Arbor Gate at West Ranch Pond Reserve Final Plat

1. Compliance memo
2. Final Plat

City of Friendswood

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

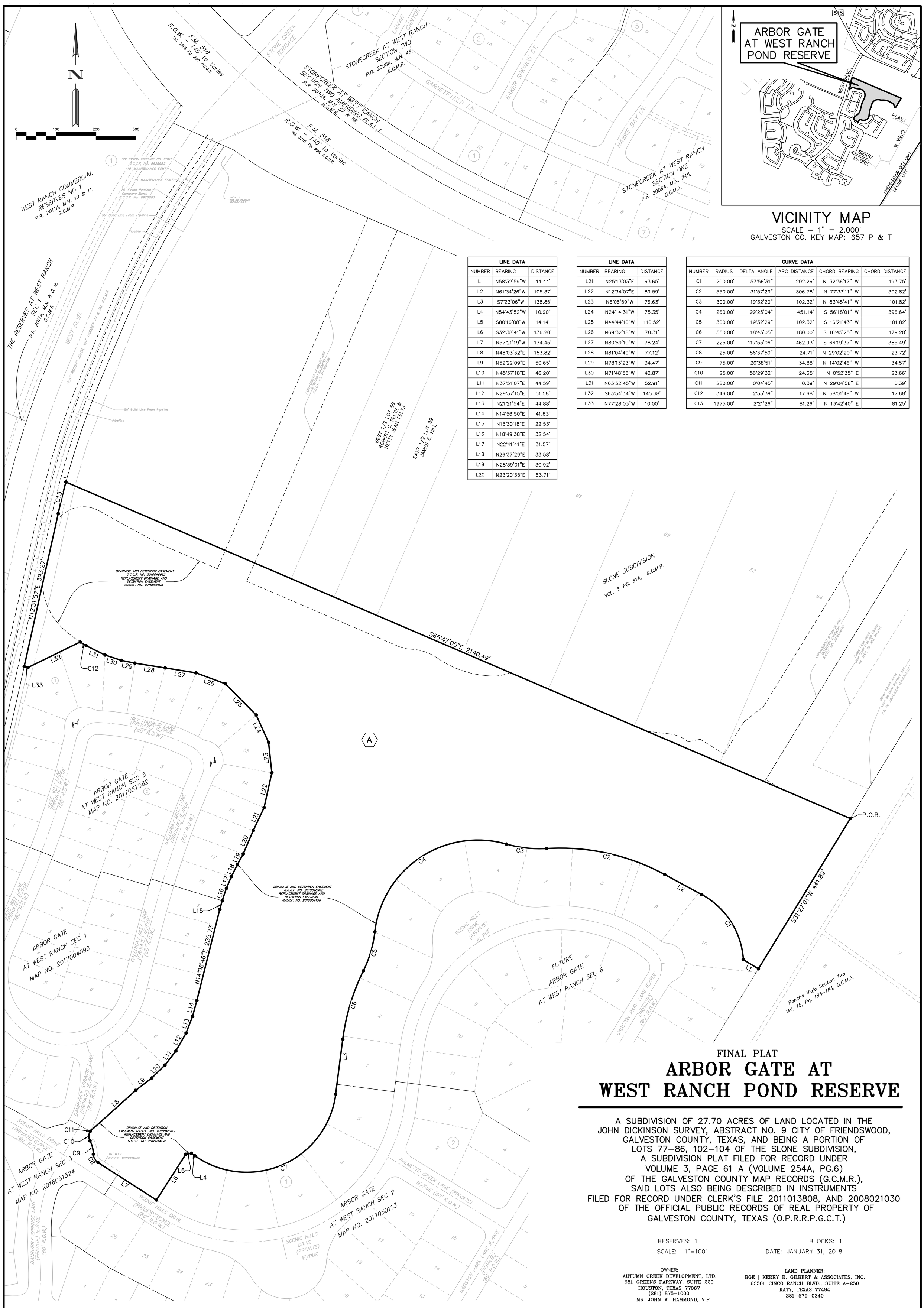
Date: February 1, 2018

Re: Arbor Gate at West Ranch Pond Reserve
Final Plat

Project Description: Preliminary plat approved by the Commission on November 16, 2017. Platting a retention pond within the West Ranch development.

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.



VICINITY MAP

SCALE – 1" = 2,000'
GALVESTON CO. KEY MAP: 657 P & T

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N58°32'59"W	44.44'
L2	N61°34'26"W	105.37'
L3	S7°23'06"W	138.85'
L4	N54°43'52"W	10.90'
L5	S80°16'08"W	14.14'
L6	S32°38'41"W	136.20'
L7	N57°21'19"W	174.45'
L8	N48°03'32"E	153.82'
L9	N52°22'09"E	50.65'
L10	N45°37'18"E	46.20'
L11	N37°51'07"E	44.59'
L12	N29°37'15"E	51.58'
L13	N21°21'54"E	44.88'
L14	N14°56'50"E	41.63'
L15	N15°30'18"E	22.53'
L16	N18°49'38"E	32.54'
L17	N22°41'41"E	31.57'
L18	N26°37'29"E	33.58'
L19	N28°39'01"E	30.92'
L20	N23°20'35"E	63.71'

LINE DATA		
NUMBER	BEARING	DISTANCE
L21	N25°13'03"E	63.65'
L22	N12°34'07"E	89.59'
L23	N6°06'59"W	76.63'
L24	N24°14'31"W	75.35'
L25	N44°44'10"W	110.52'
L26	N69°32'18"W	78.31'
L27	N80°59'10"W	78.24'
L28	N81°04'40"W	77.12'
L29	N78°13'23"W	34.47'
L30	N71°48'58"W	42.87'
L31	N63°52'45"W	52.91'
L32	S63°54'34"W	145.38'
L33	N77°28'03"W	10.00'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	200.00'	57°56'31"	202.26'	N 32°36'17" W	193.75'
C2	550.00'	31°57'29"	306.78'	N 77°33'11" W	302.82'
C3	300.00'	19°32'29"	102.32'	N 83°45'41" W	101.82'
C4	260.00'	99°25'04"	451.14'	S 56°18'01" W	396.64'
C5	300.00'	19°32'29"	102.32'	S 16°21'43" W	101.82'
C6	550.00'	18°45'05"	180.00'	S 16°45'25" W	179.20'
C7	225.00'	117°53'06"	462.93'	S 66°19'37" W	385.49'
C8	25.00'	56°37'59"	24.71'	N 29°02'20" W	23.72'
C9	75.00'	26°38'51"	34.88'	N 14°02'46" W	34.57'
C10	25.00'	56°29'32"	24.65'	N 0°52'35" E	23.66'
C11	280.00'	0°04'45"	0.39'	N 29°04'58" E	0.39'
C12	346.00'	2°55'39"	17.68'	N 58°01'49" W	17.68'
C13	1975.00'	2°21'26"	81.26'	N 13°42'40" E	81.25'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	27.70 AC./ 1,206,442 S.F.	DRAINAGE/DETENTION/LANDSCAPE

FINAL PLAT

ARBOR GATE AT WEST RANCH POND RESERVE

A SUBDIVISION OF 27.70 ACRES OF LAND LOCATED IN THE JOHN DICKINSON SURVEY, ABSTRACT NO. 9 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 77–86, 102–104 OF THE SLONE SUBDIVISION, A SUBDIVISION PLAT FILED FOR RECORD UNDER VOLUME 3, PAGE 61 A (VOLUME 254A, PG.6) OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), SAID LOTS ALSO BEING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER CLERK'S FILE 2011013808, AND 2008021030 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS (O.P.R.R.P.G.C.T.)

RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: JANUARY 31, 2018

OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 875–1000
MR. JOHN W. HAMMOND, V.P.

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A–250
KATY, TEXAS 77494
281–579–0340

OWNER:
WEST RANCH MANAGEMENT DISTRICT
3200 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77027
(713) 860–6400
BRIAN GIBSON

WEST RANCH

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 ● www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF GALVESTON

We, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, its general partner, owners, hereinafter referred to as Owners of the 27.70 acre tract described in the above and foregoing map of ARBOR GATE AT WEST RANCH POND RESERVE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through Lennar Texas Holding Company, a Texas Corporation, its general partner has caused these presents to be signed by John W. Hammond, its Vice President, thereunto authorized,

this _____ day of _____, 2018.

AUTUMN CREEK DEVELOPMENT, LTD.,
a Texas Limited Partnership

By: Lennar Texas Holding Company,
a Texas Corporation, its general partner

By: _____
John W. Hammond
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, the general partner of AUTUMN CREEK DEVELOPMENT, 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 _____, 2018.

_____
Monica D. Vega-Duffield
Notary Public in and for the State of Texas
Commission Expires: February 23, 2020

STATE OF TEXAS
COUNTY OF HARRIS

We, WESLEY WEST CATTLE, L.P. and WESLEY WEST DESCENDANTS TRUST, owners and holders of a liens against the property described in the plat known as ARBOR GATE AT WEST RANCH RESERVES, said liens being evidenced by instruments of record in the Clerk's File No. 20110133808, and 2008021030 of the Official Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

WESLEY WEST CATTLE, L.P.,
a Texas limited partnership

By: Stedman West Land and Cattle Company, LLC,
its general partner

By: _____
Stuart W. Stedman
Manager

WESLEY WEST DESCENDANTS TRUST

By: _____
Stuart W. Stedman
Trustee

By: _____
Betty Ann West Stedman
Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stuart W. Stedman, Manager of Stedman West Land and Cattle Company, LLC, the general partner of WESLEY WEST CATTLE, L.P., a Texas limited partnership, and Trustee of WESLEY WEST DESCENDANTS TRUST, 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.

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

_____
Londa Corl
Notary Public in and for the State of Texas
Commission Expires: June 01, 2019

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Betty Ann West Stedman, Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Londa Corl
Notary Public in and for the State of Texas
Commission Expires: June 01, 2019

I, Alan C. Bentley, 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 have 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 ARBOR GATE AT WEST RANCH SECTION FIVE plat boundary corners have been tied to the nearest survey corner.

_____
Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of ARBOR GATE AT WEST RANCH POND RESERVE, in conformance with the rules and regulations of the City of Friendswood as adopted by the City Council and authorized the recording of this plat

this _____ day of _____, 2018.

By: _____
Craig Lovell
Chairman

Attest: _____
Becky Summers
Development Coordinator

I, Patrick Donart, P.E., CFM, Public Works Director / City Engineer of the City of Friendswood, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of the City as adopted by the City Council and further that it complies with all of the ordinances as currently adopted by the City.

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

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____ , 2018, at _____ o'clock, _____ .M., and duly recorded on _____ , 2018, at _____ o'clock, _____.M., Instrument# _____, Galveston County Map Records.

