

NOTICE OF A SPECIAL MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD MONDAY, SEPTEMBER 10, 2018, BEGINNING AT 7 PM, IN THE 2ND FLOOR CONFERENCE ROOM AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. **Oath of Office:** Aubrey Harbin, Notary Public, will administer **Oath of Office for new Commissioner, Marc Perry**
4. Consent agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
 - A. [Minutes from August 16, 2018](#)
 - B. [Partial Replat Reserve A2 of Forest Creek Subdivision](#)
 - C. [Howard Subdivision Partial Replat No. 2](#)

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

5. Discussion regarding conceptual plan of [Georgetown Subdivision](#)
6. Consideration and possible action regarding **updating the Liaison Assignments**
7. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Thursday, September 20 – Regular Meeting
Monday, October 1 – JPH with City Council
Thursday, October 4 – Regular Meeting

8. Communications from the Commission
 - a. Commissioners
 - Suggestions for future agenda items and general comments
 - Updates from liaison assignments
 - b. Staff
9. Adjournment

Aubrey Harbin, LEED AP
Director of Community Development/City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, Melinda Welsh, City Secretary of the City of Friendswood, do certify that the ABOVE NOTICE OF MEETING of the Friendswood Planning and Zoning Commission was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code on the 6th day of September, 2018, at _____.

Melinda Welsh, City Secretary

<i>All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.</i>



PLANNING & ZONING COMMISSION

**MINUTES OF A
REGULAR MEETING
HELD THURSDAY, AUGUST 16, 2018
AT 7:00 PM**

**CITY HALL
COUNCIL CHAMBERS
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Regular Meeting

1. The regular meeting was called to order at 7:03 pm with the following people in attendance:

Chairman Joe Matranga
Commissioner Eric Guenther
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

Commissioner Brett Banfield
Commissioner Lisa Lundquist
Mary Kay Fischer, City Attorney

Absent: Sasson, Clark, Perry

2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)

Kevin Harris spoke regarding his parents' property at 108 and 110 Whispering Pines. He explained one property is included within the Downtown District boundary while the other is not. He asked the Commission to consider changing the boundary to include both properties.

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

3. **Oath of Office:** Aubrey Harbin, Notary Public, will administer **Oath of Office for new Commissioner, Marc Perry**

Skipped – Perry not present.

4. Consent agenda

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

A. Minutes from August 2, 2018

B. Minutes from August 6, 2018

Motion to approve: Banfield

Second: Lundquist

Vote: 4 to 0 Unanimous

Motion Passed

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

5. Consideration and possible action regarding **Sterling Creek Section 3-B Preliminary Plat, a Private Subdivision**, being 7.9426 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, comprised of the residue of Lots 14, 15, 16 out of the David Fahey Subdivision recorded in Volume 118, Page 417 and being situated in the Mary Fabreau Survey, A-69, Friendswood, Galveston County, Texas

Motion to approve: Banfield

Second: Guenther

Vote: 4 to 0 Unanimous

Motion Passed

Harbin explained this plat would be the second phase of the third section in Sterling Creek. She said this phase consisted of twenty lots that were previously removed from the Section 3 plat because a secondary point of access was not available. Harbin stated since that time, Galveston County had approved a bond for the construction of the Friendswood Lakes Boulevard.

Guenther asked when the road would be constructed. Harbin answered the road was in design now and would hopefully be under construction in about two years. Lundquist asked if the subdivision would be built before the road. Harbin said the Fire Marshal was comfortable with the phasing of the subdivision and the boulevard.

6. Consideration and possible action regarding a **site plan amendment for Tires By Design located at 3516 FM 528** to amend the fence material from stone veneer finish to wood fence

Motion to approve: Guenther

Second: Banfield

Vote: 4 to 0 Unanimous

Motion Passed

Harbin said the original site plan showed a masonry fence to be installed between the business and the apartment complex. She explained the business owner had been

coordinating with the apartments on utilizing a shared fence instead of installing a new masonry wall against the existing wooden fence. Harbin said the City has allowed other businesses to use wooden fences in the Community Overlay District (COD) such as JSC Federal Credit Union and Remax.

Martin Walsh, Tires By Design owner, said his general contractor did not include the masonry fence in his bid and the City noticed during final inspection. He said he approached the apartments about replacing the existing 6-foot wooden fence with a new 8-foot wooden fence instead of having back to back fences.

