



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 23, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

- 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. 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 for the regular meeting held January 9, 2020
 - B. Final Plat of Clear Creek Community Church at Friendswood
- 4. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
 - A. February 13 - Regular Meeting
February 27 - Regular Meeting
- 5. Communications**
 - A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
 - B. From City Council Liaison, Trish Hanks - general comments and communication from City Council
 - C. From Staff - commercial and residential project updates, City Council action and ordinance updates
- 6. Adjournment**



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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more 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
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

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.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 9, 2020 - 7:00 PM**

MINUTES

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JANUARY 9, 2020, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS.

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER RICHARD CLARK
COMMISSIONER ERIC GUENTHER
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

Absent: Fischer

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)

No comments.

3. 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.

**** Lundquist moved to approve Consent Agenda. Seconded by Sasson . The motion was approved unanimously.**

A. Minutes of the regular meeting held December 12, 2019

B. Minutes of the annual retreat held December 16, 2019

4. Discussion Items

- A. Discussion regarding amendments to the Zoning Ordinance Section 7. P. 6. Permitted Uses, specifically the annual review of the North American Industry Classification System (NAICS) codes per Zoning Ordinance Section 7. P. 5. and the Permitted Use Table and to receive staff recommendations for changes regarding NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers

Harbin explained that staff looks at the North American Industry Classification System (NAICS) book annually to review for changes that need to be incorporated into the Permitted Use Table (PUT). She said staff makes notes throughout the year about recurring issues or items that may need to be revisited.

Harbin said the commission had previously recommended not permitting gasoline stations in the Downtown District (DD) and would like to revisit the discussion. During the last discussion, city council approved gasoline stations within the DD with a Specific Use Permit. She stated there is currently one gasoline station in the DD that would become a non-conforming use should the PUT be amended.

Lundquist supports the ban of gasoline stations in DD. She said they seem to go against the improvements being made to the district.

Sasson stated he did not foresee any circumstance where a gasoline station would be wanted in the Downtown District.

Banfield said the DD is bookended by gasoline stations and does not see the need for one in the middle. He clarified that if the Shell station was destroyed, the use could remain and they would be allowed to rebuild. Harbin confirmed.

Matranga made an extra point saying that having explosive fluids in the middle of DD was not ideal.

Harbin said the proposal to permit publishing uses in the Community Shopping Center (CSC) and Downtown Districts is based on the fact that publishing industry has modernized over the years. She explained publishers that also practice printing would be allowed but printing by itself is a whole separate use that is not allowed in those same districts.

No comments from the commission.

Harbin explained the Fitness and Recreational Sports Centers currently require an SUP in the Downtown District which is burdensome for boutique gyms. She said a gym such as 24-Hr Fitness would be a concern but, in reality, the size of the lease space will limit the number of members. She stated the required parking spaces for such a business would also protect the Downtown District from large gyms while allowing smaller gyms and CrossFit facilities to operate.

Matranga said things like a roller rink would be concerning but Harbin's explanation of parking requirements limiting large venues had made him more comfortable.

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

- A. Thursday, January 23, 2020 - regular meeting
Thursday, February 13, 2020 - regular meeting
Thursday, February 27, 2020 - regular meeting

Harbin said the next meeting may not have any items to discuss. She said the resubmittal deadline is Monday, January 13th and then staff will know if a meeting needs to be held. Harbin said she will be absent on the first February meeting and Steven Rhea, Assistant City Manager, will attend in her place.

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

No comments.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

No comments.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

Hanks said a conference room at the library was dedicated to Joyce Baker, City Historian. She said they had a great turn out at the event.

- E. From Staff - December DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin stated the DRC report was still slim this month. She said the Friendswood Trails plat had finally been recorded and DR Horton has taken over the subdivision. She said DR Horton has broken ground on the first house already.

Lundquist asked when the Chick-fil-a would be open. Harbin responded they should be open in April.

7. Adjournment

This meeting was adjourned at 07:24 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 23, 2020

Subject: Final Plat of Clear Creek Community Church at Friendswood

Action: Significant

SUMMARY / ORIGINATING CAUSE

This is a plat of 39.41 acres out of the total 135+/- acres formerly known as the Whitcomb Property. The final plat consists of 4 restricted reserves (2 designated for buildings, 1 for drainage and 1 for open space) and complies with the Planned Unit Development Ordinance 2015-18.

The preliminary plat was approved November 15, 2018. Public and private infrastructure has been installed by the developer to service the area.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the final plat is a ministerial duty of the Commission. Approval will allow the property owner to move forward with development and obtain building permits.

RECOMMENDATIONS

The final plat 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) Draw the public water line easement 19-322 from Blackhawk Blvd. to Bay Area Blvd.
- 2) Update staff names and titles to current.

The final plat is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Clear Creek Community Church Final Plat Compliance Memo
2. Clear Creek Community Church Final Plat pg 1
3. Clear Creek Community Church Final Plat pg 2

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: January 16, 2020
Re: Clear Creek Community Church Final Plat

Project Description: The preliminary plat was approved November 15, 2018. Public and private infrastructure has been installed by the developer to service the area.

