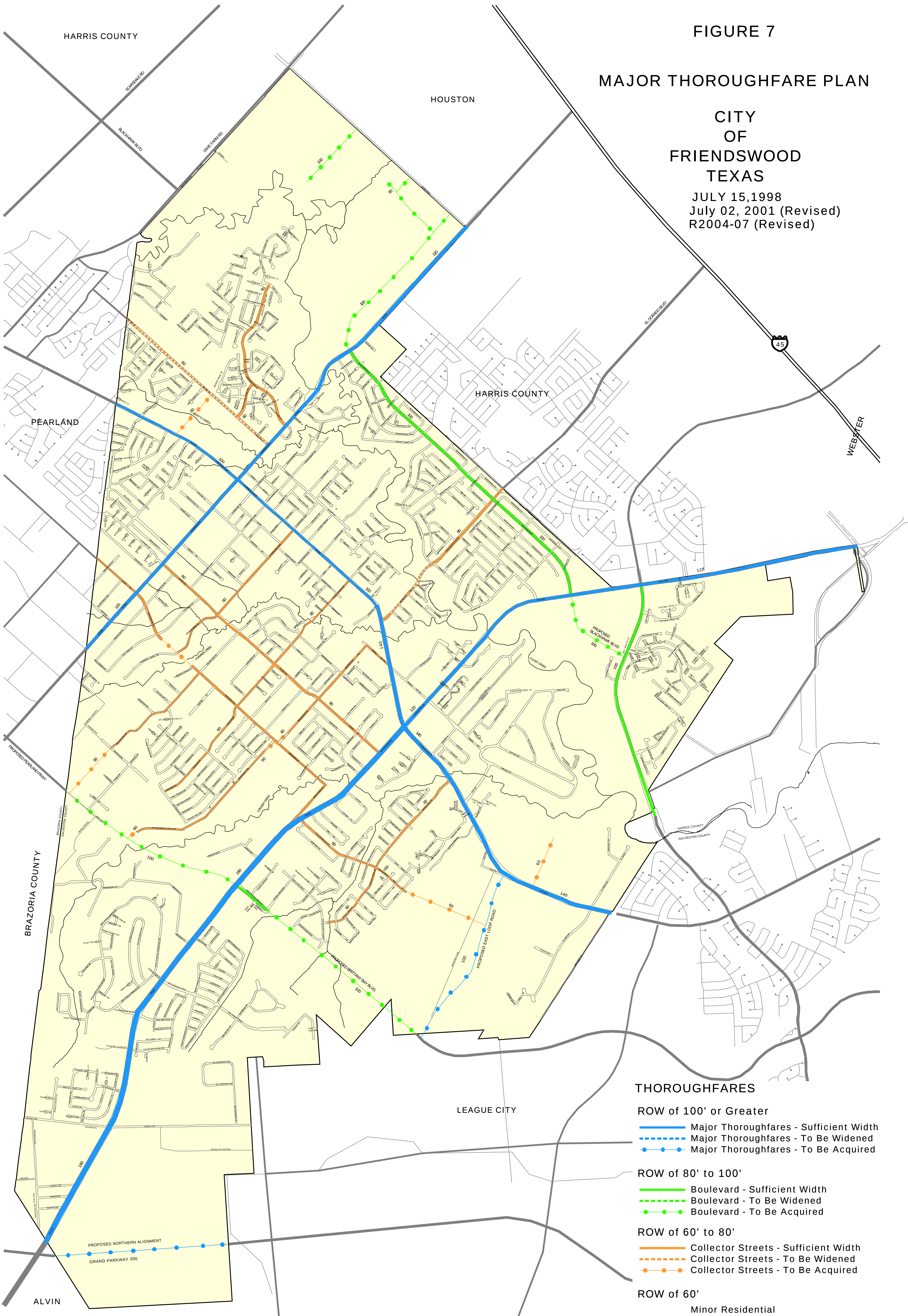
ATTEST:


Deloris McKenzie, TRMC
City Secretary

FIGURE 7
MAJOR THOROUGHFARE PLAN

CITY
OF
FRIENDSWOOD
TEXAS

JULY 15, 1998
July 02, 2001 (Revised)
R2004-07 (Revised)



RESOLUTION NO. R2001-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, PROVIDING FOR ADOPTION OF THE MAJOR THOROUGHFARE PLAN, AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, AS A COMPONENT OF THE CITY'S PROPOSED COMPREHENSIVE PLAN; AND REPEALING RESOLUTION NO. R98-23, PASSED AND APPROVED THE 20TH DAY OF JULY 1998, AND ALL OTHER RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The Major Thoroughfare Plan, as recommended by the Planning and Zoning Commission in June 2001, which shall comprise and become a component of the City of Friendswood's Comprehensive Plan, is hereby adopted. A true and correct copy of said Major Thoroughfare Plan is attached hereto as Exhibit "A" and for all things made a part hereof.