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

Dwight D. Sullivan
County Clerk
Galveston County, Texas

By: _____
Deputy

DESCRIPTION OF A 27.70 ACRE TRACT OF LAND SITUATED
IN THE JOHN DICKINSON SURVEY, ABSTRACT NO. 9
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

BEING a 27.70 acre tract of land situated in the John Dickinson Survey, Abstract No. 9 City of Friendswood of Galveston County, Texas and being a portion of Lots 77–86, and Lots 102–104 of SLONE SUBDIVISION, a subdivision plat recorded under Volume 3, Page 61A of the Galveston County Map Records (G.C.M.R.), and a portion of 2 tracts of land as described in deeds to Autumn Creek Development, Ltd. recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 2011013808 and 2008021030, and a portion of Lot 103 of said SLONE SUBDIVISION, as described in a deed to Autumn Creek Development, Ltd. recorded under G.C.C.F. No. 2009057825, and all of a called 0.7454 acre tract of land conveyed to West Ranch Management District recorded under G.C.C.F. No. 2012046255, said 27.70 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod found for the Southeast corner of a called 4.8476 acre tract of land described in an instrument to Donnie McRae Enterprises, LLC recorded under G.C.C.F. No. 2013005529 same being the Northeast corner of said 0.7454 acre tract and the Northeast corner of the herein described tract, lying on the West line of Block 2 of RANCHO VIEJO SECTION TWO, a subdivision plat recorded under Vol. 15, Pgs. 183–184 of the G.C.M.R.;

THENCE, S 31°27'01" W, partially along and with the East line of said 0.7454 acre tract and Lot 86 of said SLONE SUBDIVISION and the West line of said RANCHO VIEJO SECTION TWO, at a distance of 273.33 feet passing a 1/2–inch iron rod found for the common West corner of Lots 7 and 8 of said RANCHO VIEJO SECTION TWO, and continuing for a total distance of 441.89 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, over and across said Lots 86–82 and said Lot 104, the following courses and distances:

N 58°32'59" W, a distance of 44.44 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the beginning of a non–tangent curve to the left from which its center bears S 86°21'58" W, 200.00 feet;

In a Northwesterly direction, along said curve to the left, a distance of 202.26 feet, having a radius of 200.00 feet, a central angle of 57°56'31" and a chord which bears N 32°36'17" W, 193.75 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for corner;

N 61°34'26" W, a distance of 105.37 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for corner;

In a Westerly direction, along said curve to the left, a distance of 306.78 feet, having a radius of 550.00 feet, a central angle of 31°57'29" and a chord which bears N 77°33'11" W, 302.82 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Westerly direction, along said curve to the right, a distance of 102.32 feet, having a radius of 300.00 feet, a central angle of 19°32'29" and a chord which bears N 83°45'41" W, 101.82 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, a distance of 451.14 feet, having a radius of 260.00 feet, a central angle of 99°25'04" and a chord which bears S 56°18'01" W, 396.64 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, a distance of 102.32 feet, having a radius of 300.00 feet, a central angle of 19°32'29" and a chord which bears S 16°21'43" W, 101.82 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southerly direction, along said curve to the left, a distance of 180.00 feet, having a radius of 550.00 feet, a central angle of 18°45'05" and a chord which bears S 16°45'25" W, 179.20 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for corner;

S 07°23'06" W, at a distance of 114.13 feet passing a 1/2–iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of Lot 5 of Block 1 of ARBOR GATE AT WEST RANCH SECTION TWO, a subdivision plat recorded under Map Number (M.N.) 2017050113 of the Galveston County Map Records (G.C.M.R.), and continuing for a total distance of 138.85 feet to a 1/2–inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, along and with the Northwesterly line of said ARBOR GATE AT WEST RANCH SECTION TWO, the following courses and distances:

In a Southwesterly direction, along said curve to the right, a distance of 462.93 feet, having a radius of 225.00 feet, a central angle of 117°53'06" and a chord which bears S 66°19'37" W, 385.49 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 54°43'52" W, a distance of 10.90 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for the most Northerly Northwest corner of said Block 1;

S 80°16'08" W, a distance of 14.14 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for the most Westerly Northwest corner of said Block 1;

S 32°38'41" W, a distance of 136.20 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for the most Southerly corner of the herein described tract, lying on the North right–of–way line of Scenic Hills Drive (60 feet wide) as shown on said ARBOR GATE AT WEST RANCH SECTION TWO;

THENCE, N 57°21'19" W, along and with said North right–of–way line, at a distance of 116.70 feet passing a 1/2–inch iron pipe with cap stamped "Brown & Gay"found, and continuing for a total distance of 174.45 feet along and with the North right–of–way line of said Scenic Hills Drive as shown on ARBOR GATE AT WEST RANCH SECTION 3, a subdivision plat recorded under M.N. 20160051524 of the G.C.M.R. to a 1/2–inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

THENCE, along and with the North right–of–way of said Scenic Hills Drive, the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 24.71 feet, having a radius of 25.00 feet, a central angle of 56°37'59" and a chord which bears N 29°02'20" W, 23.72 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for a point of reverse curvature to the left;

In a Northerly direction, along said curve to the left, a distance of 34.88 feet, having a radius of 75.00 feet, a central angle of 26°38'51" and a chord which bears N 14°02'46" W, 34.57 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for a point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, a distance of 24.65 feet, having a radius of 25.00 feet, a central angle of 56°29'32" and a chord which bears N 00°52'35" E, 23.66 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for a point of reverse curvature to the left;

In a Northeasterly direction, along said curve to the left, a distance of 0.39 feet, having a radius of 280.00 feet, a central angle of 00°04'45" and a chord which bears N 29°04'58" E, 0.39 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for Southeast corner of ARBOR GATE AT WEST RANCH SECTION ONE, a subdivision plat recorded under M.N. 2017004096 of the G.C.M.R.;

THENCE, along and with the East line of said ARBOR GATE AT WEST RANCH SECTION ONE, the following courses and distances:

N 48°03'32" E, a distance of 153.82 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 52°22'09" E, a distance of 50.65 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 45°37'18" E, a distance of 46.20 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 37°51'07" E, a distance of 44.59 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 29°37'15" E, a distance of 51.58 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 21°21'54" E, a distance of 44.88 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 14°56'50" E, a distance of 41.63 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 14°08'46" E, a distance of 235.73 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for corner;

N 15°30'18" E, a distance of 22.53 feet to a 1/2–inch iron pipe with cap stamped "Brown & Gay"found for the Northeast corner of said ARBOR GATE AT WEST RANCH SECTION ONE;

THENCE, over and across said Lots 80–77 of said SLONE SUBDIVISION, the following courses and distances:

N 18°49'38" E, a distance of 32.54 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 22°41'41" E, a distance of 31.57 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 26°37'29" E, a distance of 33.58 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 28°39'01" E, a distance of 30.92 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 23°20'35" E, a distance of 63.71 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 25°13'03" E, a distance of 63.65 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 12°34'07" E, a distance of 89.59 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 06°06'59" W, a distance of 76.63 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 24°14'31" W, a distance of 75.35 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 44°44'10" W, a distance of 110.52 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 69°32'18" W, a distance of 78.31 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 80°59'10" W, a distance of 78.24 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 81°04'40" W, a distance of 77.12 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 78°13'23" W, a distance of 34.47 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 71°48'58" W, a distance of 42.87 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 63°52'45" W, a distance of 52.91 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for the beginning of a non–tangent curve to the right from which its center bears N 30°30'22"E, 346.00 feet;

In a Northwesterly direction, along said curve to the right, a distance of 17.68 feet, having a radius of 346.00 feet, a central angle of 02°55'39" and a chord which bears N 58°01'49" W, 17.68 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

S 63°54'34" W, a distance of 145.38 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner;

N 77°28'03" W, a distance of 10.00 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for corner, lying on the East line of Restricted Reserve "A"of WEST BLVD. PHASE 1, a subdivision plat recorded under Plat Record 2010A, Pgs. 79–80 of the G.C.M.R.;

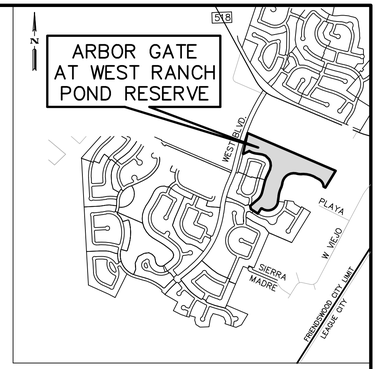
THENCE, N 12°31'57" E, a distance of 393.27 feet along and with the said East line to a 1/2–inch iron pipe with cap stamped "BGE INC"set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing along and with said East line and said curve to the right, a distance of 81.26 feet, having a radius of 1,975.00 feet, a central angle of 02°21'26" and a chord which bears N 13°42'40" E, 81.25 feet to a 1/2–inch iron pipe with cap stamped "BGE INC"set for the Northwest corner of the herein described tract;

THENCE, S 66°47'00" E, a distance of 2,140.49 feet along and with the South lines of Lots 56–64 of said SLONE SUBDIVISION and said 4.8476 acre tract, same being the North lines of said Lots 77–85 and the North line of said 0.7454 acre tract to the POINT OF BEGINNING and containing 27.70 acres of land.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN. S.E." indicates "Sanitary Sewer Easement".
7. "STM. S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "G.C.C.F." indicates "Galveston County Clerk's File Number".
11. "G.C.M.R." indicates "Galveston County Map Records".
12. "O.P.R.O.R.P." indicates "Official Public Records of Real Property".
13. " ● " indicates a proposed Streetlight.
14. All of the pipelines and pipeline easements are shown hereon.
15. The finished floor elevations of all structures shall be located above the Base Flood Elevation (established by FEMA) as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
16. 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 not less than four (4) feet and comply with Federal, State and Local requirements. The Developer shall cause the installation of: a six foot (6) sidewalk along the south side of F.M. 518, east side of West Boulevard and along the north side of Scenic Hill Dr.
17. The subject property is located within City of Friendswood Planned Unit Development Ordinance No. 2004–20, adopted February 7, 2005 and is subject to all regulations contained therein.
18. No residential, commercial, or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than fifty (50) feet to any pipeline except low pressure distribution system pipelines.
19. No residential, commercial, or industrial structure shall be permitted to be built nearer than one hundred and fifty (150) feet from any well or related facility other than structures necessary to operate the well or facility.
20. Reserve A will be maintained by the West Ranch Homeowner's Association after the West Ranch Management District is dissolved.
21. Bearing orientation is based on the Texas Coordinate System, South Central Zone, NAD–83 established by GPS observations with a bearing and distance of N 41°43'46" E, 1,118.80 feet along the northwest line of the Slone Subdivision, originally recorded in Volume 254–A, Page 6 of the Galveston County Map Records and transferred to Volume 3, Page 61A of the Galveston County Map Records, said west line being monumented on the south by a 2–inch iron pipe found for corner at the intersection of the west line of said John Dickinson League, Abstract 9 with the south corner of the Sarah McKissick Survey, Abstract 151 and the most easterly north corner of the Mary Fabreau Survey, Abstract 69 being an angle point the west line of Lot 108 of said Slone Subdivision, same also being the south corner of a 50–foot wide strip of land dedicated to the City of Friendswood for roadway purposes as shown on the plat of Falcon Ridge Section Three, a subdivision plat filed for record under Volume 18, Page 282 of the Galveston County Map Records and monumented on the north by a 5/8–inch iron rod found for corner and being the southwest corner of a called 61.3567 acres described in a deed recorded under Clerk's File Number 9441874 of the Official Public Records of Real Property of Galveston County, Texas.
22. The boundary survey that this plat is based on closes within 1:10,000.
23. This property lies in Unshaded Zone "X" according to Flood Insurance Rate Map, Galveston County, Texas No. 4854680005 E, Dated Sept. 22, 1999. The effective 100–year flood plain elevation 15.80 feet (NAVD–88, 2001 adj.). FIRM base flood elevation is 17.0 feet. To convert to NAVD 88 2001 Adj., subtract 1.2 feet from 17.0 feet. The minimum slab elevation for these lots shall be either 2.0 feet above top of curb or have an elevation of 21.43 feet (NAVD 88 2001 Adj.), whichever is greater.
24. 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 West Ranch Homeowner's Association or West Ranch Management District 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 rights–of–way or within public and\or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.
25. Set 1/2–inch Iron Pipe w/ cap stamped "Brown & Gay" at all plat boundary corners.
26. There are no pre–existing trees within this plat that fit the description found in Section 8.I.f.(3) of the Zoning Ordinance of the City of Friendswood.
27. The City of Friendswood shall be responsible for the maintenance of sidewalks within the public right–of–way and portions thereof that meander onto adjacent landscape and/or open space reserves. Portions of sidewalks which meander onto such private reserves shall be considered and are hereby dedicated as public access paths with the same allowances and limitations as those within the public right–of–way.



