

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: April 16, 2018

Re: Friendswood Trails Sections 1, 2, and Commercial
Final Plat

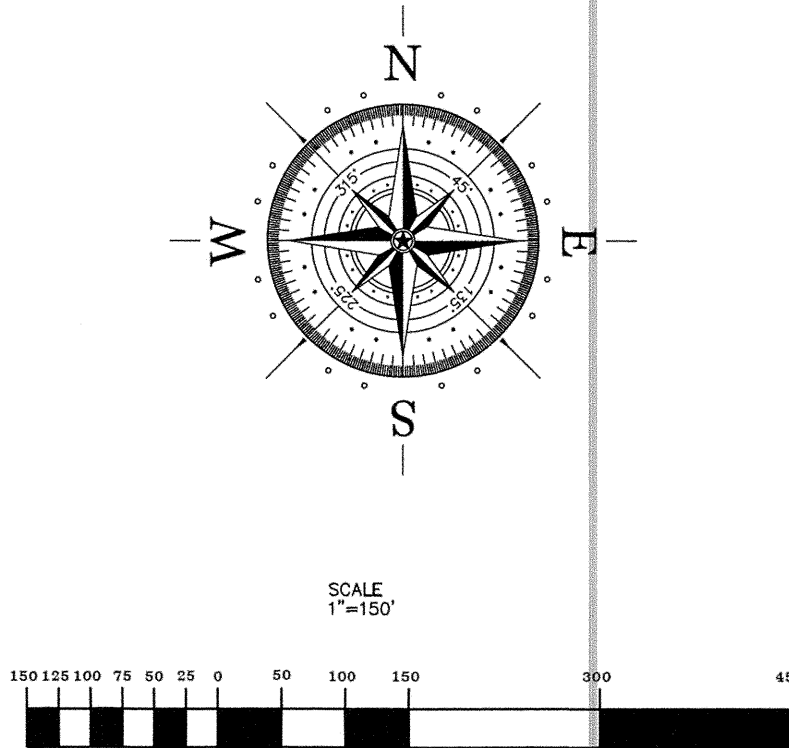
Project Description: The preliminary plat was approved March 2, 2017 and later granted a six month extension in September 2017.

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.