Section 2. Resolution No. R98-23, passed and approved the 20th day of July 1998, and all other resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, and RESOLVED this 2nd day of July, 2001.

CITY OF FRIENDSWOOD, TEXAS



Harold L. Whitaker
Mayor

ATTEST

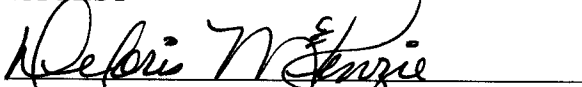

Deloris McKenzie, TRMC
City Secretary

EXHIBIT A THOROUGHFARE PLAN

PURPOSES

The Master Thoroughfare Plan serves as a guide for the designation of those streets within the street system which are to serve as the primary arteries for vehicular traffic. The system of major thoroughfares also has others uses or relationships in the urban area; among these are:

- Develops the structure or framework around which the community is developed. In land use planning, the system is commonly referred to as the structural framework on which is woven the land use pattern.
- The system provides the traffic linkages between the major areas in the community and the linkages between the community and adjacent areas.
- Because the system is designed to carry high volumes of vehicular traffic, it is subject to attracting, along the corridors or at intersections between thoroughfares, business activities related to serving local and adjacent needs.
- The system generally identifies homogeneous areas of land use which are often referred to as neighborhood areas.

Because of the importance of the above factors, and other which can be developed to address the system's relationship to the community, it is imperative that the community plan and provide for a sound and reliable thoroughfare system.

ADOPTED PLAN

The relationship and importance of the three highways-Edgewood Drive (F.M. 2351), Friendswood Drive (F.M. 518) and Parkwood Avenue (F.M.528)—has been discussed in the Baseline Analysis. Early on, these highways provided a framework around which the City's initial urban development occurred. The

spacing between these facilities has allowed logical and homogeneous areas of land use to develop within the framework.

The City of Friendswood adopted a Thoroughfare Plan in 1990. This Plan was built around the above highway system with each of the facilities functioning as a major street in the thoroughfare system.

PLAN ELEMENTS

There are two primary elements in the Thoroughfare Plan: The major and the minor thoroughfare. The function of the thoroughfare is to move large volumes of traffic while the minor functions as a collector of traffic from local streets and moves it along a continuous route to the major thoroughfare .

In Friendswood, the more extensive collector street system is south of Friendswood Drive between Edgewood Drive and Parkwood Avenue. These streets are designed to have the right-of-way and pavement width than a local street but less than the major. The design of a good residential area provides for the collector street system.

Often, there are several types of cross sections for right-of-way and pavement width in a Thoroughfare Plan which designates the thoroughfares. Each section reflects the thoroughfare's importance in the overall system. Usually, the thoroughfare's ability to handle traffic is indicated by the number of traffic lanes. The cross sectional standards used for the thoroughfares improved in the City: Friendwoods Drive, Edgewood Drive and Parkwood Avenue have been set by the State Department of Transportation. Blackhawk as already built as a thoroughfare when it was annexed into the City.

THOROUGHFARE

The adopted Thoroughfare Plan, with modifications, is shown by Figures 7 and Figure 7a. Major and collector streets are determined by their line width shown on the plan. Alignments which are existing and open for use are shown as a solid line while future facilities are shown by a dashed line. In developing

areas, the general location of the major or secondary is to be guided by this Plan with the final location being set by the development's street pattern.

The following are features shown on Figure 7:

- **Thoroughfare Designation**-The geographical area shown on the Plan extends beyond the corporate limits. Currently, the adopted plan graphics do not cross these boundaries. It is important for the City to establish on-going coordination with adjacent communities to develop continuity of the facilities between the local systems.
- **Thoroughfare Routes**-There are four routes to be determined as vacant land is place into urban use: (1) extension of Blackhawk north of F.M. 2351, (2) extension of West Bay Area Boulevard with alignment to be coordinated with League City, (3) Britany Bay Boulevard from the east to the west city limits with coordination with Pearland for linkage to their Pearland Parkway, similar coordination with League City through the West property, and (4) establish the routing of the thoroughfare extending south of F.M. 518 crossing Britany Bay and linking to a route proposed by League City.