Lundquist asked if there were other masonry fences in the area. Walsh answered there were not. Banfield stated since the fence was in the rear of the property and the adjacent owner has agreed, he was okay with the wooden fence. Banfield asked if the missing fence was holding up the business' occupancy to which Summers answered yes, the final inspection cannot be approved until the fence is installed.

7. Consideration and possible action regarding **site plan approval for Grease Monkey** to be located at **2205 W. Parkwood Ave**, in the Fountains at Friendswood development

Motion to approve: Banfield

Second: Guenther

Vote: 4 to 0 Unanimous

Motion Passed

Harbin said the proposed oil lube facility would be located at FM 528 and Thomas Trace near the recently completed JJ's Car Wash. She said staff made a note to not install trees in the utility easement but otherwise the project complies with the requirements of the Community Overlay District. She stated the designers turned the whole building so the bay doors would not face the right-of-way.

Amanda Wright, architect, explained the site was a prototypical design with express service and quick lube. She said the company has an elevated level of customer service.

8. Consideration and possible action regarding **site plan approval for Virgata Commons**, two new buildings to be located at **1765 and 1769 S. Friendswood Drive**, at the corner of FM 518 and Leisure Lane

Motion to approve: Guenther

Second: Lundquist

Vote: 4 to 0 Unanimous

Motion Passed

Harbin explained the project would consist of two commercial buildings, one zoned Community Shopping Center (CSC) and the other zoned Office Park District (OPD) but on the same tract of land. She said the zoning districts did not have any differences for design requirements, just uses within the buildings. Harbin said the applicant was requesting to pay into the sidewalk fund in lieu of installing a sidewalk along Leisure Lane due to the open ditch and pipeline. She explained the applicant would be required to pay an average of three bids to the City prior to being issued a Certificate of Occupancy.

Harbin stated the applicant was also requesting to use metal panels on the façade. She said other buildings had been approved before. Jim Peterson, applicant, and Carmen

Kearns, architect, showed the Commission photographs of similar projects. Kearns explained the metal panels would be installed behind the signage area for aesthetics and the building is not a metal building.

Guenther asked why the sidewalk could not be installed along Leisure Lane. Peterson explained the pipeline operator did not want to allow paving within the pipeline easement. Banfield said he remembered the discussions regarding the sidewalk during the zone change but between the pipeline and the open ditch, if it cannot be installed, it cannot be installed.

Banfield said the mixture of materials on the building was needed. Lundquist said it was a lovely project and felt the compromises, such as no driveway on Leisure Lane, were acceptable.

Motion to amend motion to include payment to sidewalk fund and metal facade:

Guenther

Second: Lundquist

Vote: 4 to 0 Unanimous

Motion Passed

9. **Consideration and possible action regarding site plan approval for Friendswood Dermatology to be located at 6 Oak Tree Drive**

Motion to approve: Banfield

Second: Guenther

Vote: 3 to 1 (Lundquist)

Motion Failed

Harbin explained the project was for a free-standing dermatology office to which staff only had a minor correction. She said the applicant was requesting to install an 8-foot wooden fence in lieu of the required masonry fence. Harbin explained the property did not face FM 518 but still fell within the Community Overlay District (COD).

Cody Owen, builder, stated the fence would be in the rear of the property and be split by two different residential lots. He said the masonry wall would look out of place for the residents. Owen suggested working with the neighbors to replace their existing wooden fences with an 8-foot wooden fence so there are not two fences back to back. He said some of the existing fence was in bad shape.

Lundquist stated she previously lived in the abutting neighborhood and would prefer a masonry fence. Owen said he could build a stronger wooden fence than typical. He explained no other fence in the area is masonry.

Banfield stated he would normally prefer the masonry fence but thought in this case it would look funny.

Motion to reconsider item: Lundquist

Second: Banfield

Vote: 4 to 0 Unanimous

Motion Passed

Motion to amend original motion to include a rot board and fence cap: Banfield

Second: Guenther

Vote: 4 to 0 Unanimous

Motion Passed

10. Consideration and possible action regarding **appointments to the Planning Subcommittee and Ordinance Subcommittee and updating the Liaison Assignments**

Planning Subcommittee appointments: Banfield, Guenther, Lundquist

Ordinance Subcommittee appointments: Sasson, Clark, Perry

Liaison assignments were briefly discussed and Chairman Matranga would discuss with the Commissioners who were not present.

11. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Monday, September 10 – JPH with City Council; Special and Regular Meeting
Thursday, September 20 – Regular Meeting

12. Communications from the Commission

a. Commissioners- no comments

b. Council Liaison – Sally Branson congratulated Matranga on his first meeting as Chairman and the large agenda.

c. Staff – no comments.

13. The meeting was adjourned at 8:05 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary

Forest Creek Reserve A2, a commercial subdivision, Replat

1 Reserve

1. [Compliance memo](#)
2. [Replat](#)

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: August 23, 2018

Re: Forest Creek Reserve A2
Partial Replat

Project Description: Existing tract on Friendswood Link Road previously in use as a car wash. The current owner will redevelop the site and the property has not been platted.

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

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

STATE OF TEXAS
COUNTY OF HARRIS BY:

WE, ALIGAR HOLDINGS I, ACTING BY AND THROUGH ALICE G. PARKER, MANAGING MEMBER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 0.6804 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PARTIAL REPLAT RESERVE A2, OF FOREST CREEK, 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.

IN TESTIMONY WHEREOF, ALIGAR HOLDINGS I, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALICE G. PARKER, MANAGING MEMBER , THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2018.

ALIGAR HOLDINGS I
By: _____
ALICE G. PARKER, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED P. G. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC FOR THE STATE OF 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 AND SUBDIVISION OF PARTIAL REPLAT RESERVE A OF FOREST CREEK SUBDIVISION , IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2018.

BY: _____
BECKY SUMMERS, DEVELOPMENT COORDINATOR

BY: _____
JOE MATRANGA, CHAIRMAN

I, PATRICK G. DONART, P.E., CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
PATRICK DONART, P.E., CFM,
CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

I, TOBY PAUL COUCHMAN, 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 PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

TOBY PAUL COUCHMAN
TEXAS REGISTRATION NO. 6052

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: Toby Paul Couchman
REGISTRATION #5565
RELEASE DATE: 08/22/2018

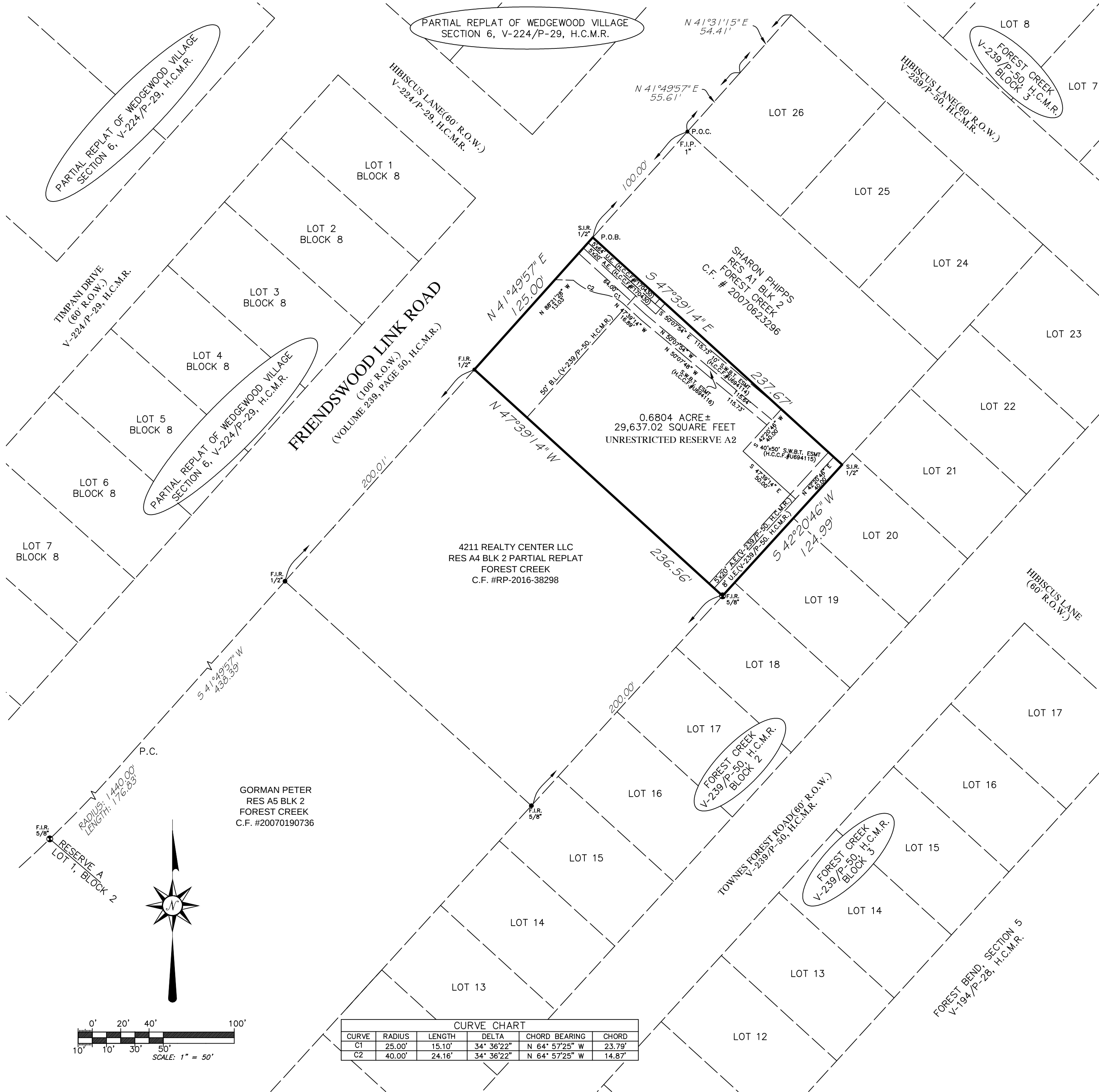
"PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEW OR RELIED
UPON AS A FINAL SURVEY DOCUMENT"