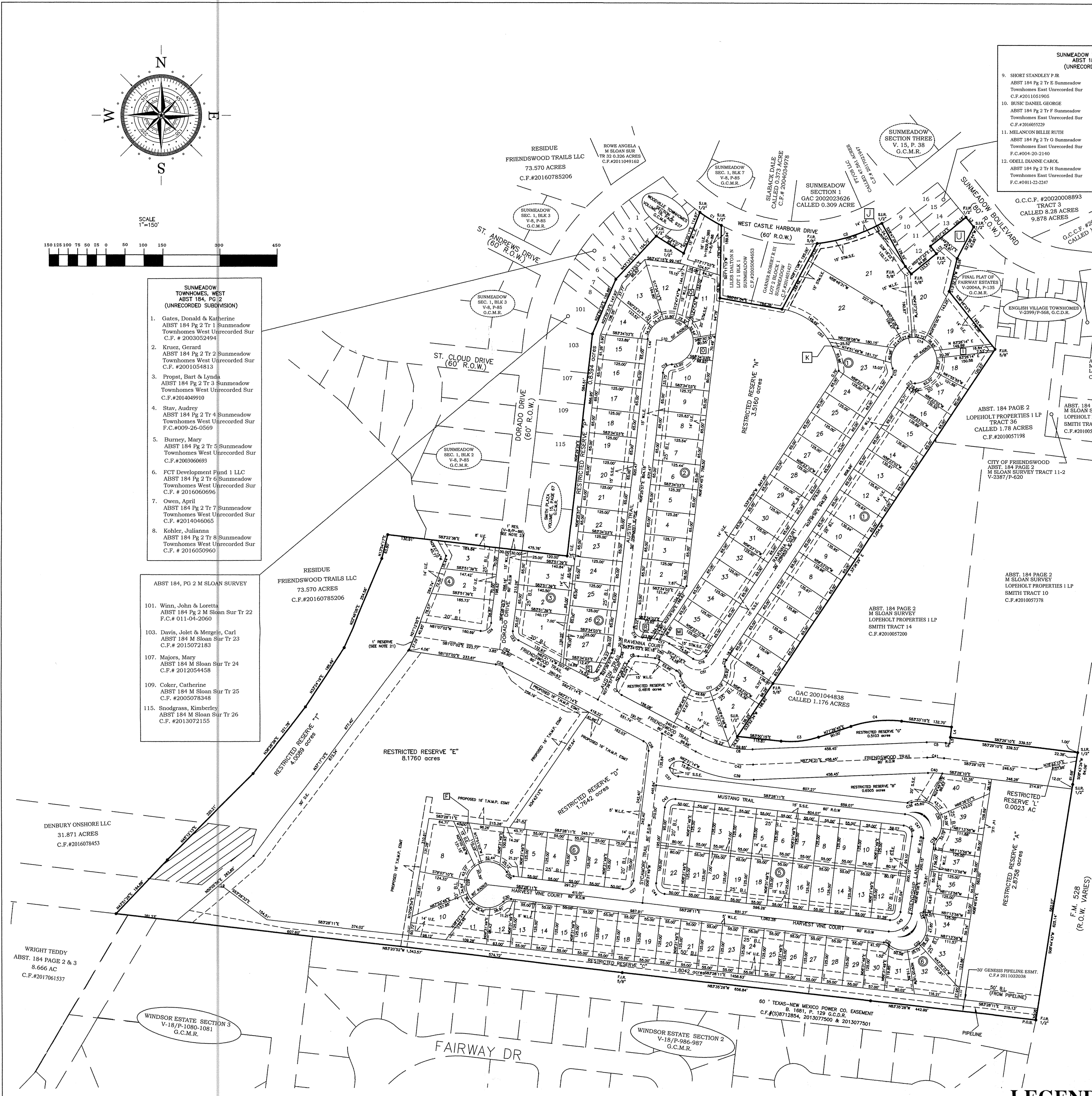
Friendswood Trails Final Plat

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



- SUNMEADOW TOWNSHOMES, WEST ABST 184, PG 2 (UNRECORDED SUBDIVISION)**
- Gates, Donald & Katherine
ABST 184 Pg 2 Tr 1 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2003052494
 - Kraus, Gerard
ABST 184 Pg 2 Tr 2 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2001054813
 - Probst, Bart & Lyndia
ABST 184 Pg 2 Tr 3 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2014049910
 - Stav, Audrey
ABST 184 Pg 2 Tr 4 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2009-26-0569
 - Burney, Mary
ABST 184 Pg 2 Tr 5 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2003060693
 - FCT Development Fund 1 LLC
ABST 184 Pg 2 Tr 6 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2016060696
 - Owen, April
ABST 184 Pg 2 Tr 7 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2014046065
 - Kotler, Julianne
ABST 184 Pg 2 Tr 8 Sunmeadow
Townhomes West Unrecorded Sur
C.F.# 2016050960

- ABST 184, PG 2 M SLOAN SURVEY**
- Winn, John & Lavette
ABST 184 Pg 2 M Sloan Sur Tr 22
F.C.# 011-04-2060
 - Davis, Jole & Mergin, Carl
ABST 184 M Sloan Sur Tr 23
C.F.# 2015072185
 - Majors, Mary
ABST 184 M Sloan Sur Tr 24
C.F.# 2012054458
 - Coker, Catherine
ABST 184 M Sloan Sur Tr 25
C.F.# 2005078348
 - Snodgrass, Kimberley
ABST 184 M Sloan Sur Tr 26
C.F.# 2013072155