All League City thoroughfare proposals which are dashed are shown in their Transportation Plan. Although at this time, probably not critical to League City's development of the vacant land adjacent to Friendswood, it is critical that Friendswood begin to establish alignments and be certain there is coordination, and communications are prevalent between the two cities in this manner.

- A future major highway facility shown on the adopted Thoroughfare Plan is the Grand Parkway in the southern section of the City. The ultimate construction of this type of highway would be significant to the growth and development of either side of F.M. 528

The following are features shown on Figure 7a:

Amendment of Greenbriar Extension- The City of Friendswood Planning and Zoning Commission has voted to amend the portion of the thoroughfare plan that calls for the extension of Greenbriar to F.M. 528. The purposed extension would have required an additional traffic at Greenbriar and F.M. 528. Thus resulting in two lighted intersections within a ¼ mile of each other. This would have resulted in more traffic congestion and more importantly create additional safety concerns for the residents of the Fox Meadows's subdivision and those traveling that particular stretch of F.M. 528.

Designation of Briarcreek as a Collector Street-The City of Friendswood Planning and Zoning Commission has voted to amend the major thoroughfare plan by designating Briarcreek as a collector street to replace the extension of Greenbriar. The designation of Briarcreek as a collector street in the thoroughfare plan will follow a more natural alignment with Falcon Ridge Boulevard.

THOROUGHFARE STANDARDS

The City of Friendswood has three new major thoroughfare to be developed in the future: (1) extension of Blackhawk north of Dixie Farm Road, (2) Britany Bay, and (3) north/south thoroughfare in the vicinity of the Wesley West Cattle Company Property.

Sections- For each route, since they all have regional characteristics, the type of standard or thoroughfare section will

likely be determined by agencies other than just the City. However, two features which need to be worked into each of the section for local purposes is an adequate right-of-way width for the parkway and median area. This width should be sufficient to accommodate landscape planning for the purpose of aesthetics, sound attenuation and problems associated with pollutants.

The Subdivision Ordinance 85-19 provides for the following right-of-ways to be established:

Major thoroughfare	120 feet
Collector	80 feet
Boulevard	80 feet
Minor	60 feet

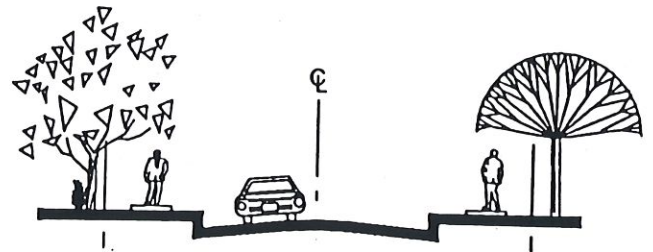
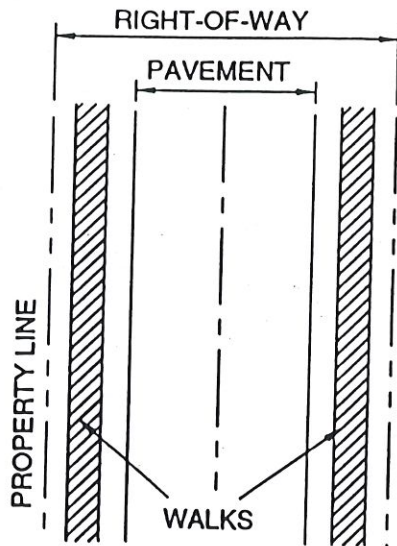
To provide more flexibility for planning purposes, a range of right-of way widths has been developed using the established widths from the ordinance. These ranges are shown on Figures 7 and 7a.

- **Industrial and Commercial Streets**-The separate street section for streets in the commercial and industrial district is to accommodate trucks and other commercial vehicles. A minimum right-of-way of eighty feet provides adequate space for turning and maneuvering with the public right-of-way.

- **Bicycle Lanes and Trails-** Space should be provided both on the major and secondary or collector street for the bicyclist. The street section for those streets indicated to function as links in the trail system shown on Figure 16. should be considered when thoroughfare right-of-way are under consideration during the review of subdivision plats. The alternatives for location of a trail within the right-of-way are shown on Figure 15.