VICINITY MAP
SCALE – 1" = 2,000'
GALVESTON CO. KEY MAP: 657 P & T

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right–of–ways or drainage easements. Furthermore, no permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within said right–of–ways or drainage easements without the approval of the DISTRICT.
2. The detention and drainage facilities are to be maintained by the property owner.
3. 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.
4. Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.
5. Plantings, flowerbeds, or other landscaping is not permitted in side lot drainage or detention easements.
6. No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
7. 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

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 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.

BENCHMARKS:

Project Benchmark: Floodplain Reference Mark Number RM010080: Benchmark is a brass disk stamped 010080 set at the intersection of Blackhawk Regional Treatment Plant Entrance Driveway and Bay Area Blvd. located on top of the south curb of the entrance driveway to the treatment plant. KeyMap Page 657L.

Elevation: 23.82 Feet NAVD–88, 2001 Adjustment

Project Benchmark: Floodplain Reference Mark Number 010095 is a NGS metal rod in aluminum casing stamped HGCSD 54 1986 located at 1301 FM 528 (Parkwood) at the Clear Creek Drainage District Office, at the northwest corner of the parking lot. KeyMap Page 656M.

Elevation: 29.43 Feet NAVD–88, 2001 Adjustment

TBM 1–12–1: Benchmark is a box cut on top of a concrete headwall with two (2) 60–inch culverts on the north side of FM 518 located approximately 1,816 feet west of the east boundary line of the Slone Subdivision.

Elevation: 25.70 Feet NAVD–88, 2001 Adjustment

TBM GPS 4 – Benchmark is a metal rod in aluminum casing stamped "John Chance – GPS 4" located approximately 371 feet west of the east boundary line of the Slone Subdivision on the south side of FM 518, 3.1 feet north of a hog wire fence and 131 feet west of the west end of a concrete headwall.

Elevation: 24.14 Feet NAVD–88, 2001 Adjustment

FINAL PLAT

ARBOR GATE AT WEST RANCH POND RESERVE

A SUBDIVISION OF 27.70 ACRES OF LAND LOCATED IN THE JOHN DICKINSON SURVEY, ABSTRACT NO. 9 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 77–86, 102–104 OF THE SLONE SUBDIVISION, A SUBDIVISION PLAT FILED FOR RECORD UNDER VOLUME 3, PAGE 61 A (VOLUME 254A, PG.6) OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), SAID LOTS ALSO BEING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER CLERK'S FILE 2011013808, AND 2008021030 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS (O.P.R.R.P.G.C.T.)

RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: JANUARY 31, 2018

OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 875–1000
MR. JOHN W. HAMMOND, V.P.

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A–250
KATY, TEXAS 77494
281–579–0340

OWNER:
WEST RANCH MANAGEMENT DISTRICT
3200 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77027
(713) 860–6400
BRIAN GIBSON

WEST RANCH

BGE

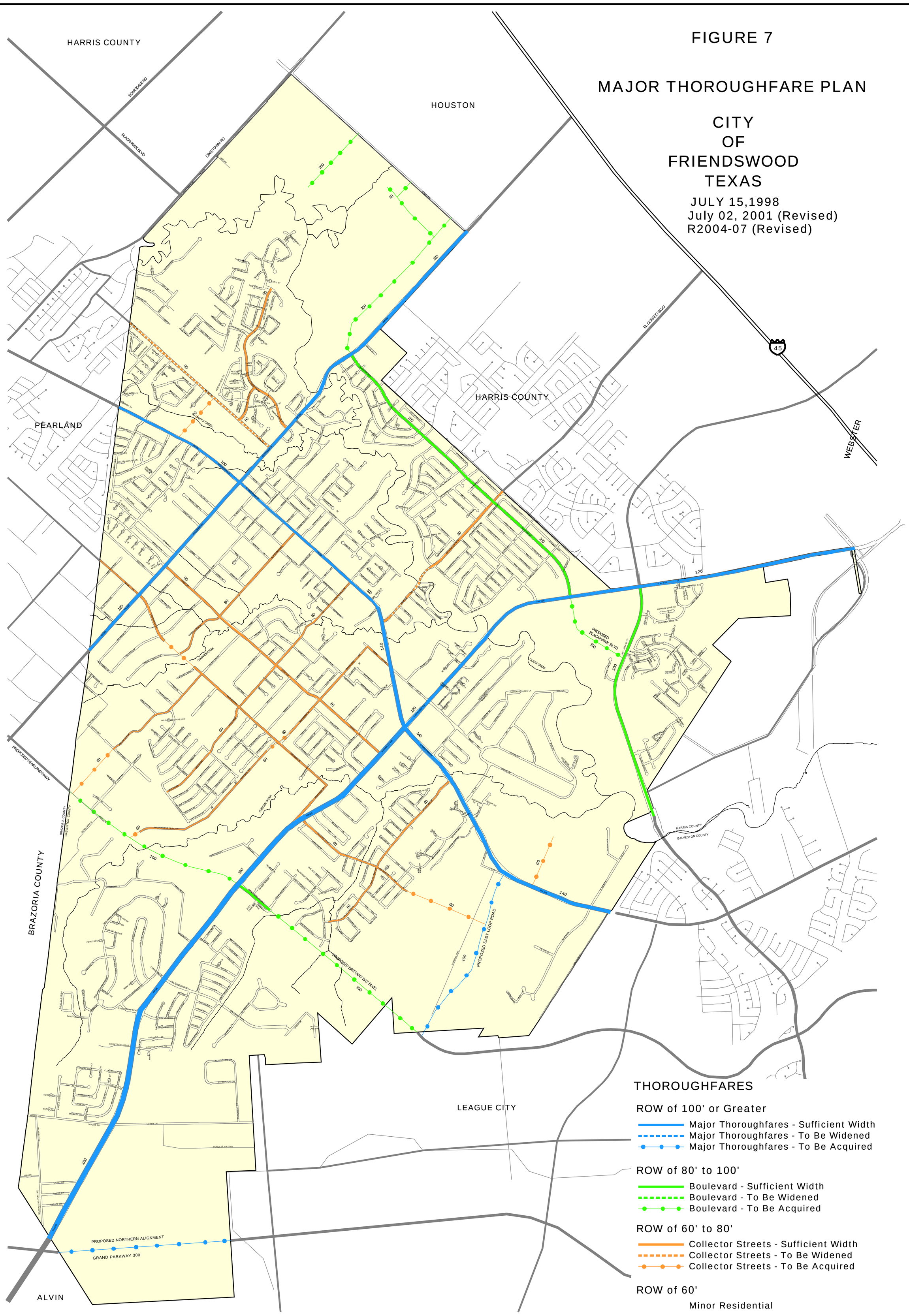
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 ● www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

FIGURE 7

MAJOR THOROUGHFARE PLAN

CITY OF FRIENDSWOOD TEXAS

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

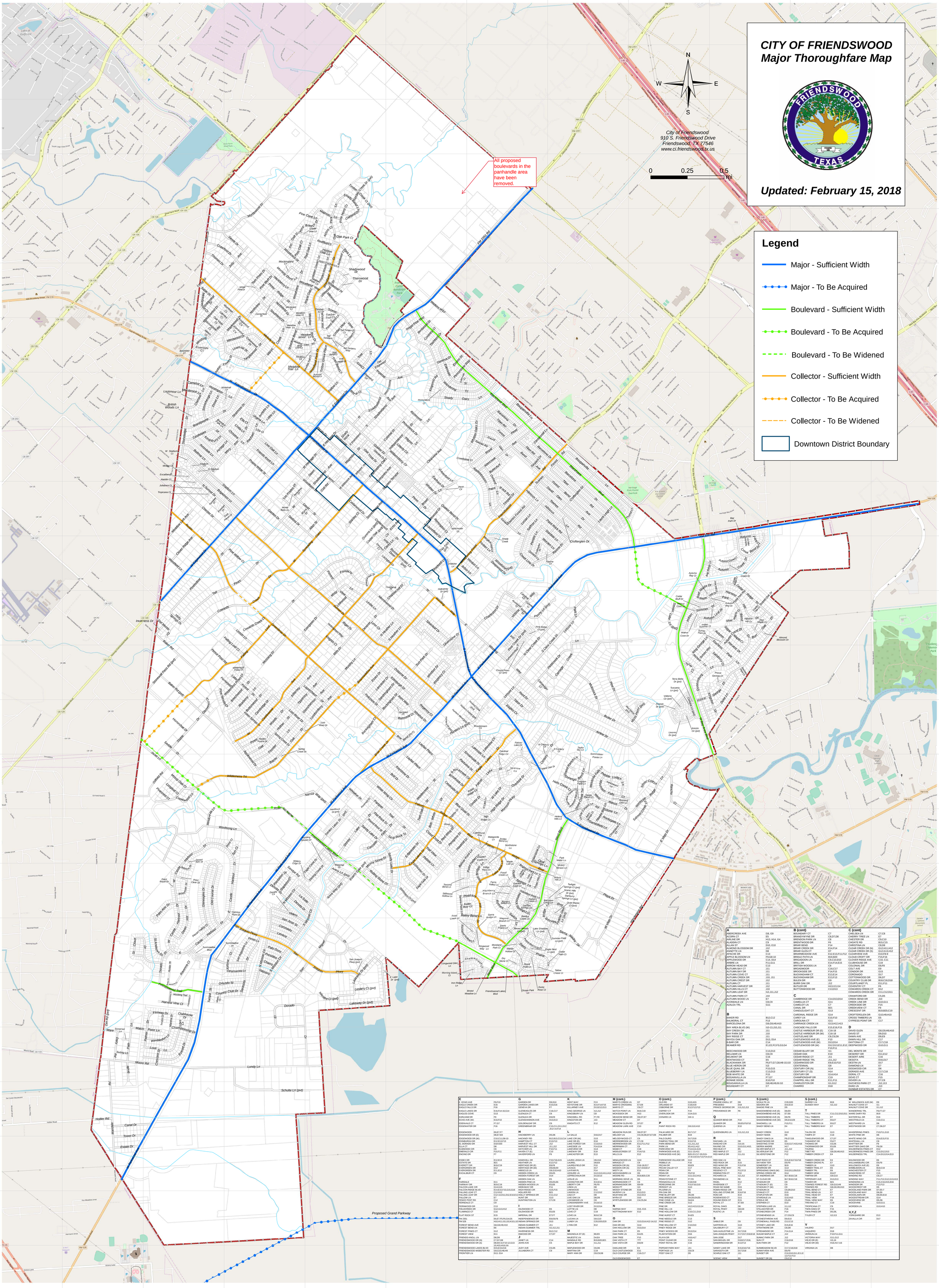


Major Thoroughfare Plan

1. Current MTP – 2004
2. Proposed MTP - 2018
3. Summary of proposed updates and actions
4. 1998 Comp Plan Section 3 Update - redline