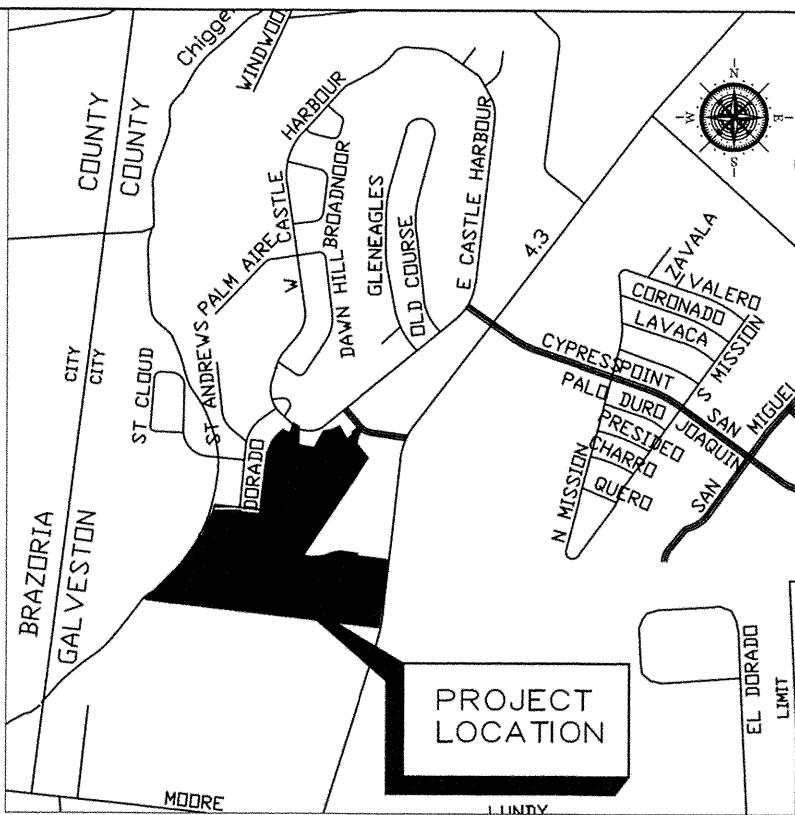


- SUNMEADOW TOWNSHOMES, EAST ABST 184, PG 2 Tr 9 (UNRECORDED SUBDIVISION)**
- SHORT STANLEY P JR
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2011051905
 - BUNT DANIEL GEORGE
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2004052229
 - MELANCON NELLIE RUTH
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2004052229
 - DELL DANNE CAROL
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
F.C.# 0011-22-2247
 - HERNANDEZ SONIA
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2008080956
 - AVILEY KRISTI LEE
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2004052229
 - BOHANNAN TERRY
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2004052229
 - GARCIA ALMA GLOBA
ABST 184 Pg 2 Tr 9 Sunmeadow
Townhomes East Unrecorded Sur
C.F.# 2006050406

LINE TABLE		
LINE	BEARING	LENGTH
L.1	S39°02'37"E	25.00
L.2	N39°02'37"W	25.00
L.3	S39°08'43"E	32.00
L.4	N06°30'50"E	27.29
L.5	N06°36'10"E	16.00
L.6	N83°29'10"W	10.43
L.7	S83°34'03"E	44.49
L.8	S83°34'03"E	38.08
L.9	S83°21'37"E	17.53
L.10	S83°29'56"E	36.50
L.11	S50°57'23"W	12.80
L.12	S50°57'23"W	12.80

SECTION	BLOCK	LOTS	SQ. FT.	ACRES
1	1	35	377,049	8.6558
1	2	27	231,041	5.3040
1	3	3	32,593	0.7482
1	4	3	35,465	0.8142
2	5	22	158,734	3.6440
2	6	40	308,579	7.0840