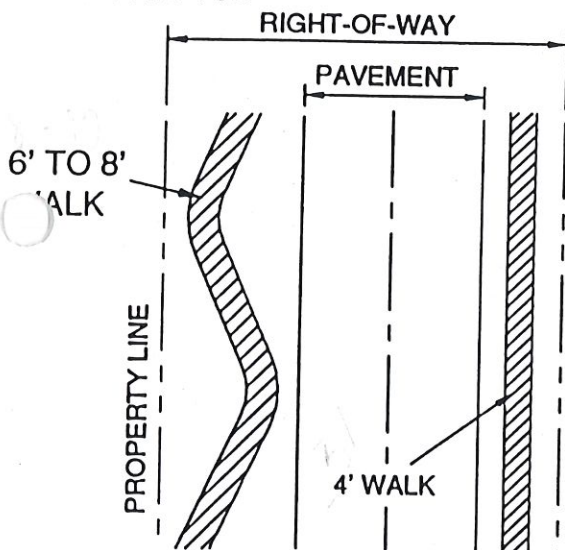
TRAIL ALTERNATIVES IN STREET RIGHTS-OF-WAY

FIGURE 15A



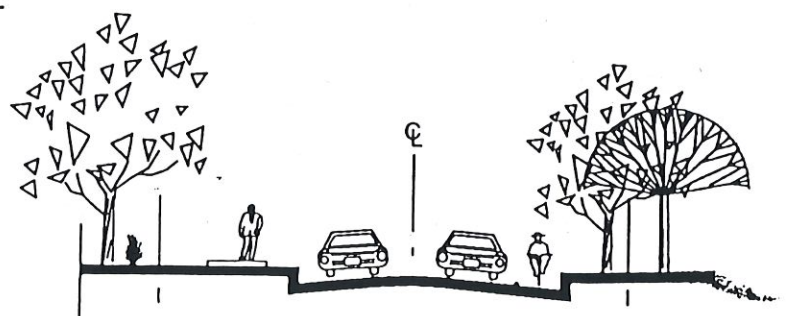
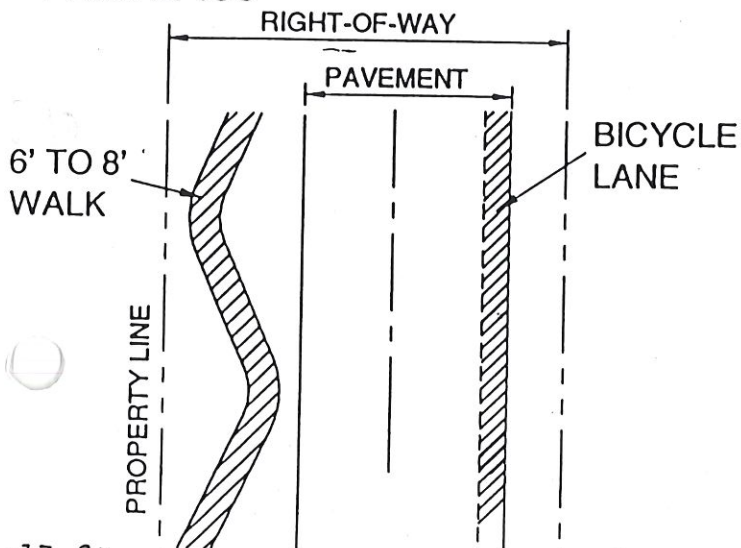
SECTION