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) Draw the public water line easement 19-322 from Blackhawk Boulevard to Bay Area Boulevard.
- 2) Update staff names and titles to current

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

STATE OF TEXAS
COUNTY OF HARRIS

We, Clear Creek Community Church, acting by and through Mark Carden, Executive Pastor, being officer of Clear Creek Community Church, owners hereinafter referred to as Owners, whether one or more, of the 39.41 acre tract described in the above and foregoing plat of CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS my hand in the City of Friendswood, Texas, this _____ day of _____, 20____

Clear Creek Community Church

By: _____
Mark Carden, Executive Pastor

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mark Carden, Executive Pastor of Clear Creek Community Church, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public in and For the State of Texas

My Commission Expires: _____

I, Kyle B. Duckett, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that to the best of my knowledge 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 direction 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 five-eighths 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.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD 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 _____, 20____

By: _____
Becky Summers Bennett
Development Coordinator

By: _____
Joe Matrangola
Chairman

Jildardo Arias
I, ~~Morad Kabiri~~, 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: _____
Jildardo Arias
~~Morad Kabiri~~, P.E., **Engineering**
City Engineer/Director of ~~Public Works~~

HARRIS COUNTY

I, DIANE TRAUTMAN, 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 _____, 20____ AT _____ M. O'CLOCK AND DULY RECORDED ON _____, 20____ AT _____ M. O'CLOCK, AND IN FILM CODE NUMBER _____ 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.

BY: _____
DIANE TRAUTMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

FIELD NOTES FOR 39.41 ACRES

Being a tract containing 39.41 acres of land located in the Sarah McKissick Survey, Abstract No. 549, in Harris County, Texas. Said 39.41 acres being a portion of a call 135.778 acre tract of land recorded in the name of Clear Creek Community Church under Harris County Clerk's File (H.C.C.F.) No. 20150231965. Said 39.41 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "KRE&S RPLS 3974" found at the northeast corner of said 135.778 acre tract, the northwest corner of a call 28.9270 acre tract of land recorded in the name of Clear Creek Independent School District under H.C.C.F. No. P598260, and being on the south Right-of-Way (R.O.W.) line of E. Parkwood Avenue (F.M. 528) based on a width of 120 feet;

THENCE, with said south R.O.W. line and the north line of said 135.778 acre tract, South 81 degrees 12 minutes 37 seconds West, a distance of 1,662.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the POINT OF BEGINNING;

THENCE, through and across said 135.778 acre tract, the following six (6) courses:

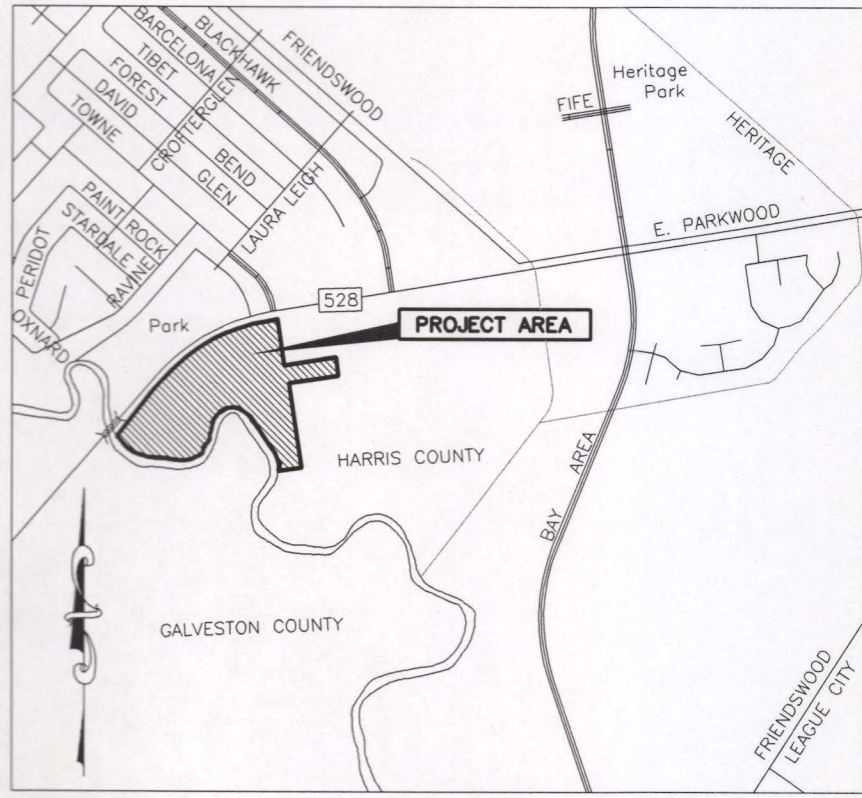
- 1.) South 08 degrees 47 minutes 23 seconds East, a distance of 480.92 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 2.) North 81 degrees 15 minutes 55 seconds East, a distance of 541.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 3.) South 08 degrees 47 minutes 23 seconds East, a distance of 190.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 4.) South 81 degrees 15 minutes 55 seconds West, a distance of 524.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 5.) South 08 degrees 47 minutes 23 seconds East, a distance of 888.14 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 6.) South 81 degrees 12 minutes 37 seconds West, a distance of 241.97 feet to a point at the call meander line of mean higher high water for Clear Creek as shown on that certain Shoreline Location Survey prepared by Stephen C. Blaskey, LSLS, dated October 09, 2015 and file with the Texas General Land Office;