RES	PURPOSE	SQ. FT.	ACRES
A	RESTRICTED RESERVE (COMMERCIAL USE)	125,276	2.8759
B	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	28,334	0.6506
C	RESTRICTED RESERVE (LANDSCAPING/TRAIL USE)	78,592	1.8042
D	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	76,849	1.7642
E	RESTRICTED RESERVE (DETENTION POND/TRAIL USE)	356,146	8.1760
F	RESTRICTED RESERVE (LANDSCAPING/TRAIL/UTILITY USE)	3,325	0.0763
G	RESTRICTED RESERVE (LANDSCAPING/PARK USE)	22,567	0.5181
H	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	20,979	0.4816
I	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	3,053	0.0700
J	RESTRICTED RESERVE (LANDSCAPING & UTILITY USE)	1,556	0.0357
K	RESTRICTED RESERVE (LANDSCAPING/TRAIL USE)	4,948	0.1136
L	RESTRICTED RESERVE (SIGNAGE USE)	100	0.0023
M	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	7,531	0.1729
N	RESTRICTED RESERVE (LANDSCAPING/AMENITY POND/TRAIL USE)	152,916	3.5107
O	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	3,660	0.0840
P	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL/RAINAGE USE)	36,683	0.8394
Q	RESTRICTED RESERVE (LANDSCAPING)	5,129	0.1177
R	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	2,820	0.0647
S	RESTRICTED RESERVE (LANDSCAPING/PARK/TRAIL USE)	3,399	0.0780
T	RESTRICTED RESERVE (CREEK, DEDICATED TO GCCDD)	174,629	4.0089
U	RESTRICTED RESERVE (LANDSCAPING)	5,345	0.1227



VICINITY MAP
SCALE: 1" = 2000'



PARTIAL PLAT APPROVAL STATEMENT

I, Harvey Doerring, Managing Member of FT/R LLC and Friendswood Commercial, LLC, owners of the remainder of a 62.2612 acre tract that is currently being partially subdivided as Friendswood Trails, confirm that the development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the City, if such plat is required, in accordance with the rules and regulations of the City governing plats and the subdivision of the land in effect at the time the application for plat approval for such portion is sought.

Harvey Doerring, Managing Member
FT/R, LLC
Friendswood Commercial, LLC

Date

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, Harvey Doerring, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the 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 SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

FINAL PLAT OF
FRIENDSWOOD TRAILS
SECTIONS 1, 2 AND COMMERCIAL
62.2612 ACRES

62.2612 acres (2,712,099.63 square feet), more or less, in the Mary Sloan Survey, Abstract 184, Galveston County, Texas

130 LOTS 21 RESERVES 6 BLOCKS

DATE SUBMITTED: APRIL 13, 2018

PLANNED UNIT DEVELOPMENT ORD. 2016-19 REGULATION MATRIX												
LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS-MINIMUM FEET					HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				FRONT	REAR	INTERIOR	SIDES					
							BACKING UP TO ADJUTING SIDE YARD	BACKING UP TO ADJUTING REAR YARD				
55 X 125	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
65 X 125	2.7	8125	65	25	25	5	25	20	35	2	NO	45%

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONES "AE", "X" AND "SHADED X", THIS IS ACCORDING TO F.I.R.M. NUMBER 4854680005E DATED SEPTEMBER 22, 1999.

BENCHMARK

EL 32.39

USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSOR STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD.

LEGEND

RESTRICTED RESERVE

BLOCK NUMBER

FLAGS TO DENOTE WHERE STREET ADDRESS START AND END

CONTROL MONUMENT

OWNERS:

FT/R LLC
HARVEY DOERRING
P.O. BOX 13444
HOUSTON, TX 77549
PHONE: (512)796-7608

FRIENDSWOOD COMMERCIAL, LLC
HARVEY DOERRING
17040 EL CAMINO REAL
HOUSTON, TX 77058
PHONE: (512)796-7608

ENGINEER:

Everest Design Group, LLC
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS
(PRIVATE SUBDIVISION)

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. Box 1366
FRIENDSWOOD, TX 77549
PHONE: (281) 996-1113
FAX: (281) 996-0112
TBPLS FIRM NO. 10119300