FIGURE 15B



SECTION

FIGURE 15C



SECTION

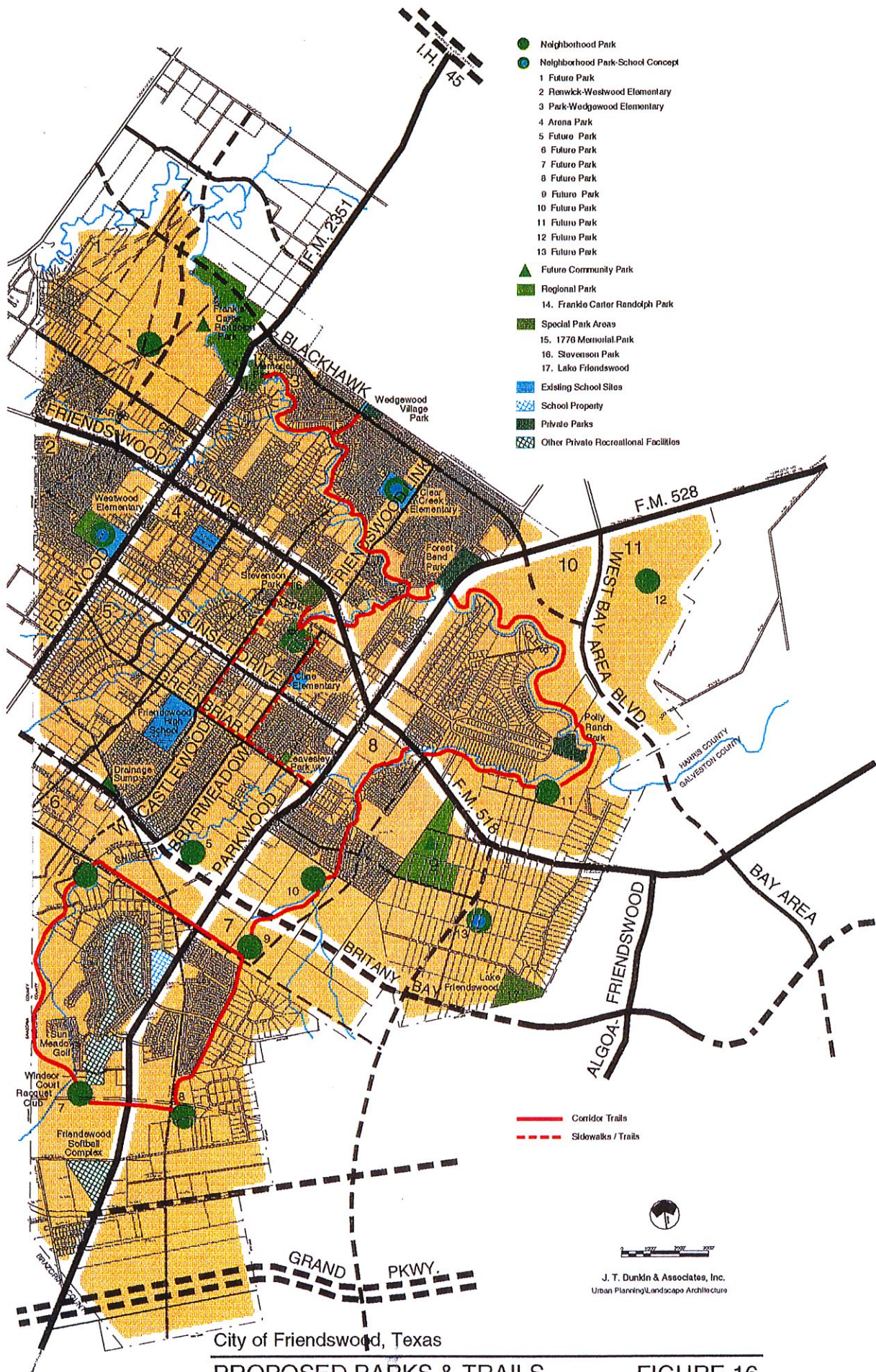


FIGURE 7
PROPOSED
MAJOR THOROUGHFARE PLAN

CITY
OF
FRIENDSWOOD
TEXAS

JULY 15, 1998
Revised July 02, 2001, R2001-31





VICINITY MAP
PROJECT LOCATION
SECTION NO. 10 OF 11

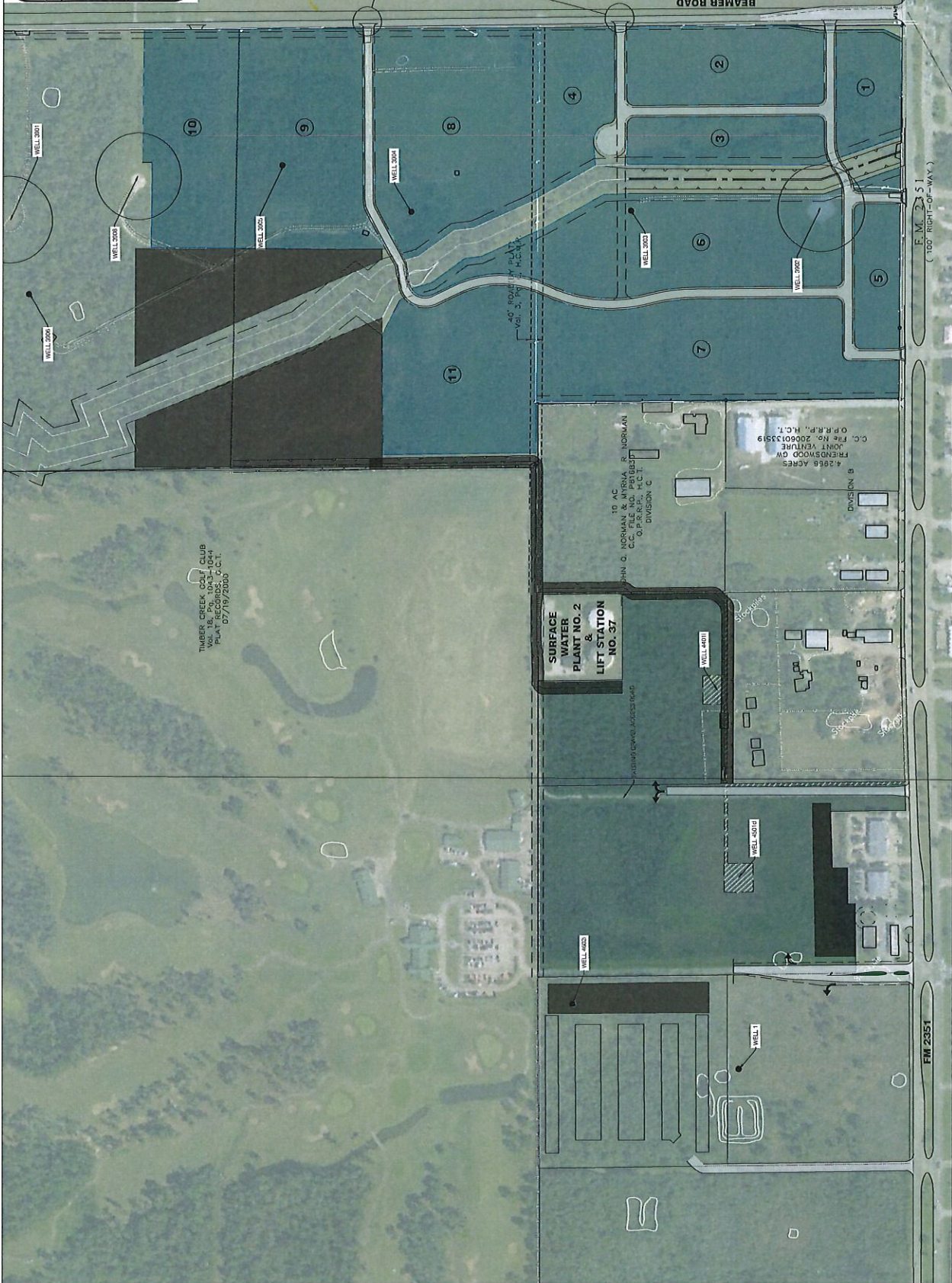


SCALE 1"=100'

LOT ACRESAGE LEGEND:

- 1 2.08 AC
- 2 4.26 AC
- 3 2.62 AC
- 4 2.97 AC
- 5 1.82 AC
- 6 7.73 AC
- 7 1.01 AC
- 8 9.05 AC
- 9 7.76 AC
- 10 5.47 AC
- 11 6.03 AC

■ - DETENTION & DRAINAGE SYSTEM



TIMBER CREEK GOLF CLUB
18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SURFACE WATER PLANT NO. 2 LIFT STATION NO. 37

JOHN Q. NORMAN & MYRNA R. NORMAN
C.C. FILE NO. 2006013519
O.P.R.P., H.C.T.
DIVISION C

4.2666 ACRES
FRIENDSHOOD CH
C.C. FILE NO. 2006013519
O.P.R.P., H.C.T.
DIVISION B

FM 2351
(100' RIGHT-OF-WAY)

FM 2351

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: January 16, 2018
Re: Wilderness Estates
Final Plat

Project Description: Preliminary plat approved by the Commission on January 8, 2018. Reconfigure three lots into the same number of lots but different shapes and acreages.

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 exception:

- 1) Correct lot one information on the Lot Area Table.

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

STATE OF TEXAS
COUNTY OF GALVESTON

We, Clear Creek Ranch Inc., William L. White and wife, Carmen I. Chanona White, the owners of the tract of land described in the above and foregoing Plat of **WILDERNESS ESTATES**, do hereby make and establish said subdivision of said property according to all laws, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public utility easements shown hereon.

WITNESS my hand in the City of Friendswood, Texas, this ____ day of _____, 2018

William L. White, Managing Partner
Clear Creek Ranch Inc.,
(as to LOTS 1 and 2)

Carmen I. Chanona White, owner
(as to LOT 3)

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, William L. White known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/they executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this ____ day of _____, 2018.

Notary's Signature _____
My Commission Expires _____

Before me, the undersigned authority, on this day personally appeared, Carmen I. Chanona White known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/they executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this ____ day of _____, 2018.

Notary's Signature _____
My Commission Expires _____

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

I, _____, Officer of Comerica Bank, holder of a lien upon said property of record under Galveston County Clerk's File Number 2014035280 of the Official Public Records of Galveston County, Texas, does hereby ratify and confirm said subdivision and dedication and do hereby in all things as to the date of the execution subordinate to said subdivision the lien against said land owned and held by us.