I, STAN STANART, CLERK OF THE COUNTY OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK __ M., AND DULY RECORDED ON _____, 2018, AT _____ O'CLOCK __ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

STAN STANART
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS,

BY: _____
DEPUTY



FLOOD STATEMENT
THIS TRACT IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 480287 1070L DATED 6-18-07
BENCHMARK RM 010100 EL 19.54
From FM 528 at FM 518: Travel +/- 0.75 Mile north on FM 518 to Whispering Pines, then NE on Whispering Pines +/- 0.3 Mile to Bridge. Disk at NW corner of Bridge in sidewalk, 0.8' south of north armour joint and 4.9' east of concrete rail.

METES AND BOUNDS:

A TRACT OR PARCEL OF LAND CONTAINING APPROXIMATELY 0.6804 ACRES OF LAND, LOCATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT NO. 549, IN HARRIS COUNTY, TEXAS, BEING OUT OF RESERVE "A" OF FOREST CREEK, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 239, PAGE 50, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FRIENDSWOOD WEBSTER ROAD (A.K.A. FRIENDSWOOD LINK ROAD) (100.00 FEET WIDE) FOR THE NORTHWEST CORNER OF SAID RESERVE "A";

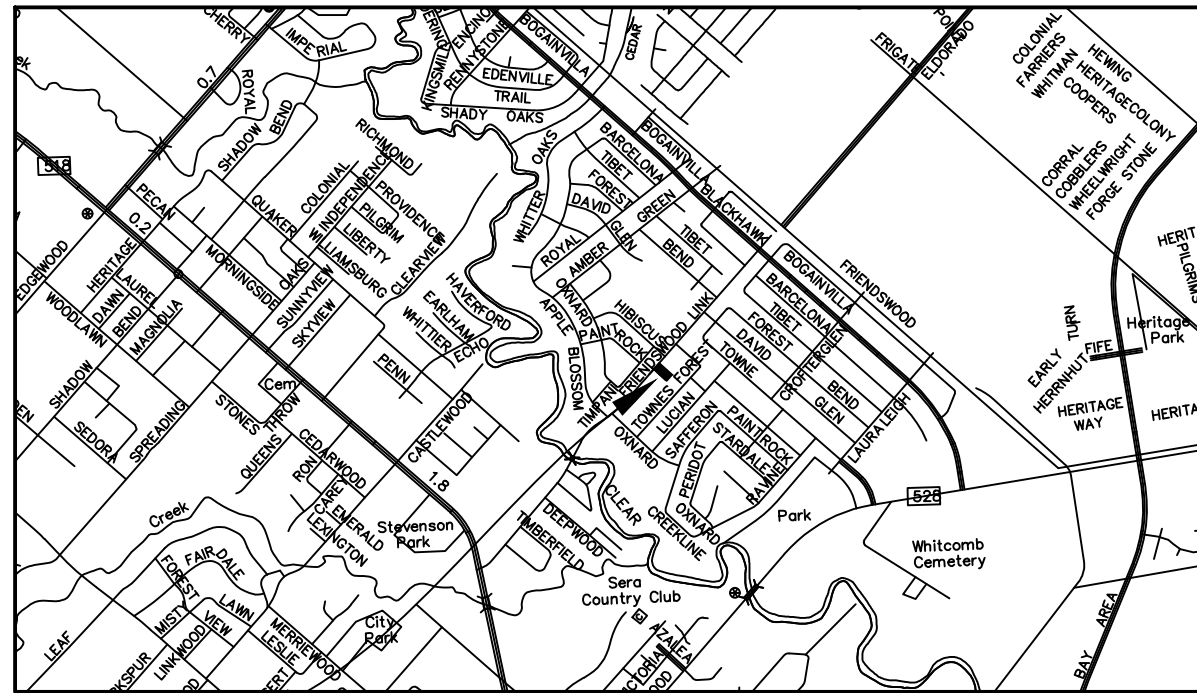
THENCE SOUTH 41° 49' 57" WEST WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF FRIENDSWOOD WEBSTER ROAD AND THE NORTHWEST LINE OF SAID RESERVE "A", A DISTANCE OF 100.00 FEET A FOUND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47° 39' 14" EAST, A DISTANCE OF 237.67 FEET TO A FOUND 1/2 INCH IRON ROD IN THE SOUTHEAST LINE OF SAID RESERVE "A" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42° 20' 46" WEST WITH THE SOUTHEAST LINE OF SAID RESERVE "A", A DISTANCE OF 125.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47° 39' 14" WEST, A DISTANCE OF 236.55 FEET TO A FOUND 1/2 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD WEBSTER ROAD IN THE NORTHWEST LINE OF SAID RESERVE "A" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41° 49' 57" EAST WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD WEBSTER ROAD AND THE NORTHWEST LINE OF SAID RESERVE "A", A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6804 ACRES (29,639 SQUARE FEET), MORE OR LESS.