CITY OF FRIENDSWOOD
Major Thoroughfare Map

Updated: February 15, 2018

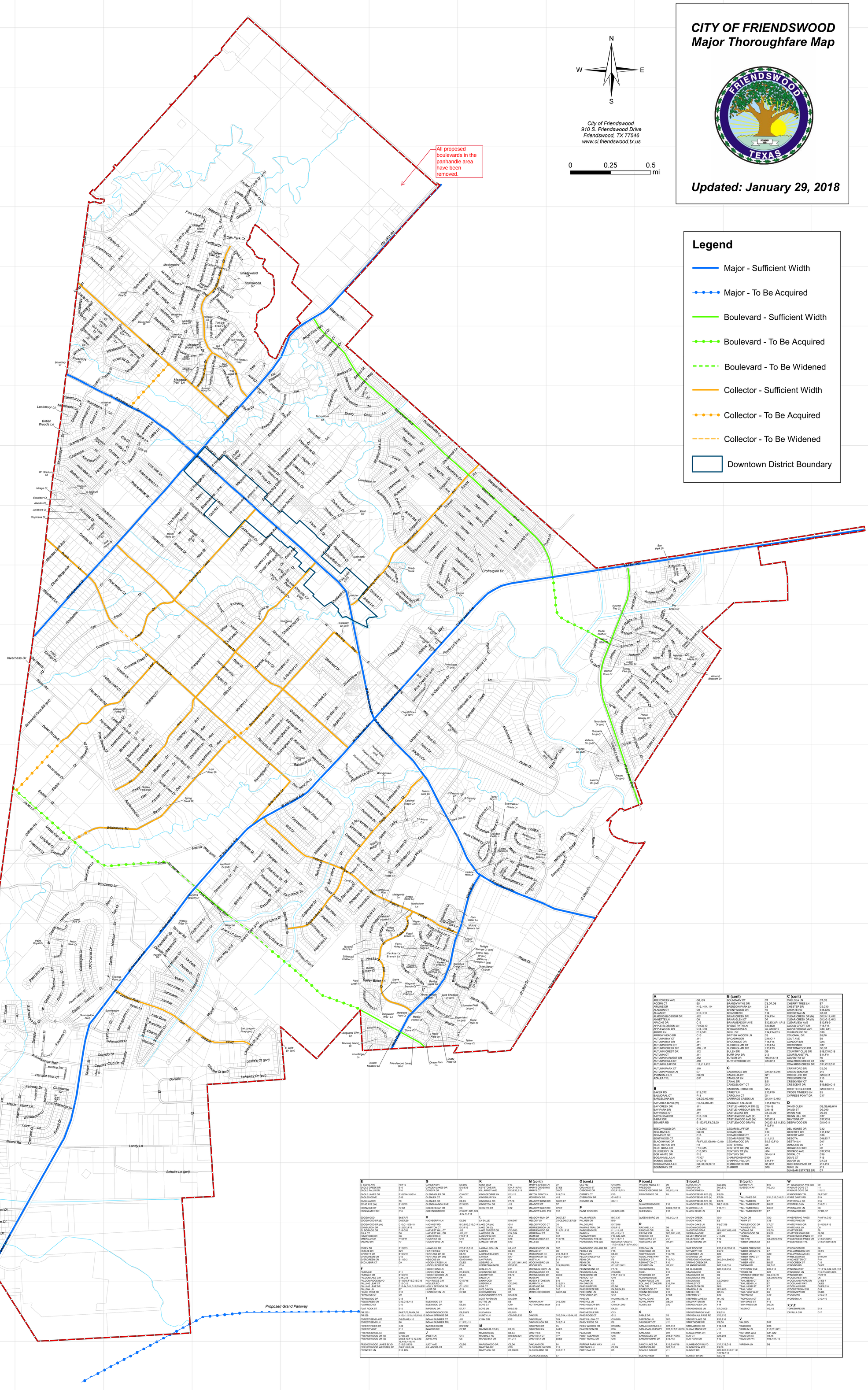


A		B (cont)		C (cont)	
ABERCREEK AVE	G8, G9	BOUNDARY CT	C7	CHELSEA LN	C7,C8
ACORN CT	E5	BRANDYWYNE DR	C8,D7,D8	CHERRY TREE LN	E7
AIRLINE DR	H13, H14, I14	BRENDON PARK LN	C8	CHESTER DR	C9,C10
ALADDIN CT	C9	BRENTWOOD DR	F6	CHOATE RD	B15,C15
ALLAN ST	D10, E10	BRIAR BEND	F14	CHRISTINA LN	C8,D8
ALMOND BLOSSOM DR	J12	BRIAR CREEK DR	E14,F14	CLEAR CREEK DR (N)	G12,H11,H12
ANNETTE LN	D8	BRIAR GLEN CT	D7	CLEAR CREEK DR (S)	G12,G13,H12
APACHE DR	C13	BRIARMEADOW AVE	E12,E13,F11,F12	CLEARVIEW AVE	E10,F8-9
APPLE BLOSSOM LN	F9,G8-10	BRIDLE PATH LN	B19,B20	CLOUD CROFT DR	F15,F16
APPLEWOOD DR	C14, D14	BRIGADOON LN	C9,C10,D10	CLOVER RIDGE AVE	C10, C11
ARBRE LN	F11,G11	BRILL DR	E14,F14,E15	CLUBHOUSE DR	C19
ARROW HEAD DR	C13	BRITISH WOODS LN	C8	COLONIAL DR	E8,F8
AUTUMN BAY CT	J11	BROADMOOR	C16,C17	COLT AVE	E9
AUTUMN BAY DR	J11	BROOKSIDE DR	F14,F15	CONDOR DR	G15
AUTUMN COVE CT	J11	BUCKINGHAM CT	E13,E14	CORONADO	D17
AUTUMN CREEK DR	J10, J11	BUCKINGHAM DR	E13,F13	COTTONWOOD DR	D6,D7
AUTUMN CREST DR	J12	BULEN DR	G9	COUNTRY CLUB DR	B18,C18,D18
AUTUMN CT	J11	BURR OAK DR	J12	COURTLANDT PL	E11,F11
AUTUMN HARVEST DR	J12	BUTLER DR	H13,I13,I14	COVENTRY CT	F6
AUTUMN HILLS CT	J10	BUTTONWOOD DR	C13,D13	COWARDS CREEK CT	D12
AUTUMN LEAF DR	I12,J11,J12			COWARDS CREEK DR	C11,C12,D11
AUTUMN PARK CT	J10	**C**		CRAWFORD DR	C5,D5
AUTUMN WOOD LN	E7	CAMBRIDGE DR	C14,D13,D14	CREEK BEND DR	J10
AVONDALE LN	C8,C9	CAMELLIA CT	G11	CREEK LINE DR	G10,G11
AZALEA TRL	G11	CAMELOT LN	C7	CREEKSIDE DR	F15
		CANAL DR	B21	CREEKVIEW CT	F9
B		CANDLELIGHT CT	G13	CRESCENT DR	B19,B20,C19
BAKER RD	B12,C12		G14	CROFTERGLEN DR	G10,H9,H10
BALMORAL CT	F13	CARDINAL RIDGE DR		CROSS TIMBERS LN	E5
BARCELONA DR	G8,G9,H9,H10	CAREY LN	E10,F10	CYPRESS POINT DR	C17
BAY AREA BLVD (W)	I10-13,J10,J11	CAROLINA CT	G11		
BAY CREEK DR	J11	CARRIAGE CREEK LN	G13,H12,H13		
BAY PARK DR	J10	CASCADE FALLS DR	E15,E16,F15	**D**	
BAY RIDGE CT	J11	CASTLE HARBOUR DR (E)	C16-18	DAVID GLEN	G8,G9,H9,H10
BAYOU OAK DR	D13, D14	CASTLE HARBOUR DR (W)	C16-18	DAVID ST	D9,D10
B-BAR CIR	C14	CASTLEAKE DR	C8,C9,D9	DAWN AVE	D9,E9
BEAMER RD	E1,E2,F2,F3,G3,G4	CASTLEWOOD AVE (E)	F10	DAWN HILL DR	C17
		CASTLEWOOD AVE (W)	D13,D14	DAYTONA CT	C17,C18
BEECHWOOD DR	C13,D13	CASTLEWOOD DR (W)	D12,D13,E11,E12	DEEPWOOD DR	G10,G11
BELLMAR LN	C8,C9				
BELMONT DR	C16	CEDAR BLUFF DR	J11	DEL MONTE DR	C12
BENTWOOD CT	E5	CEDAR CREEK CT	J11	DESERET DR	E11,E12
BLACKHAWK DR	F6,F7,G7,G8,H8-10,I10	CEDAR RIDGE TRL	J11,J12	DESOTA	D16,D17
BLUE HERON DR	I13	CEDARWOOD DR	E9,E10,F10	DESTIN LN	D17
BLUE QUAIL DR	F15,G15	CENTENNIAL	G8	DIAMOND LN	E7
BLUEBERRY LN	C13,D13	CENTURY CIR (N)	G14	DOGWOOD CIR	D6
BOB WHITE DR	F15	CENTURY CIR (S)	H14	DORADO AVE	C17,C18
BOGAINVILLA LN	F7,G7	CENTURY DR	G14,H14	DORAL CT	C16
BONNIE DOON	E10,F10	CHAMPIONSHIP DR	C19	DOVE CT	F15
BOUGAINVILLA LN	G8,H8,H9,I10	CHAPPEL HILL DR	E11,F11	DOVER LN	C7,C8
BOUNDARY CT	C7	CHARLESTON DR	G11,G12	DUCHESS PARK CT	J12,J13
		CHARRO	D18	DUKE LN	J13
				DUNBAR ESTATES DR	C7