Sheet 1 of 2

STATE OF TEXAS
COUNTY OF GALVESTON

FT/R, LLC and Friendswood Commercial, LLC, acting by and through Harvey Doerring, Managing Member, hereinafter referred to as the Owner of the 62.2612 acre tract described in the above and foregoing plat of FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FT/R, LLC	Friendswood Commercial, LLC
Harvey Doerring, Managing Member	Harvey Doerring, Managing Member

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, Harvey Doerring, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the 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 SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY,
TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this Final Plat of FRIENDSWOOD TRAILS SECTIONS 1, 2 AND COMMERCIAL, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and Development Coordinator of the Planning and Zoning Commission of the City of Friendswood, Texas this _____ day of _____, 2018.

BECKY SUMMERS
DEVELOPMENT COORDINATOR

RHONDA NEEL
CHAIRMAN

I, PATRICK DONART, P.E., C.F.M. - DIRECTOR OF PUBLIC WORKS/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, and further it complies with all of the ordinances as adopted by the City Council.

PATRICK DONART, P.E., C.F.M. - DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record on _____, 2018, at ____ o'clock ____ m., and duly recorded on, _____ 2018, at ____ o'clock ____ m., in Instrument Number _____, Galveston County Map Records.

Witness My Hand And Seal of Office at Galveston, Texas the day and date last above written.

DWIGHT D. SULLIVAN County Clerk of Galveston County, Texas

BY: _____
DEPUTY

I, Toby Paul Couchman, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all lot and block corners, angle points, and points of curvature will be properly marked with iron rods, and that the boundary closes within 1 in 10,000.

Toby Paul Couchman Registered Professional Land Surveyor No. 5565	PURPOSE OF DOCUMENT: PLAT REVIEW SURVEYOR OF RECORD: TOBY PAUL COUCHMAN REGISTRATION #5565 RELEASE DATE: 04/13/2018 *PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT*
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SURVEYOR'S CERTIFICATE:
I, Toby Paul Couchman, RPLS, am registered under the laws of the State of Texas to practice the profession of surveying and hereby hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest platted subdivision corner; and that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies.

Toby Paul Couchman
Registered Professional Land Surveyor No. 5565

FIELD NOTES
OF A SURVEY OF

A tract of land containing 62.2612 acres (2,712,099.63 square feet), more or less, in the Mary Sloan Survey, Abstract 184, Galveston County, Texas, being out of and part of a called 125.43 acre tract (Tract 1), a called 4.9587 acre tract (Tract 4) and a called 11.62 acre tract (Tract 6), all as recorded in the name of River Oaks @ Friendswood Associates, Limited, recorded under G.C.C.F.# 20020008893 of the Official Public Records of Real Property of Galveston County, Texas, and being more particularly described by metes and bounds as follows (bearing basis: Texas State Plane Coordinate System, South Central Zone, NAD83 by GPS observations):

BEGINNING at a ½ inch iron rod set on the Westerly right-of-way line of F.M. 528 (width varies) at the Southeast corner of the above mentioned Tract 6;

THENCE in a north westerly direction, along the south line said 125.43 acre Tract 1 and the north line of Windsor Estates, Section 2, as recorded in volume 18, pages 986 through 987 of the Map Records of Galveston County, Texas, the following three courses:

- North 83°35'28" West - 442.99 feet to a point;
- North 83°35'26" West - 656.84 feet to a 5/8 inch iron rod;
- North 83°20'52" West - 1,343.57 feet to a point in the centerline of Chigger Creek;

Thence in a northeasterly direction crossing the aforementioned 125.43 acre Tract 1, the following six courses:

- North 43°51'26" East - 194.88 feet to a point for corner;
- North 45°12'13" East - 320.21 feet to a point for corner;
- North 38°28'36" East - 221.78 feet to a point for corner;
- North 33°24'19" East - 185.49 feet to a point for corner;
- North 22°45'05" East - 254.56 feet to a point for corner;
- North 13°54'17" East - 63.80 feet to a point for corner;