SUBJECT VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT)

GENERAL PLAT NOTES

1. ROW INDICATES RIGHTS-OF-WAY.
2. INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. S.I.R. INDICATES SET IRON ROD.
5. F.I.R. INDICATES FOUND IRON ROD.
6. F.I.P. INDICATES FOUND IRON PIPE.
7. P.O.C. INDICATES POINT OF COMMENCEMENT.
8. P.O.B. INDICATES POINT OF BEGINNING.
9. U.E. INDICATES UTILITY EASEMENT.
10. A.E. INDICATES AERIAL EASEMENT.
11. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
12. V-/P- INDICATES VOLUME/PAGE.
13. H.C.C.F. INDICATES CLERK'S FILE OF HARRIS COUNTY .
14. S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE COMPANY.
15. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
16. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
17. SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
18. 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.
19. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
20. 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 THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS; THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF CENTERPOINT ENERGY
21. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
22. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
23. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM WITH HOUSTON LIGHTING AND POWER, AS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E996722

PARTIAL REPLAT RESERVE A2, OF FOREST CREEK SUBDIVISION

A TRACT OR PARCEL BEING 0.6804 ACRES, MORE OR LESS
OUT OF RESERVE "A", IN BLOCK 2,
OF FOREST CREEK (V-239, P-50, H.C.M.R.)
SITUATED IN THE
SARAH MCKISSICK SURVEY, ABSTRACT 549,
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 1 RESERVE

AUGUST 13 2018

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH. 281.996.1113

OWNER
ALIGAR HOLDING I
4327 PEASE STREET
HOUSTON, TEXAS 77023
713-598-2247

Howard Subdivision, Partial Replat

1. [Compliance memo](#)
2. [Howard Subdivision Replat Page 1](#)
3. [Howard Subdivision Replat Page 2](#)

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: September 4, 2018
Re: Howard Subdivision
Partial Replat No 2

Project Description: Multiple commercial tracts at the corner of Leisure Lane and FM 518 being reconfigured.