E		G		K		M (cont.)		O (cont.)		P (cont.)		S (cont.)		S (cont.)		W	
E. ECHO AVE	F8,F10	GARDEN DR	D9,D10	KENT WAY	F13	MARY'S CREEK LN	D7	OLD RD	G15,H15	PRAIRIE KNOLL ST	D9	SCHULTE LN	C20,D20	SURREY LN	B19	W. WILLOWICK AVE (W)	E9
EAGLE CREEK DR	E16	GARDEN LAKES DR	E15,E16	KEYSTONE DR	E14,F14,F15	MARYS CROSSING	E7,E8	ORLANDO ST	C18,D18	PRESIDIO	D18	SEDORA DR	D10,E10	SUSSEX WAY	I12,J12	WALNUT COVE CT	I11
EAGLE FALLS DR	F16	GENEVA DR	F7	KILLARNEY AVE	D13,E12,E13	MARYS CT	C6,C7	OSBORNE DR	E12,F12,F13	PRINCE GEORGE DR	I13,J12,J13	SHADIE PINE LN	D5			WALNUT COVE DR	I11,I12
EAGLE LAKES DR	E16,F14-16,G14	GLENEAGLES DR	C16,C17	KING GEORGE LN	F13	MATCH POINT LN	B19,C19	OSPREY CT	F15	PROVIDENCE DR	F8	SHADOWBEND AVE (E)	E8,E9	**T**		WANDERING TRL	F6,F7,G7
EAGLES COVE	G13	GLENLEA CT	C6	KINGSBURY LN	C8	MCKISSICK DR	H13	OVERLOOK DR	G14,G15			SHADOWBEND AVE (N)	E7,E8	TALL PINES DR	C11,C12,D10,D11	WARE DAIRY RD	B19
EARLHAM DR	F9	GLENLEA DR	E8,E9	KINGSMILL RD	F7,F8	MEADOW BEND DR	D6,D7,E7	OXNARD LN	G9-11	**Q**		SHADOWBEND AVE (S)	E8,E9	TALL TIMBERS	E7	WATERFALL DR	E16
ECHO AVE (W)	E10,F10	GLENSHANNON AVE	D13,E13	KINGSTON DR	J13	MEADOW CT	D7			QUAKER BEND DR	F10	SHADOWBEND AVE (W)	D9,D10,E9	TALL TIMBERS CT	E6,E7	WESTFIELD LN	C10,C11
EDENVALE CT	F7,G7	GOLDENLEAF DR	C8	KNIGHTS CT	E12	MEADOW GLEN RD	D7,E7	**P**		QUIMER DR	E8,E9,F9,F10	SHADWELL LN	F10,F11	TALL TIMBERS LN	E6,E7	WESTWARD LN	D8
EDGEWATER DR	F16	GREENBRIAR DR	C10,C11,D11,D12 ,E12-14,F14			MEADOW LARK AVE	C10	PAINT ROCK RD	G9,G10,H10	QUEENS LN	E10	SHADY BEND LN	E4	TALL TIMBERS WAY	E7	WESTWOOD DR	C7,D6,D7
EDGEWOOD	E6,E7,F7	**H**		**L**		MEADOW RUN DR	D6,D7,E7	PALM ARE DR	B17,C17	QUEENSBURY LN	I13,J12,J13	SHADY CREEK	G10	TALON DR	G13	WHISPERING PINES	F10,F11,G10
EDGEWOOD DR (E)	D8,E7,E8	HACKBERRY LN	D5,D6	LA SALLE	D16,D17	MELODY LN	C5,C6,D6,D7,E7,E8	PALMER DR	B19			SHADY NOOK	E8	TAMPA ST	C18	WHITE PINE DR	D6
EDGEWOOD DR (W)	C10,C11,D8-10	HACKNEY RD	B12,B13,C13,C14	LAKE CIR (W)	G15	MELODYWOOD CT	C6	PALO DURO	D17,D18	**R**		SHADY OAKS LN	F8,G7,G8	TANGLEWOOD DR	C7,D7	WHITE WING CIR	E14,E15,F15
EDINBURGH DR	E12,E13,F13	HAMPTON CT	E13,F13	LAKE DR (E)	E18	MERRIEBROOK LN	C7,C8	PAMPAS TRAIL DR	E15,F15	RACHAEL LN	D8	SHADYWOOD DR	E5	TASHKENT DR	F6,F7	WHITEHALL LN	C8
EL DORADO DR	D18-D20	HARVEST HILL CT	J12	LAKE FOREST DR	C13,D13	MERRIEWOOD DR	E11,F11,F12	PARK BEND DR	I11,J11,J12	RANCHO CIR	I14,I15	SHOOTING STAR	G16,G17,H15,H16	THOMAS DR	C5,D5	WHITTIER DR	F9
ELLA CT	D8	HARVEST HILL DR	J11,J12	LAKESIDE LN	F14,G14	MERRIMAN CT	C8	PARK LN	E5,H11,H12	RAVINE CIR	G10,G11,H10,	SIERRA MADRE	H17	THORNWOOD DR	E5,E6	WHITTIER OAKS DR	F8,G8
ELMWOOD CIR	C6	HATCHER LN	F10,F11	LAKEVIEW CIR	G14	MIAMI CT	E8	PARKVIEW DR	F14,G14,G15	RED BUD CT	B5	SILVER MAPLE CT	J11,J12	THURSA	I10	WILDERNESS PINES CT	D12
EMERALD CIR	F10,F11	HAVEN CT (E)	C10	LAKEWAY DR	E18	MIDDLECREEK ST	F14,F15	PARKWOOD AVE (E)	G11-13,H11	RED MAPLE CT	J12	SILVERLEAF DR	F12	TIBET RD	G8,G9,H9,H10	WILDERNESS PINES DR	C13,D12,D13
ENCINO DR	F7	HAVERFORD LN	F9	LANCASTER DR	E13	MILLS LN	E12	PARKWOOD AVE (W)	D10,D11,D14,D15-17,E14,E15,F13,F14,G13	RED MAPLE DR	I11,J11	SILVERSTONE DR	F12	TIMBER CREEK CT	E4	WILDERNESS TRL	C14,D13,D14,E13
ESSEX DR	E12,E13	HAWKHILL DR	F15,F16,G15	LAURA LEIGH LN	H9,H10	MINGLEWOOD LN	G10	PARKWOOD VILLAGE DR	G12	RED OAK LN	D5	SKIP ROCK ST	E15,E16,F15,F16	TIMBER CREEK DR	E4	WILDWOOD DR	E6
ESTATE DR	B21	HEATHER LN	E11,F12	LAUREL	D9,E9	MIRAGE CT	C9	PEBBLE LN	F16	RED ROCK DR	E15	SKYVIEW TER	E9,F9	TIMBER GROVE PL	E7	WILLIAMSBURG CIR	E9,F9
EVERETT DR	B19,C19	HERITAGE DR (E)	E8,F8	LAURELFIELD DR	F10	MISSION CIR (N)	D16-18,E17	PECAN DR	E8,E9	RED WING DR	F15,F16	SOMERSET LN	B19	TIMBER LN	G10	WILLOWICK AVE (E)	E9
EVERGREEN DR	J12	HERITAGE DR (W)	D8,E8,E9	LAVACA	D17	MISSION CIR (S)	D17,D18,E17	PECAN VALLEY CT	C17	REGAL PINE WAY	F6	SPARROW DR	G14	TIMBER TRAIL CT	E6	WIMBLESDON LN	B18,C19
EVERGREEN DR	E11,E12	HIBISCUS LN	G9,G10,H10	LAYFAIR PL	F14	MISTY LN	E11	PENN CIR	F9	REGENCY CT	F12,F13	SPREADING OAKS (W)	D10,D11,E9,E10	TIMBER TRL	E6	WINCHESTER CT	F10
EXCALIBUR CT	C9	HIDDEN CREEK LN	D5,E5	LEISURE LN	D10,E10,H11,H12	MOCKINGBIRD LN	D5	PENN DR	F9,F10	REMINGTON CT	F12	SPRING CREEK DR	D14	TIMBER VIEW	E6,E7	WINDCREEK ST	C15
		HIDDEN FOREST DR	D14	LEPRECHAUN DR	D13,E13	MOORE RD	B19,B20,C20	PENNY LN	G11,G12,H11	RICHARD LN	I12,J12	ST ANDREWS DR	B17,B18,C18	TIMPANI DR	G9,G10	WINDING RD	C6,C7
F		HIDDEN OAK LN	D5,E5	LESLIE LN	E11	MORNING DOVE LN	D6	PENNSYSTONE CT	F7,F8	RICHMOND LN	F8	ST CLOUD DR	B17,B18,C18	TIPPERARY AVE	D13,E13	WINDMILL WAY	F11,F12,G12,G13,H13
FAIRDALE	E11	HIDDEN PINE LN	D5,E5,E6	LEXINGTON DR	E10,E11	MORNINGSIDE CT	C6	PENSACOLA LN	C18,D18	RIGEL	E12	STADIUM CIR	C9	TOWER DR	B21	WINDSONG LN	C15,C16,D15,D16
FAIRWAY DR	B19,C19	HIDDEN WOODS LN	E5,E6	LIBERTY CIR	F8,F9	MORNINGSIDE DR	E8-E9	PEREGRINE DR	F15,F16,G15	RIVERSIDE CT	C7	STADIUM CT (E)	C9	TOWNES FOREST RD	G8,G10,H9	WINDSTAR	F12,F13
FALCON LAKE CIR	G14,G15	HIDEAWAY DR	F11	LINDA LN	D8	MOSS PT	G13	PERIDOT LN	G10	ROAD NO NAME	D15	STADIUM C7 (W)	C9	TOWNES RD	G8,G9,H9,H10	WOODCREST DR	D6
FALCON RIDGE BLVD	E14,E15,F15,G15,G16	HIGH RIDGE CIR	C15,F15	LINKWOOD	E11	MOSSY STONE DR	E16	PILGRIM LN	F8	ROBIN RIDGE CIR	G15	STADIUM LN	C9,D9,D10	TRAIL BEND CT	E7	WOODLAND PARK DR	D7,E6-7
FALLING LEAF CT	C12-D12	HOLLIER RD	B21	LINSON LN	C12,D12	MURPHY LN	E12,E13	PIN OAK DR	D5	ROLLING STONE DR	E16,F16	STANLEY CT	E10	TRAIL BEND LN	E7	WOODLAND WAY	D6,E8
FALLING LEAF DR	C12-14,D11,D12,E10,E11	HOLLY SPRINGS DR	C11,C12	LISA CT	MUSTANG DR	D12,D13	PINE BLUFF DR	D5,D6	IRON CIR	E10	STAPLETON DR	D16	TRAIL HEAD ST	E7	WOODLAWN DR	D8,E8,E10
FALLOW LN	E7	HUNT DR	G13	LIVE OAK LN	D8,D9	MYRA ST	D10	PINE BREEZE DR	D4,D5,E4,E5	ROSEWOOD CT	G11	STAROALE LN	G10,H10	TRAIL VIEW	F16	WOODSTREAM CIR	G14
FENCE POST RD	C12	HUNTINGTON LN	C7,C8	LOCKMOOR LN	C8	MYRTLEWOOD DR	C4,C5,D4	PINE CONE LN	D4,E4	ROUND ROCK ST	E15	STEELE DR	C5,D5	TRAIL VIEW WAY	E6	WOODVIEW DR	D5,D6
FERNDALE CT	C9			LONDONDERRY AVE	D13,E13			PINE CREEK DR	G12	ROYAL CT	E7,E8	STEPHEN CT	E10	TREVINO CT	C19	WOODVINE	G10,G11
FERNWOOD DR	C13	**I**		LOST RIVER DR	D13,D14	**N**		PINE DR	H12,H13,I13,I14	ROYAL OAKS	D6	STEPHEN LUKE LN	I11,I12	TROPICANA CT	C9	WORDEN LN	G10,H10
FIELDCREEK DR	G12,G13,H12	IDLEWOOD CT	E6	LOTTIE LN	D8	NARNIA WAY	D15, E15	PINE HILL LN	J11	ROYAL PKWY	G8,G9	STILLWATER DR	F16	TWIN OAKS ST	F15		
FLAMINGO CT	C10	IDLEWOOD DR	E5,E6	LOVE CT	C19	NOTTINGHAM WAY	E12	PINE HOLLOW DR	C10,C11,D10	RUSTIC LN	C10	STONECREEK CIR	F14	TWIN PINES DR	D6,D6,	**X,Y,Z**	
FLAT ROCK ST	E15	IMPERIAL DR	E7,F7	LOVE LN	B19,C19			PINE HURST CT	E4,E5			STONEHENGE LN	C7,C8,C9	TYLER CT	I12,I13	YORKSHIRE DR	E13
FM 2351	E6,E7,F5,F6,G4,G5	INDEPENDENCE DR	E8,E9,F8	LUCAN LN	G8,G10	**O**		PINE NEEDLE DR	C13	**S**		STONESTROW AVE	E9,E10			ZAVALLA CIR	D17
FM 528	H10,H11,I10,J10,K10,L10	INDIAN SPRINGS DR	D13	LUNDY LN	C20,D20,E20	OAK DR	G13,G14,H12-14,I12	PINE RIDGE CT	G12	SABLE DR	C6	STONEWALL PASS RD	C12,C13				
FOREST BEND AVE	G8,G9,H9,H10	INDIAN SUMMER CT	J11	LYNN CIR	E12	OAK DR (W)	G14	PINE WILLOW CT	C10,D10	SAFFRON LN	G10	STONEY LAKE DR	E15,E16	**V**			
FOREST BEND LN	E6	INDIAN SUMMER TRL	I11,I12,J11			OAK HOLLOW DR	D13,D14	PINEY RIDGE DR	D6	SALISBURY CT	J12	STRATMORE DR	C8,D8	VALERO	D17		
FOREST PINES CT	G12	INVERNESS DR	B12,C12	**M**		OAK PARK CT	E5	PINEY WOODS DR	D13,D14	SAN AUGUSTINE LN	D17,D18	STREAMSIDE DR	F14,G14	VAQUERO	D18		
FOREST VIEW	E11	INWOOD DR	C7,C8	MAGNOLIA ST (E)	E8,E9	OAK PARK LN	E4,E5	PLANTATION DR	D16	SAN JOAQUIN PKWY	C17,D17,D18,E18	SUGAR MAPLE CT	J12	VERDUN LN	F10,F11,G11		
FRIENDS KNOLL LN	D8,D9	**J**		MAJESTIC LN	D4,E4	OAK TREE	F10	PLAYA DR	H16,H17	SAN JOSE	D17	SUMAC PARK DR	J12	VICTORIA WAY	G11,G12		
FRIENDSWOOD DR (N)	C7,D7,D8	JANET LN	C14	MANDALE RD	B19,B20,B21	OAK VISTA CT	???	POINT CLEAR DR	C16	SAN MIGUEL DR	D18,E17,E18,	SUN CT	C16,D16	VIEJO DR (E)	I15,J15		
FRIENDSWOOD DR (S)	D8,E8-10,F10-12,G13-15,H15,H16,I16	JOHN AVE	C5	MAPLE BAY DR	I11,J11	OAK VISTA DR	E8,E9	POINT ROYAL DR	C16	SANDRINGHAM DR	E13,F13	SUN PARK DR	F12	VIEJO DR (W)	H16,H17,I16		
FRIENDSWOOD LAKES BLVD	D15,E15,E16	JUDY AVE	C5,D5	MAPLEWOOD DR	C6,D6	OAKLAND DR	E4	POPDAR PARK WAY	J11	SANDY LAKE DR	E15,E16,F16	SUNMEADOW BLVD	C17,C18,D18	VIRGINIA LN	D8		
FRIENDSWOOD WEBSTER RD	G8,G10,H8,H9	JULIAROSA CT	C9	MARTINA DR	C19	OLD CASTLEWOOD	E11	PORTAGE LN	C8,C9	SARAGOTA DR	D17,D18	SUNNYVIEW AVE	E9,F9				
FRONTIER LN	D13, D14			MARY ANN DR	C8,C9,D8	OLD COURSE DR	C16,C17	POST OAK CT	D5	SCARLE OAK CT	J11	SUNSET DR	C10,D10,D11,E11,E12,F12,F13				
						OLD EDGEWOOD	E7			SCENIC VIEW	E6	SUNSET DR (N)	C6,C10				