Name/Position: _____
Comerica Bank

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/they executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this ____ day of _____, 2018.

Notary's Signature _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Date _____

Dale L. Hardy
Registered Professional
Land Surveyor 4847

CERTIFICATE FOR PLANNING AND ZONING COMMISSION:

This is to certify that the City Planning and Zoning Commission of Friendswood, Texas has approved this plat and subdivision of **WILDERNESS ESTATES** in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this ____ day of _____, 2018.

By: _____ Rhonda Neel
Becky Summers Development Coordinator Chairman

CITY ENGINEER CERTIFICATE

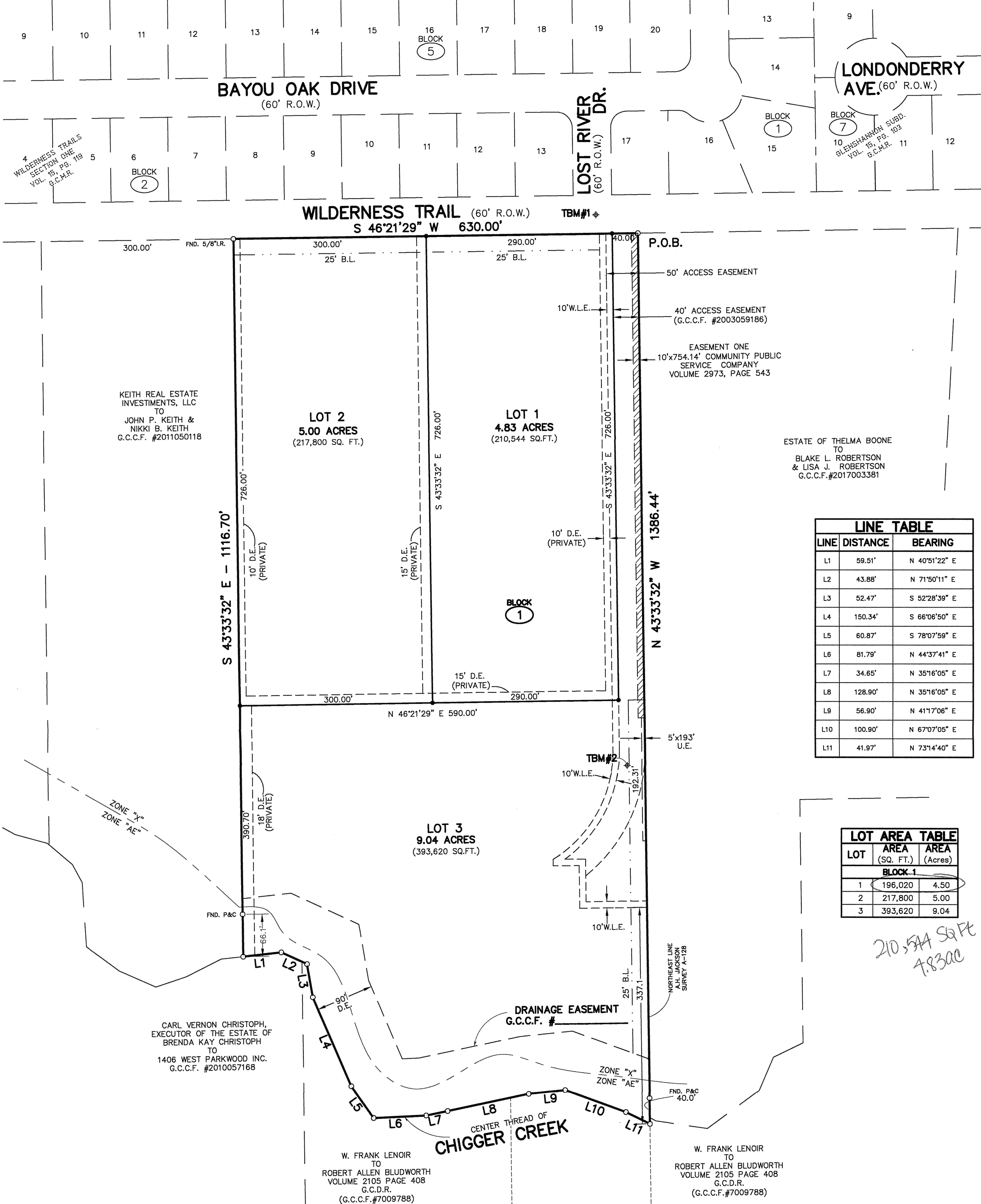
I, Patrick G. Donart, P.E., CFM, City Engineer of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas.