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

- 1) Renumber reserves as shown on redline
- 2) Add recording information for access easements prior to recording replat

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

DRAWING INFO: Z:\pba\487-28\dwg\487-28_P1_P2.dwg AUG 24, 2018 3:57 PM

STATE OF TEXAS :
COUNTY OF GALVESTON:

We, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, and Jack A. Howard, Individual; Owners; hereinafter referred to as Owners of the 13.5989 acre tract described in the above and foregoing map of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

IN TESTIMONY WHEREOF THE, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, thereunto authorized, this _____ day of _____, 2018.

Leisure Lane LLC, a Texas limited liability company

By: _____
James E. Peterson, Manager

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared James E. Peterson, Manager of Leisure Lane LLC, a Texas limited liability company, 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 entity.

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

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

WITNESS MY HAND in _____ County, Texas this _____ day of _____, 2018.

By: _____
Jack A. Howard

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Jack A. Howard, Individual, 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 entity.

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

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

STATE OF _____:
COUNTY OF _____:

We, Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as HOWARD SUBDIVISION PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in Galveston County County Clerk's File Nos. 2017037303, 2017029384, 2017029385, 2017037504, 2017037505, 2018019386, 2018019466, 2018019467, 2018019486, and 2018019489, 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 lien and have not assigned the same nor any part thereof.

By: _____ Attest: _____
Signature Signature

Print Name & Title Print Name & Title

STATE OF _____:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared _____,

and _____, of Hometown Bank, National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking association.

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

Notary Public in and for the State of Texas

My Commission Expires: _____ Notary

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, in conformance with the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2018.

By: _____
Becky Summers, Development Coordinator

By: _____
Joe Matranga, Chairman

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR DATE

DIRECTOR DATE

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

- NOTES:
- 1.) 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.
 - 2.) 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.
 - 3.) EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
 - 4.) 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 (INSERT NAME OF THE ENTITY RESPONSIBLE: PROPERTY OWNER OR HOA) 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 (INSERT EITHER TEXAS NEW MEXICO POWER OR CENTERPOINT ENERGY AS APPLICABLE).
 - 5.) 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.
 6. 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.
 7. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE (INSERT NAME OF THE ENTITY RESPONSIBLE BE IT PROPERTY OWNER OR HOA).
 - 8.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NO. 2017058432 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.
 - 9.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NO. 9416478 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

- G.C.C.D.D. NOTES:
1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED 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 SUBDIVSION 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 WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
 6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AN 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.

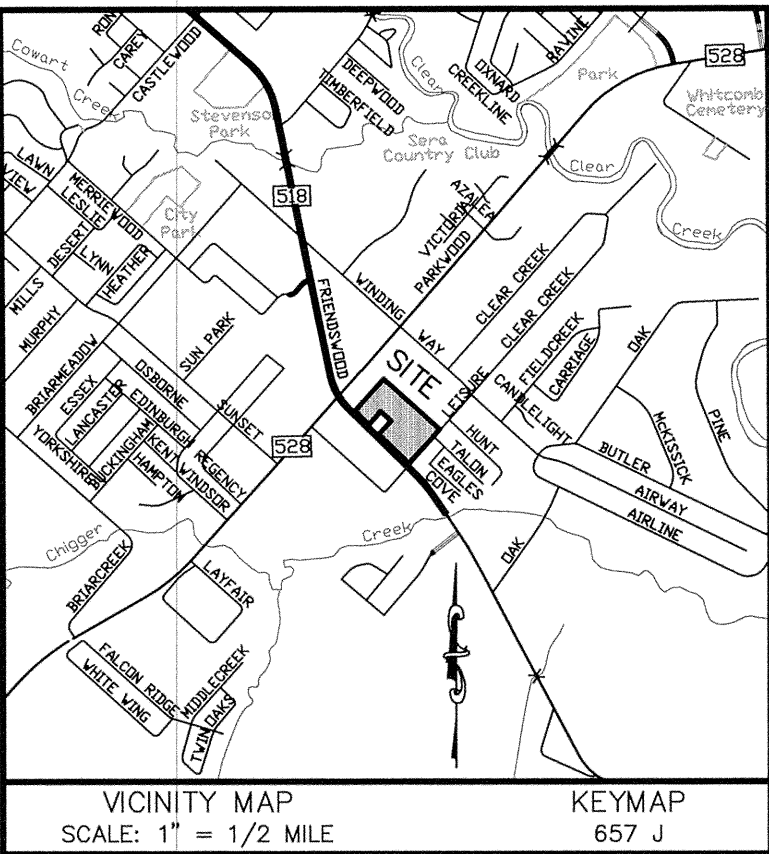
I, Brian Nesvadba, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above referenced subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



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

By: _____
Patrick G. Donart, P.E., CFM, City Engineer/Director of Public Works



STATE OF TEXAS :
COUNTY OF GALVESTON:

I, Dwight D. Sullivan, Clerk of the County of Galveston County, Texas, do hereby certify that the written instrument with its certificate and authentication was filed for record in my office on _____, 2018, at _____m. o'clock and duly recorded on _____, 2018, _____m. o'clock, and in Volume _____ Page _____, of the Map Records of Galveston County for said county.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston, Texas, the day and date last above written.