CITY OF FRIENDSWOOD
Major Thoroughfare Map

Updated: January 29, 2018



A		B (cont)		C (cont)	
ABERCREEK AVE	G8, G9	BOUNDARY CT	C7	CHELSEA LN	C7,C8
ACORN CT	E5	BRANDYWYNE DR	C8,D7,D8	CHERRY TREE LN	E7
AIRLINE DR	H13, H14, I14	BRENDON PARK LN	C8	CHESTER DR	C9,C10
ALADDIN CT	C9	BRENTWOOD DR	F6	CHOATE RD	B15,C15
ALLAN ST	D10, E10	BRIAR BEND	F14	CHRISTINA LN	C8,D8
ALMOND BLOSSOM DR	J12	BRIAR CREEK DR	E14,F14	CLEAR CREEK DR (N)	G12,H11,H12
ANNETTE LN	D8	BRIAR GLEN CT	D7	CLEAR CREEK DR (S)	G12,G13,H12
APACHE DR	C13	BRIARMEADOW AVE	E12,E13,F11,F12	CLEARVIEW AVE	E10,F8-9
APPLE BLOSSOM LN	F9,G8-10	BRIDLE PATH LN	B19,B20	CLOUD CROFT DR	F15,F16
APPLEWOOD DR	C14, D14	BRIGADOON LN	C9,C10,D10	CLOVER RIDGE AVE	C10, C11
ARBRE LN	F11,G11	BRILL DR	E14,F14,E15	CLUBHOUSE DR	C19
ARROW HEAD DR	C13	BRITISH WOODS LN	C8	COLONIAL DR	E8,F8
AUTUMN BAY CT	J11	BROADMOOR	C16,C17	COLT AVE	E9
AUTUMN BAY DR	J11	BROOKSIDE DR	F14,F15	CONDOR DR	G15
AUTUMN COVE CT	J11	BUCKINGHAM CT	E13,E14	CORONADO	D17
AUTUMN CREEK DR	J10, J11	BUCKINGHAM DR	E13,F13	COTTONWOOD DR	D6,D7
AUTUMN CREST DR	J12	BULEN DR	G9	COUNTRY CLUB DR	B18,C18,D18
AUTUMN CT	J11	BURR OAK DR	J12	COURTLANDT PL	E11,F11
AUTUMN HARVEST DR	J12	BUTLER DR	H13,I13,I14	COVENTRY CT	F6
AUTUMN HILLS CT	J10	BUTTONWOOD DR	C13,D13	COWARDS CREEK CT	D12
AUTUMN LEAF DR	I12,J11,J12			COWARDS CREEK DR	C11,C12,D11
AUTUMN PARK CT	J10	**C**		CRAWFORD DR	C5,D5
AUTUMN WOOD LN	E7	CAMBRIDGE DR	C14,D13,D14	CREEK BEND DR	J10
AVONDALE LN	C8,C9	CAMELLIA CT	G11	CREEK LINE DR	G10,G11
AZALEA TRL	G11	CAMELOT LN	C7	CREEKSIDE DR	F15
		CANAL DR	B21	CREEKVIEW CT	F9
		CANDLELIGHT CT	G13	CRESCENT DR	B19,B20,C19
B					
BAKER RD	B12,C12	CARDINAL RIDGE DR	G14	CROFTERGLEN DR	G10,H9,H10
BALMORAL CT	F13	CAREY LN	E10,F10	CROSS TIMBERS LN	E5
BARCELONA DR	G8,G9,H9,H10	CAROLINA CT	G11	CYPRESS POINT DR	C17
BAY AREA BLVD (W)	I10-13,J10,J11	CARRIAGE CREEK LN	G13,H12,H13		
BAY CREEK DR	J11	CASCADE FALLS DR	E15,E16,F15	**D**	
BAY PARK DR	J10	CASTLE HARBOUR DR (E)	C16-18	DAVID GLEN	G8,G9,H9,H10
BAY RIDGE CT	J11	CASTLE HARBOUR DR (W)	C16-18	DAVID ST	D9,D10
BAYOU OAK DR	D13, D14	CASTLEAKE DR	C8,C9,D9	DAWN AVE	D9,E9
B-BAR CIR	C14	CASTLEWOOD AVE (E)	F10	DAWN HILL DR	C17
BEAMER RD	E1,E2,F2,F3,G3,G4	CASTLEWOOD AVE (W)	D13,D14	DAYTONA CT	C17,C18
		CASTLEWOOD DR (W)	D12,D13,E11,E12, F10,F11	DEEPWOOD DR	G10,G11
BEECHWOOD DR	C13,D13	CEDAR BLUFF DR	I11	DEL MONTE DR	C12
BELLMAR LN	C8,C9	CEDAR OAK	E10	DESERET DR	E11,E12
BELMONT DR	C16	CEDAR RIDGE CT	J11	DESERT AIRE	C16
BENTWOOD CT	E5	CEDAR RIDGE TRL	J11,J12	DESOTA	D16,D17
BLACKHAWK DR	F6,F7,G7,G8,H8-10,I10	CEDARWOOD DR	E9,E10,F10	DESTIN LN	D17
BLUE HERON DR	I13	CENTENNIAL	G8	DIAMOND LN	E7
BLUE QUAIL DR	F15,G15	CENTURY CIR (N)	G14	DOGWOOD CIR	D6
BLUEBERRY LN	C13,D13	CENTURY CT (S)	H14	DORADO AVE	C17,C18
BOB WHITE DR	F15	CENTURY DR	G14,H14	DORAL CT	C16
BOGANVILLA LN	F7,G7	CHAMPIONSHIP DR	C19	DOVE CT	F15
BONNIE DOON	E10,F10	CHAPPEL HILL DR	E11,F11	DOVER LN	C7,C8
BOUGAINVILLA LN	G8,H8,H9,I9,I10	CHARLESTON DR	G1,G12	DUCHESS PARK CT	J12,J13
BOUNDARY CT	C7	CHARRO	D18	DUKE LN	J13
				DUNBAR ESTATES DR	C7