Patrick G. Donart, P.E., CFM
City Engineer/Public Works Director

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.



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.

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 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 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.
- Any and all right-of-way located within the boundaries of this plot, 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 of a street within 60' right-of-way and construction of a street.

FLOODPLAIN STATEMENT:

- 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:

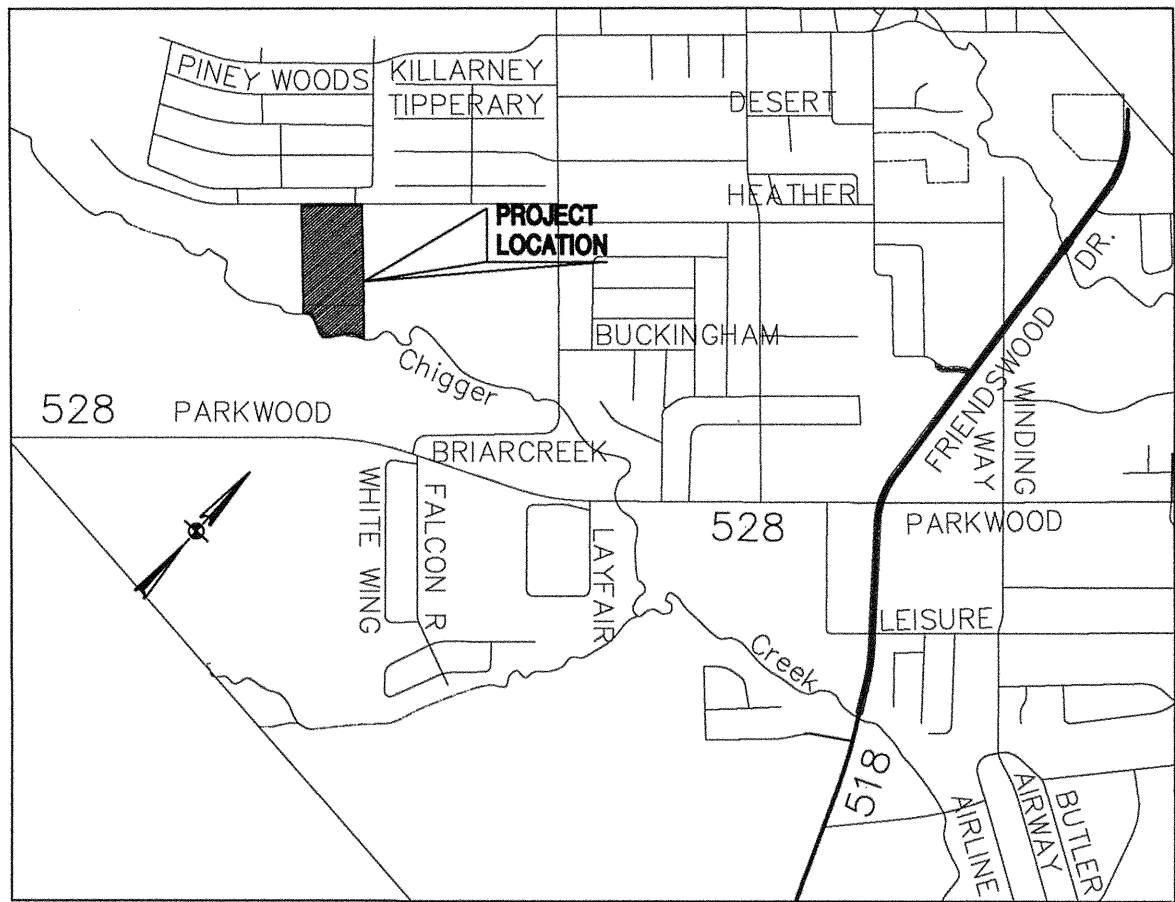
N.G.S. BENCHMARK DESIGNATION #E459, PID AW1002, NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88), ELEVATION: 26.02'.

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'



VICINITY MAP
scale: 1"=2000'

LEGEND

P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
TBM	TEMPORARY BENCHMARK
W.L.E.	WATER LINE EASEMENT

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 an 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°17'06" 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 an 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.

FINAL 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 Square, TX 77574

100' 0 100' 200'
SCALE: 1" = 100'

DATE: January 8, 2018



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-6928

Wilderness Estates Final Plat

1. [Compliance memo](#)
2. [Final Plat](#)