Thence South 83°22'38" East, at a distance of 295.76 feet passing the western line of Dorado Drive, based on a 60 foot right-of-way as shown on the plat of Sunmeadow, Section 1 as recorded in volume 8, page 85 of the Map Records of Galveston County, Texas, and continuing for a total distance of 475.76 feet to a point for corner;

Thence North 06°29'29" East, a distance of 584.51 feet to a point for corner;

Thence North 22°59'33" East, a distance of 155.68 feet to a point for corner;

Thence North 43°13'01" East, a distance of 154.72 feet to a 1/2 inch iron rod set at a corner of Woodville 2 Townhouses as recorded in Volume 18, Page 937 of the Map Records of Galveston County, Texas;

Thence South 58°24'07" East, with the south line of said Woodville 2 Townhouses, a distance of 85.19 feet to a 1/2 inch iron rod set at the south corner of said Woodville 2 Townhouses;

Thence North 21°32'17" East, with the East line of said Woodville 2 Townhouses, a distance of 114.97 feet to a 1/2 inch iron rod set in the south line of West Castle Harbour Drive, Based on a 60 foot right of way;

Thence in a southeasterly direction with said line of West Castle Harbour Drive, 66.12 feet along a curve to the left having a radius of 450.00 feet and a chord that bears South 58°46'29" East a distance of 66.06 feet to a 1/2 inch iron rod set for corner;

Thence departing West Castle Harbour Drive and with the lines of a Replat and Extension of Sunmeadow, Section 1 as recorded in volume 8, Page 88 of the Map Records of Galveston County, Texas the following three courses:

- South 01°11'13" West - 189.94 feet to a point for corner;
- South 80°07'04" East - 166.36 feet to a point for corner;
- North 28°11'08" East - 195.00 feet, returning to the south line of West Castle Harbour Drive to a 5/8 inch iron rod found for corner;

Thence in a northeasterly direction with said line of West Castle Harbour Drive, 179.50 feet along a curve to the left having a radius of 450.00 feet and a chord that bears North 72°29'38" East a distance of 178.31 feet to a 1/2 inch iron rod set for corner;

Thence again departing West Castle Harbour Drive and with the lines of Sunmeadow Townhomes East, an unrecorded subdivision, the following five courses:

- South 28°47'29" East - 129.32 feet to a 5/8 inch iron rod found for corner;
- South 39°02'37" East - 25.00 feet to a 5/8 inch iron rod found for corner;
- North 50°57'23" East - 84.86 feet to a 1/2 inch iron rod found for corner;
- North 39°02'37" West - 25.00 feet to a point for corner;
- North 50°57'23" East - 120.16 feet to a 1/2 inch iron rod found in the southwest line of Sunmeadow Boulevard, based on an 80 foot right-of-way;

Thence South 39°08'43" East along said line of Sunmeadow Boulevard, a distance of 32.00 feet to a 1/2 inch iron rod set for corner;

Thence with the West boundary of Final Plat of Fairway Estates as recorded in Volume 2004A, Page 135 of the Map Records of Galveston County, Texas the following three courses:

- South 27°38'44" West - 93.95 feet to a point for corner;
- South 13°32'53" West - 88.26 feet to a point for corner;
- South 38°46'33" east - 193.40 feet to a 5/8 inch iron rod found at the south corner of sad Final Plat of Fairway Estates;

Thence South 33°36'29" West, along the West line of a 4.77 acre tract and a 1.178 acre tract recorded under G.C.C.F.# 9722483, for a distance of 1,054.38 feet to a 5/8 inch iron rod found for corner;

Thence South 33°52'34" West, a distance of 166.92 feet to a 1/2 inch iron rod set for corner in the South line of a called 1.176 acre tract described in deed recorded in Galveston County Clerk's File number 2001044838;