E		G		K		M (cont.)		O (cont.)		P (cont.)		S (cont.)		S (cont.)		W	
E. ECHO AVE	F8,F10	GARDEN DR	D9,D10	KENT WAY	F13	MARY'S CREEK LN	D7	OLD RD	G15,H15	PRAIRIE KNOLL ST	D9	SCHULTE LN	C20,D20	SURREY LN	B19	W. WILLOWICK AVE (W)	E9
EAGLE CREEK DR	E16	GARDEN LAKES DR	E15,E16	KEYSTONE DR	E14,F14,F15	MARYS CROSSING	E7,E8	ORLANDO ST	C18,D18	PRESIDIO	D18	SEDORA DR	D10,E10	SUSSEX WAY	I12,J12	WALNUT COVE CT	I11
EAGLE FALLS DR	F16	GENEVA DR	F7	KILLARNEY AVE	D13,E12,E13	MARYS CT	C6,C7	OSBORNE DR	E12,F12,F13	PRINCE GEORGE DR	I13,J12,J13	SHADIE PINE LN	D5			WALNUT COVE DR	I11,I12
EAGLE LAKES DR	E16,F14-16,G14	GLENEAGLES DR	C16,C17	KING GEORGE LN	F15	MATCH POINT LN	B19,C19	OSPREY CT	F15	PROVIDENCE DR	F8	SHADOWBEND AVE (E)	E8,E9	**T**		WANDERING TRL	F6,F7,G7
EAGLES COVE	G13	GLENLEA CT	C6	KINGSBURY LN	C8	MCKISSICK DR	H13	OVERLOOK DR	G14,G15			SHADOWBEND AVE (N)	E7,E8	TALL PINES DR	C11,C12,D10,D11	WARE DAIRY RD	B19
EARLHAM DR	F9	GLENLEA DR	E8,E9	KINGSMILL RD	F7,F8	MEADOW BEND DR	D6,D7,E7	OXNARD LN	G8-11	**Q**		SHADOWBEND AVE (S)	E8,F8	TALL TIMBERS	E7	WATERFALL DR	E16
ECHO AVE (W)	E10,F10	GLENSHANNON AVE	D13,E13	KINGSTON DR	J13	MEADOW CT	D7			QUAKER BEND DR	F10	SHADOWBEND AVE (W)	D9,D10,E9	TALL TIMBERS CT	E6,E7	WESTFIELD LN	C10,C11
EDENVALE CT	F7,G7	GOLDENLEAF DR	C8	KNIGHTS CT	E12	MEADOW GLEN RD	D7,E7	**P**		QUAKER DR	E8,E9,F9,F10	SHADOWELL LN	F10,F11	TALL TIMBERS LN	E6,E7	WESTWARD LN	D8
EDGEWATER DR	F16	GREENBRIAR DR	C10,C11,D11,D12 ,E12-14,F14			MEADOW LARK AVE	C10	PAINT ROCK RD	G9,G10,H10	QUEENS LN	E10	SHADY BEND LN	E4	TALL TIMBERS WAY	E7	WESTWOOD DR	C7,D6,D7
EDGEWOOD	E6,E7,F7	**H**		**L**		MEADOW RUN DR	D6,D7,E7	PALM AIRE DR	B17,C17	QUEENSBURG LN	I13,J12,J13	SHADY CREEK	G10	TALON DR	G13	WHISPERING PINES	F10,F11,G10
EDGEWOOD DR (E)	D8,E7,E8	HACKBERRY LN	D5,D6	LA SALLE	D16,D17	MELODY LN	C5,C6,D6,D7,E7,E8	PALMER DR	B19			SHADY NOOK	E8	TAMPA ST	C18	WHITE PINE DR	D6
EDGEWOOD DR (W)	C10,C11,D8-10	HAGNEY RD	B12,B13,C13,C14	LAKE CIR (W)	G15	MELODYWOOD CT	C6	PALO DURO	D17,D18	**R**		SHADY OAKS LN	F8,G7,G8	TANGLEWOOD DR	C7,D7	WHITE WING CIR	E14,E15,F15
EDINBURGH DR	E12,E13,F13	HAMPTON CT	E13,F13	LAKE DR (E)	E18	MERREIMBROOK LN	C7,C8	PAMPAS TRAIL DR	E15,F15	RACHAEL LN	D8	SHADYWOOD DR	E8	TASHKENT DR	F6,F7	WHITEHALL LN	C8
EL DORADO DR	D18-D20	HARVEST HILL CT	J12	LAKE FOREST DR	C13,D13	MERREWOOD DR	E11,F11,F12	PARK BEND DR	I11,J11,J12	RANCHO CIR	I14,I15	SHOOTING STAR	G16,G17,H15,H16	THOMAS DR	C5,D5	WHITTIER DR	F9
ELLA CT	D8	HARVEST HILL DR	J11,J12	LAKESIDE LN	F14,G14	MERRIMAN CT	C8	PARK LN	E5,H11,H12	RAVINE CIR	G10,G11,H10,	SIERRA MADRE	H17	THORNWOOD DR	E5,E6	WHITTIER OAKS DR	F8,G8
ELMWOOD CIR	C8	HATCHER LN	F10,F11	LAKEVIEW CIR	G14	MIAMI CT	C18	PARKVIEW DR	C11,C12,D11	RED BUD CT	E5	SILVER MAPLE CT	J11,J12	THURSA	I10	WILDERNESS PINES CT	D12
EMERALD CIR	F10,F11	HAVEN CT (E)	C10	LAKEWAY DR	E18	MIDDLECREEK ST	F14,F15	PARKWOOD AVE (E)	D10-D12,E11-E12	RED MAPLE CT	J12	SILVERLEAF DR	F12	TIBET RD	G8,G9,H9,H10	WILDERNESS PINES DR	C13,D12,D13
ENCINO DR	F7	HAVERFORD LN	F9	LANCASTER DR	E13	MILLS LN	E12	PARKWOOD AVE (W)	D20-D22,C17-D2,D15-17,E14,E15,F13,F14,G13	RED MAPLE DR	I11,J11	SILVERSTONE DR	F12	TIMBER CREEK CT	E4	WILDERNESS TRL	C14,D13,D14,E13
ESSEX DR	E12,E13	HAWKHILL DR	F15,F16,G15	LAURA LEIGH LN	H9,H10	MINGLEWOOD LN	G10	PARKWOOD VILLAGE DR	G12	RED OAK LN	D5	SKIP ROCK ST	E15,E16,F15,F16	TIMBER CREEK DR	E4	WILDWOOD DR	E6
ESTATE DR	B21	HEATHER LN	C12,F12	LAUREL	D9,E9	MIRACLE CT	C9	PEBBLE LN	F16	RED ROCK DR	E15	SKYVIEW TER	E9,F9	TIMBER GROVE PL	E7	WILLIAMSBURG CIR	E9,F9
EVERETT DR	B19,C19	HERITAGE DR (E)	E8,F8	LAURELFIELD DR	F10	MISSION CIR (N)	D16-18,E17	PECAN DR	E8,E9	RED WING DR	F15,F16	SOMERSET LN	B19	TIMBER LN	G10	WILLOWICK AVE (E)	E9
EVERGREEN DR	D12	HERITAGE DR (W)	D8,E8,E9	LAVACA	D17	MISSION CIR (S)	D17,D18,E17	PECAN VALLEY CT	C17	REGAL PINE WAY	F6	SPARROW DR	G14	TIMBER TRAIL CT	E6	WIMBLESDON LN	B19,C19
EVERGREEN DR	E11,E12	HIBISCUS LN	G9,G10,H10	LAYFAIR PL	F14	MISTY LN	E11	PENN CIR	F9	REGENCY CT	F12,F13	SPREADING OAKS (W)	D10,D11,E9,E10	TIMBER TRL	E6	WINCHESTER CT	F10
EXCALIBUR CT	C9	HIDDEN CREEK LN	D5,E5	LEISURE LN	D8,E8	MOCKINGBIRD LN	D5	PENN DR	F9,F10	REMINGTON CT	F10	SPRING CREEK DR	D14	TIMBER VIEW	E6,E7	WINCREEK ST	C15
		HIDDEN FOREST DR	D14	LEPRECHAUN DR	D13,E13	MOORE RD	B19,B20,C20	PENNY LN	G11,G12,H11	RICHARD LN	I12,J12	ST ANDREWS DR	B17,B18,C18	TIMPANI DR	G9,G10	WINDING RD	C6,C7
F		HIDDEN OAK LN	E5	LESLIE LN	E11	MORNING DOVE LN	D5	PENNSYSTONE CT	F7,F8	RICHMOND LN	F8	ST CLOUD DR	B17,B18,C18	TIPPERARY AVE	D13,E13	WINDING WAY	F11,F12,G12,G13,H13
FAIRDALE	E11	HIDDEN PINE LN	D5,E5,E6	LEXINGTON DR	E10,E11	MORNINGSIDE CT	C6	PENSACOLA LN	C18,D18	RIGEL	E12	STADIUM CIR	C9	TOWER DR	B21	WINDSONG LN	C15,C16,D15,D16
FAIRWAY DR	B19,C19	HIDDEN WOODS LN	E5,E6	LIBERTY CIR	F8,F9	MORNINGSIDE DR	E8-E9	PEREGRINE CT	F15,F16,G15	RIVERSIDE CT	C7	STADIUM CT (E)	C9	TOWNES FOREST RD	G9,G10,H9	WINDSTAR	F12,F13
FALCON LAKE CIR	G14,G15	HIDEAWAY DR	F11	LINDA LN	D8	MOSS PT	I13	PERIDOT LN	G10	ROAD NO NAME	D15	STADIUM CT (W)	C9	TOWNES RD	G8,G9,H9,H10	WOODCREST DR	D5
FALCON RIDGE BLVD	E14,E15,F15,G15,G16	HIGH RIDGE CIR	G15,F15	LINWOOD	E11	MOSSY STONE DR	E16	PILGRIM LN	F8	ROBIN RIDGE CIR	G15	STADIUM LN	C9,D9,D10	TRAIL BEND CT	E7	WOODLAND PARK DR	D7,E5-7
FALLING LEAF CT	C12-D12	HOLLIER RD	B21	LINSON LN	C12,D12	MURPHY LN	E12,E13	PIN OAK DR	D5	ROLLING STONE DR	E16,F16	STANLEY CT	E10	TRAIL BEND LN	E7	WOODLAND WAY	D6,E6
FALLING LEAF DR	C12-14,D11,D12,E11	HOLLY SPRINGS DR	C11,C12	LISA CT	D8	MUSTANG DR	D12,D13	PINE BLUFF DR	D5,D6	RON CIR	E10	STAPLETON DR	D16	TRAIL HEAD ST	E7	WOODLAWN DR	D9,E9,E10
FALLOW LN	E7	HUNT DR	G13	LIVE OAK LN	D8,D9	MYRA ST	D10	PINE BREEZE DR	D4,D5,E4,E5	ROSEWOOD CT	G11	STARDALE LN	G10,H10	TRAIL VIEW	F16	WOODSTREAM CIR	G14
FENCE POST RD	C12	HUNTINGTON LN	C7,C8	LOCKMOOR LN	C8	MYRTLEWOOD DR	C4,C5,D4	PINE CONE LN	D4,E4	ROUND ROCK ST	E15	STEELE DR	C5,D5	TRAIL VIEW WAY	E6	WOODVIEW DR	D5,D6
FERNDALE CT	C9			LONDONDERRY AVE	D13,E13			PINE CREEK DR	G12	ROYAL CT	E7,E8	STEPHEN CT	E10	TREVINO CT	C19	WOODVINE	G10,G11
FERNWOOD DR	C13	**I**		LOST RIVER DR	D13,D14	**N**		PINE DR	H12,H13,I13,I14	ROYAL OAKS	D6	STEPHEN LUKE LN	I11,I12	TROPICANA CT	C9	WORDEN LN	G10,H10
FIELDCREEK DR	G12,G13,H12	IDLEWOOD CT	E6	LOTTIE LN	D8	NARNIA WAY	D15, E15	PINE HILL LN	J11	ROYAL PKWY	G8,G9	STILLWATER DR	F16	TWIN OAKS ST	F15		
FLAMINGO CT	C10	IDLEWOOD DR	E5,E6	LOVE CT	C19	NOTTINGHAM WAY	E12	PINE HOLLOW DR	C11,C12,D10	RUSTIC LN	C10	STONECREEK CIR	F14	TWIN PINES DR	D5,D6	**X,Y,Z**	
FLAT ROCK ST	E15	IMPERIAL DR	E7,F7	LOVE LN	B19,C19			PINE HURST CT	E4,E5			STONEHENGE LN	C7,C8,C9	TYLER CT	I12,I13	YORKSHIRE DR	E13
FM 2351	E6,E7,F5,F6,G4,G5	INDEPENDENCE DR	E8,E9,F8	LUCAN LN	G8,G10	**O**		PINE NEEDLE DR	C13	**S**		STONESHADOW AVE	E9,E10			ZAVALLA CIR	D17
FM 528	H10,H11,I10,J10,K10,L10	INDIAN SPRINGS DR	D13	LUNDY LN	C20,D20,E20	OAK DR	G13,G14,H12-14,I12	PINE RIDGE CT	G12	SABLE CR	C6	STONEWALL PASS RD	C12,C13				
FOREST BEND AVE	G8,G9,H9,H10	INDIAN SUMMER CT	J11	LYNN CIR	E12	OAK DR (W)	G14	PINE WILLOW CT	C10,D10	SAFFRON LN	G10	STONEY LAKE DR	E15,E16	**V**			
FOREST BEND LN	E6	INDIAN SUMMER TRL	I11,I12,J11			OAK HOLLOW DR	D13,D14	PINEY RIDGE DR	D6	SALISBURY CT	J12	STRATMORE DR	C8,D8	VALERO	D17		
FOREST PINES CT	G12	INVERNESS DR	B12,C12	**M**		OAK PARK CT	E5	PINEY WOODS DR	D13,D14	SAN AUGUSTINE LN	D17,D18	STREAMSIDE DR	F14,G14	VAQUERO	D18		
FOREST VIEW	E11	INWOOD DR	C7,D7	MAGNOLIA ST (E)	E8,E9	OAK PARK LN	E4,E5	PLANTATION DR	D16	SAN JOAQUIN PKWY	C17,D17,D18,E18	SUGAR MAPLE CT	J12	VERDUN LN	F10,F11,G11		
FRIENDS KNOLL LN	D8,D9	**J**		MAJESTIC LN	D4,E4	OAK TREE	F10	PLAYA DR	H16,H17	SAN JOSE	D17	SUMAC PARK DR	J12	VICTORIA WAY	G11,G12		
FRIENDSWOOD DR (N)	C7,D7,D8	JANET LN	C14	MANDALE RD	B19,B20,B21	OAK VISTA CT	???	POINT CLEAR DR	C16	SAN MIGUEL DR	D18,E17,E18,	SUN CT	C16,D16	VIEJO DR (E)	I15,I16		
FRIENDSWOOD DR (S)	D8,E8-10,F10-12,G13-15,H15,H16,I16	JOHN AVE	C5	MAPLE BAY DR	I11,J11	OAK VISTA DR	E8,E9	POINT ROYAL DR	C16	SANDRINGHAM DR	E13,F13	SUN PARK DR	F12	VIEJO DR (W)	H16,H17,I16		
FRIENDSWOOD LAKES BLVD	D15,E15,E16	JUDY AVE	C5,D5	MAPLEWOOD DR	C6,D6	OAKLAND DR	E4	POPOAR PARK WAY	J11	SANDY LAKE DR	E15,E16,F16	SUNMEADOW BLVD	C17,C18,D18	VIRGINIA LN	D8		
FRIENDSWOOD WEBSTER RD	G9,G10,H8,H9	JULIANDRA CT	C9	MARTINA DR	C19	OLD CASTLEWOOD	E11	PORTAGE LN	C8,C9	SARASOTA DR	D17,D18	SUNNYVIEW AVE	E9,F9				
FRONTIER LN	D13, D14			MARY ANN DR	C8,C9,D8	OLD COURSE DR	C16,C17	POST OAK CT	D5	SCARLE OAK CT	J11	SUNSET DR	C10,D10,D11,E11,E ,12,F12,F13				
						OLD EDGEWOOD	E7			SCENIC VIEW	E6	SUNSET DR (N)	C6,C10				