By: _____
Dwight D. Sullivan
Clerk of the County Court
Galveston County, Texas

By: _____
Deputy

REASON FOR REPLAT

TO COMBINE RESERVES "B" AND "D"
AND SPLIT UP RESERVE "E"
INTO TWO RESERVES

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

*A SUBDIVISION OF A 13.5989 ACRE
TRACT OF LAND BEING A REPLAT OF
RESERVES A, B, D, E, AND F, BLOCK 1,
PARTIAL REPLAT HOWARD SUBDIVISION
(PLAT NO. 2017058432)
IN THE SARA MCKISSIK LEAGUE,
ABSTRACT NO. 151,
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS*

5 RESERVES 1 BLOCK
~ OWNERS ~

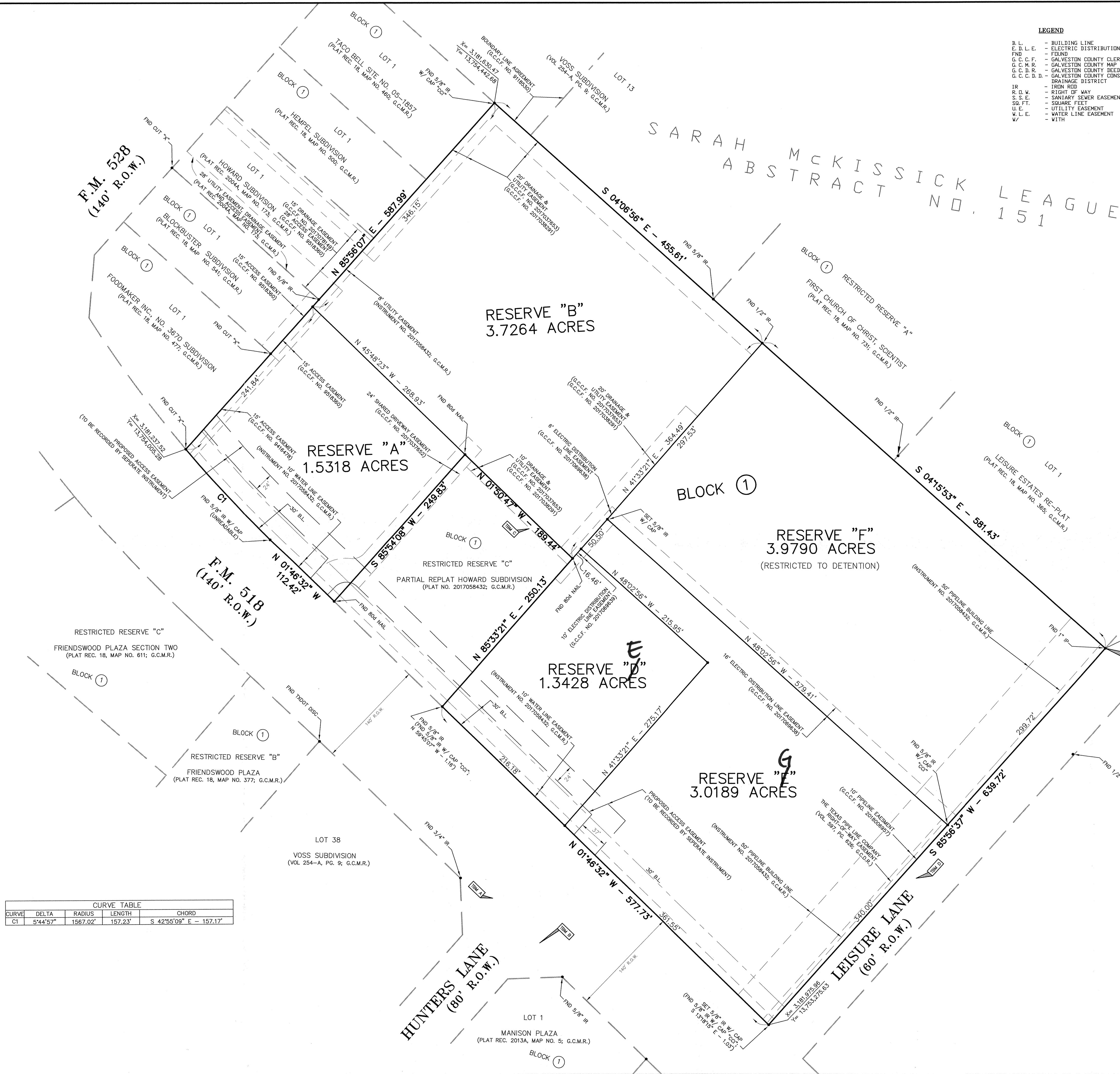
LEISURE LANE LLC
a Texas Limited Liability Company
James Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