Thence South 83°50'15" East, a distance of 115.81 feet to a point of curvature;

Thence northeasterly 99.71 feet along a curve to the left having a radius of 233.17 feet and a chord that bears North 83°54'46" East a distance of 98.95 feet;

Thence North 71°39'45" East, a distance of 90.00 feet to a point of curvature;

Thence northeasterly 135.07 feet along a curve to the right having a radius of 312.30 feet and a chord bearing North 84°03'16" East a distance of 134.02 feet to a point for corner;

Thence South 06°30'50" West, a distance of 27.29 feet to a point in the north line of the aforementioned 11.62 acre Tract 6;

Thence South 83°29'10" East, a distance of 339.53 feet to a 1/2 inch iron rod set in the westerly right-of way line of F.M. 528;

Thence South 08°43'34" West, a distance of 84.06 feet to a 1/2 inch iron rod set at an angle point;

Thence South 08°44'43" West, a distance of 625.14 feet, returning to the point of beginning and containing 62.2612 acres (2,712,099.63 square feet), more or less.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE 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
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.
- 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 IN SIDE 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 SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT

GENERAL NOTES:

- "U.E." - indicates "UTILITY EASEMENT"
- "B.L." - indicates "BUILDING LINE"
- "W.L.E." - indicates "WATER LINE EASEMENT"
- "S.S.E." - indicates "SANITARY SEWER EASEMENT"
- "STM.S.E." - indicates "STORM SEWER EASEMENT"
- "A.E." - indicates "AERIAL EASEMENT"
- "D.E." - indicates "DRAINAGE EASEMENT"
- "G.C.C.F." - indicates "GALVESTON COUNTY CLERK'S FILE"
- "G.C.M.R." - indicates "GALVESTON COUNTY MAP RECORDS"
- "G.C.D.R." - indicates "GALVESTON COUNTY DEED RECORDS"
- "IE/PUE" - indicates "INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT"

- All of the pipeline easements are shown hereon.

- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.

- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.

- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.

- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; FT/R, LLC and Friendswood Commercial, LLC, shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.

- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.

- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.

- Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by FT/R, LLC.

- This boundary survey shall close to within 1:10,000

- One foot reserve dedicated to the public in fee as a buffer separation between the side or end streets where such streets abut adjacent acreage tracts the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

- Driveway access is hereby denied to following lots:
 - Block 3, Lot 1 along Friendswood Trail.
 - Block 4, Lot 1 along Friendswood Trail.
 - Block 5, Lot 1 and 22 along Sycamor Trail.
 - Block 5, Lot 11 and 12 along Friendship Lane.

- 1' Reserve dedicated in Volume 8, Page 88, G.C.M.R., to be abandoned upon filing of this plat.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR	DATE
DIRECTOR	DATE

NOTE: THIS IS TO CERTIFY 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.

We, Texas Gulf Bank, N.A., acting by and through Christian Hahn, Senior Vice President, owner and holder of a lien against the property described in the plat known as Friendswood Trails, said lien being evidenced by instrument of record in the Clerk's File Number 2017021955 & 2017021949 of Galveston County, Texas, do hereby certify in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

BY: _____
Christian Hahn, Senior Vice President

State of Texas
County of Harris

Before me, the undersigned authority, on this day personally appeared Christian Hahn, Senior Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that one executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Name: _____

My commission expires: _____

We, Perry Homes, LLC, acting by and through Mike Sharp, Division President, owner and holder of a lien against the property described in the plat known as Friendswood Trails, said lien being evidenced by instrument of record in the Clerk's File Number 2017021958 of Galveston County, Texas, do hereby certify in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

BY: _____
Mike Sharp, Division President

State of Texas
County of Harris

Before me, the undersigned authority, on this day personally appeared Mike Sharp, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that one executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Name: _____