Summary of Major Thoroughfare Plan Updates

January 29, 2018

Planning Subcommittee Members: Brett Banfield, Eric Guenther, Walter Lawson, Aubrey Harbin (City Planner)

History/Summary:
The Major Thoroughfare Plan is a long range planning document that serves as a guide for the designation of streets within a street system which serve as primary arteries for vehicular traffic. The plan is vital to the City in identifying potential road projects that could qualify for various funding when available. It also serves as a guide for staff and others when development occurs.

The current map was adopted in 2004. It was last reviewed by City Council in 2010 and by the Planning & Zoning Commission in 2011, but no changes were recommended.

Since that time, several proposed roads have been constructed, specifically with the development of West Ranch. The following updates are being recommended to bring the map into a more current status:

- Roads that have been built to sufficient width:
  - West Blvd. - boulevard
  - Falcon Ridge Blvd. - collector
  - West Ranch Dr. – not a collector, removed
  - Friendswood Lakes Blvd (sections) - boulevard
  - San Joaquin Pkwy – collector
  - Lake Mist Ln/Pleasant Hill Dr. – collector
  - Friendswood Trails roads – boulevard under construction
- Right-of-Way acquired, but road still needs to be built (widened):
  - Blackhawk Blvd (adjacent to Galloway School)
  - Friendswood Lakes Blvd (section)
- Roads that have been widened to sufficient width:
  - Melody Lane
  - Friendswood Link Rd.
- Update Proposed Route (not a city road):
  - Grand Parkway Route

Additionally, a landowner has approached City Council, the Planning and Zoning Commission and CEDC to request that the Blackhawk Blvd. extension from FM 2351 to Beamer Rd. be removed from the map. He cited difficulty in building the road due to existing oil well drill sites. The property owners do not own the drill sites and cannot dedicate the property to the City as right-of-way. The City does not have funding to build the road and ultimately, it would be a

boulevard road that the city would have to maintain and would run parallel to a state-maintained roadway just 600 feet away.

Remove:

Blackhawk Blvd. extension from FM 2351 to Beamer Rd.
Three other proposed boulevard extensions in panhandle area

Actions:

- Dan Rucker presented to CEDC in September 2017, to P&Z on October 19, 2017, and to City Council on January 8, 2018. Council requested that he go back to P&Z for a recommendation.

- Notice was mailed to 25 property owners inviting them to attend the Planning and Zoning Commission regular meeting on Thursday, February 1, 2018, to discuss the removal of the Blackhawk Blvd. extension from the map.

- Joint Work Session with P&Z and City Council scheduled for Monday, February 5, 2018

Major Thoroughfare Plan

The Major~~aster~~ 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 other uses or relationships in the urban area, which include:

- 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 the land use pattern is woven.
- The system provides traffic linkages between major areas in the community and 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 others which can be developed to address the system's relationship to the community, it is imperative that the community plan provides for a sound and reliable thoroughfare system.

Adopted Plan

The relationship and importance of the three highways – Edgewood Drive (FM 2351), Friendswood Drive (FM 518) and Parkwood Avenue (FM 528) – has been discussed in the Baseline Studies ~~Analysis~~ (Section 3 of the Comprehensive Plan). 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. The Plan was modified in 1998, 2001 and 2004.

Plan Elements

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

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

Often, there are several types of cross sections for rights-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~~:~~ (Friendswood Drive, Edgewood Drive, and Parkwood Avenue) have been set by the ~~State~~Texas Department of Transportation. Blackhawk was already built as a thoroughfare when it was annexed into the City.

Thoroughfare Plan

The adopted Major Thoroughfare Plan, with modifications, is shown by Figure~~s~~ 7. ~~and 7a. Major and collector streets~~Street classifications 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 locations of the major

thoroughfares or minor thoroughfare~~secondary~~ are~~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 two~~four~~ routes to be determined as vacant land is placed 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)~~ Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM 528~~the east~~ to the west city limits including~~with~~ coordination with Pearland for linkage to ~~their~~ Pearland Parkway (2) Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM528 to the east city limits including~~, similar~~ coordination with League City for linkage to League City Parkway. ~~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 Major 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 within the City. ~~of either side of F.M. 528.~~

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~~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 Major Thoroughfare Plan that calls for the extension of Greenbriar to FM 528. The purposed extension would have required an additional traffic at Greenbriar and FM 528. Thus resulting in two lighted intersections within a quarter mile of each other. This would have resulted in more traffic congestion and more importantly create additional safety concerns for the residents of Fox Meadow's Subdivision and those traveling that particular stretch of FM 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 Plan will follow a more natural alignment with Falcon Ridge Boulevard.~~

Thoroughfare Standards

Street design shall conform to the Subdivision Ordinance and all applicable planning tools, as well as specifications outlined in the Design Criteria Manual. Other considerations for design shall include street function, street capacity, service levels, traffic safety, pedestrian safety and utility locations.

~~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) Brittany 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 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~~

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~~landscape planning for the purpose of aesthetics, sound attenuation and problems associated with pollutants.~~

~~The Subdivision ordinance 85-19 provides for the following rights-of-way to be established:~~

~~Major Thoroughfare~~	~~120 feet~~
~~Collector~~	~~80 feet~~
~~Commercial~~	~~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 Figure~~s~~ 7~~ and 7a~~.

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

- Bicycle Lanes and Trails – Space should be provided~~ both~~ on the major thoroughfares, boulevards, and ~~secondary or~~ collector streets for the bicyclist. The street sections for those streets indicated to function as links in the trail system shown on Figure 16 should be considered ~~when thoroughfare rights-of-way are under construction~~ during review of construction plans~~subdivision plats~~. ~~The a~~Alternatives for location of a trail within the right-of-way are shown on Figure 15.

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2017 Planning and Zoning Commission
To Do List

Item	Action	Target Date	Committee	Complete	Date
Permitted Use Table/NAICS Codes (annually)	Annual Review	January	n/a	X	Jan. 2017
Ordinance: Fences, Walls and Hedges change as directed by City Council	Work session JPH Recommendation	April	Ordinance	X	Aug. 17
Design Criteria Manual Review/update the Site development section and Parking Group Table; DD Amenities updated 2015	Review Recommendation	April	Ordinance	X	17-Jun
Official Zoning Map Review/update; last adoption Jan. 2015	Work session JPH Recommendation	May	Ordinance	in process; on hold	
Future Land Use Map Review/update; last update 2008	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	June	Planning	in process	
Major Thoroughfare Plan last adoption 2004; reviewed in 2010 by Council and 2011 by P&Z	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	September	Planning		

2017 Planning and Zoning Commission
To Do List

Zoning Ordinance Reorganize, bring in line with adopted building code, remove LNC zoning which was started several years ago, etc.	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	October	Ordinance		
Subdivision Ordinance Review/update; bring in line with a few state laws, Life safety code, and general changes	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	January	Ordinance		

Presentations by Others

Parks Master Plan by James Toney			n/a		
Capital Improvements Program by Patrick Donart		March	n/a		
Design Criteria Manual by Patrick Donart		April	n/a		
Utility Master Plan by Patrick or Rene			n/a		