JACK A. HOWARD
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2006
www.team-civil.com
Job No. 487-28
AUGUST 24, 2018

DRAWING INFO: Z:\proj\487-28\dwg\487-28_P1.dwg AUG 08, 2018 11:40 AM

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	5°44'57"	1567.02'	S 42°55'09" E - 157.17'



LEGEND

- B.L. - BUILDING LINE
- E.D.L.E. - ELECTRIC DISTRIBUTION LINE EASEMENT
- FND - FOUND
- G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
- G.C.M.R. - GALVESTON COUNTY MAP RECORDS
- G.C.R. - GALVESTON COUNTY RECD RECORDS
- G.C.C.D.D. - GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- IR - IRON ROD
- R.O.W. - RIGHT OF WAY
- S.S.E. - SANITARY SEWER EASEMENT
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- W. - WITH

VICINITY MAP
SCALE: 1" = 1/2 MILE

KEYMAP
657 J

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

BENCHMARK:
CITY OF FRIENDSWOOD MARKER E-459;
U.S.G.S. BENCHMARK DISK (PID - AW102), 0.25 MILES SOUTHWEST ALONG F.M. 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. F1217 50A, 1.7 FEET SE OF A BARBED WIRE FENCE, THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST, THE MARK IS ABOUT LEVEL WITH THE AVENUE.
ELEVATION = 26.02' (1988 ADJUSTMENT)

TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, AS SHOWN.
ELEVATION = 22.65'

TBM B:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, AS SHOWN.
ELEVATION = 22.38'

TBM C:
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", AS SHOWN.
ELEVATION = 25.31'

TBM D:
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LANE, AS SHOWN.
ELEVATION = 22.31'

REASON FOR REPLAT

TO COMBINE RESERVES "B" AND "D" AND SPLIT UP RESERVE "E" INTO TWO RESERVES

**HOWARD SUBDIVISION
PARTIAL REPLAT NO 2**

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (PLAT NO. 2017058432; G.C.M.R.) IN THE SARA#MCKISSICK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

5 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James Peterson, Manager
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Friendswood, Texas 77546
PHONE: 281.992.9766

JACK A. HOWARD
1419 Lomax School Road
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Job No. 487-28
AUGUST 24, 2018

SHEET 2 OF 2

Georgetown Subdivision, Conceptual Plan

572 lots, 5 detention ponds

1. [Staff memo](#)
2. [Plan](#)

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: September 4, 2018

Re: Georgetown Subdivision
Conceptual Plan

Project Description: Residential subdivision consisting of 572 lots between 90-feet wide and 130-feet wide. The main entrance will be located in the city limits of Alvin and platted through the City of Alvin.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Parks, Fire Marshal, and Police Department. The proposed project is conceptual and will be evaluated in further detail during platting and construction plan review.



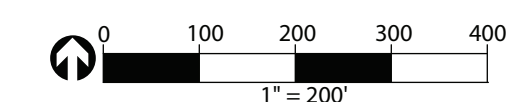
EMERALD[®]
HOMES

OVERALL EXHIBIT FOR
GEORGETOWN

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PLANNER: SEAN WILLIAMS
8/28/18

SUMMARY
±352.6 ACRES
TYP ~ 90'x130'
572 TOTAL LOTS



**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10550 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.425.2400
TDEP FIRM REGISTRATION #470 | TDEP FIRM REGISTRATION #1012874