My commission expires: _____

OWNERS: FT/R LLC HARVEY DOERRING P.O. BOX 1344 HOUSTON, TX 77549 PHONE: (512)796-7608 FRIENDSWOOD COMMERCIAL, LLC HARVEY DOERRING 17040 EL CAMINO REAL HOUSTON, TX 77058 PHONE: (512)796-7608	FRIENDSWOOD TRAILS (PRIVATE SUBDIVISION) PRO-SURV SURVEYING & MAPPING SERVICES P.O. Box 1366 FRIENDSWOOD, TX 77549 PHONE: (281) 996-1113 FAX: (281) 996-0112 TBPLS FIRM NO. 10119300
ENGINEER:  Everest Design Group, LLC Planning, Engineering, Construction Management 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294	Sheet 2 of 2

Nicholas N. Deutsch
Benzi Development Company, LLC
13815 Barryknoll Ln.
Houston, TX 77079
(713) 409-6053
Nick@GarageUltimate.com

March 26, 2018

Via Email

Ms. Becky Summers
Development Coordinator
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
bsummers@ci.friendswood.tx.us

Dear Ms. Summers,

I am writing in regards to the site plan for the Benzi Garage Condos located at 4650 FM 2351. As we had discussed last week, our site plan expired on March 23, 2018. Unfortunately, we were not able to begin construction before that date due to delays in obtaining financing. We have now secured financing and are completing the bank's pre-funding requirements. We will be closing on the loan within the next 30 days. We are currently clearing a portion of the site and expect to begin construction in the next 60-90 days. As such, I am requesting a 6 month extension of our site plan.

Please let me know if you have any questions about the status of the project or my request for an extension of the site plan approval.

Thank you for your time and consideration.

Sincerely,

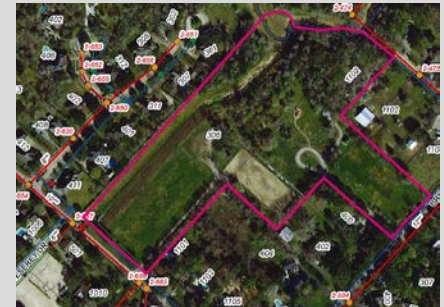


Nicholas N. Deutsch
Managing Member
Benzi Development Company, LLC

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Deputy Director of CDD/Planner
 Date: April 9, 2018
 Re: DRC Report

The following DRC Meetings were held in **March 2018**.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Sidewalk corrections scheduled for next week; Arbor Gate Sec 6 paving concerns – developer has submitted letter of credit to record plat early; easement with Viejo residents is in progress; Arbor Gate Pond plat – management district is amending drainage easement; staff to check release of letter of credit for Arbor Gate Sec. 2; staff continues to have concerns with contractors/builders parking on both sides of the street – developer has notified them – next step is to deny inspections or issue citations; management district meeting today to discuss pedestrian gate for Lake Friendswood – don't want to install a sidewalk due to gate being for emergency exit use only; Pond on Bay Area Blvd – developer cleaned area but the ground is too soft to mow; developer to discuss ownership of pond with HOA.	
City Project: Old City Park Improvements Drainage improvements, add dog park, restrooms and pavilion, walking trail, new entry drive and parking spaces	SFR	No	8-inch water line will be looped; extending sewer to dog park; separator needed; approval from GCCDD required - request fee waiver from Board; varying flood zones exist on the property; adding new fire hydrant to meet spacing requirements;	

4426 FM 2351 Proposed truck stop behind existing businesses fronting FM 2351	CSC/LI	No	Front 300ft of property is subject to COD requirements; proposed truck stop would be in the rear on property zoned Light Industrial (LI) outside of the COD; plat required; site plan approval required; solid surface paving required; water and sewer are available across FM 2351 – civil engineer to determine need/capacity and whether separate service is required or tie-in; on-site detention required; no hazardous flood zones; TxDOT permits required for any work within ROW on FM 2351; access road to support 80,000lbs; minimum 20ft drive; gates required Knox Box; video surveillance suggested	
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