THENCE, with said meander line, the following thirty nine (39) courses:

- 1.) North 13 degrees 22 minutes 21 seconds West, a distance of 9.00 feet;
- 2.) North 15 degrees 04 minutes 35 seconds East, a distance of 70.83 feet;
- 3.) North 31 degrees 32 minutes 46 seconds West, a distance of 52.49 feet;
- 4.) North 21 degrees 40 minutes 27 seconds East, a distance of 75.23 feet;
- 5.) North 29 degrees 57 minutes 57 seconds West, a distance of 10.93 feet;
- 6.) North 35 degrees 55 minutes 50 seconds West, a distance of 91.39 feet;
- 7.) North 34 degrees 06 minutes 54 seconds West, a distance of 167.52 feet;
- 8.) North 31 degrees 24 minutes 11 seconds West, a distance of 130.62 feet;
- 9.) North 32 degrees 06 minutes 13 seconds West, a distance of 39.58 feet;
- 10.) North 54 degrees 32 minutes 48 seconds West, a distance of 107.37 feet;
- 11.) North 55 degrees 07 minutes 18 seconds West, a distance of 49.50 feet;
- 12.) North 77 degrees 07 minutes 45 seconds West, a distance of 53.79 feet;
- 13.) South 83 degrees 35 minutes 15 seconds West, a distance of 67.43 feet;
- 14.) South 71 degrees 19 minutes 06 seconds West, a distance of 44.06 feet;
- 15.) South 61 degrees 14 minutes 34 seconds West, a distance of 32.74 feet;
- 16.) South 48 degrees 48 minutes 59 seconds West, a distance of 24.23 feet;
- 17.) South 39 degrees 23 minutes 16 seconds West, a distance of 61.97 feet;
- 18.) South 36 degrees 54 minutes 09 seconds West, a distance of 59.55 feet;
- 19.) South 01 degrees 44 minutes 03 seconds East, a distance of 46.60 feet;
- 20.) South 13 degrees 56 minutes 21 seconds West, a distance of 62.30 feet;
- 21.) South 39 degrees 51 minutes 34 seconds West, a distance of 27.94 feet;
- 22.) South 00 degrees 50 minutes 58 seconds East, a distance of 62.73 feet;
- 23.) South 30 degrees 54 minutes 43 seconds West, a distance of 24.61 feet;
- 24.) South 41 degrees 36 minutes 15 seconds West, a distance of 68.29 feet;
- 25.) South 10 degrees 39 minutes 32 seconds West, a distance of 66.62 feet;
- 26.) South 54 degrees 52 minutes 04 seconds West, a distance of 50.26 feet;
- 27.) South 63 degrees 23 minutes 34 seconds West, a distance of 86.90 feet;
- 28.) South 83 degrees 46 minutes 39 seconds West, a distance of 75.20 feet;
- 29.) North 87 degrees 25 minutes 57 seconds West, a distance of 99.79 feet;
- 30.) North 77 degrees 35 minutes 46 seconds West, a distance of 79.20 feet;
- 31.) North 84 degrees 16 minutes 32 seconds West, a distance of 91.05 feet;
- 32.) North 86 degrees 52 minutes 46 seconds West, a distance of 118.87 feet;
- 33.) North 74 degrees 06 minutes 45 seconds West, a distance of 92.65 feet;
- 34.) North 70 degrees 04 minutes 11 seconds West, a distance of 65.69 feet;
- 35.) North 40 degrees 25 minutes 19 seconds West, a distance of 35.00 feet;
- 36.) North 54 degrees 13 minutes 54 seconds West, a distance of 42.76 feet;
- 37.) North 48 degrees 01 minutes 05 seconds West, a distance of 57.76 feet;
- 38.) North 39 degrees 15 minutes 00 seconds West, a distance of 76.59 feet;
- 39.) North 23 degrees 52 minutes 46 seconds West, a distance of 21.17 feet to the northwest line of said 135.778 acre tract and the southeasterly R.O.W. line of said E. Parkwood Avenue (width varies);

THENCE, with the northwest and north line of said 135.778 acre tract and the southeasterly and south R.O.W. line of said E. Parkwood Avenue, the following five (5) courses:

- 1.) North 41 degrees 14 minutes 53 seconds East, a distance of 12.41 feet to a point from which a found 3/8 inch capped iron rod bears South 67 degrees 04 minutes 44 seconds East, a distance of 0.56 feet;
- 2.) North 37 degrees 54 minutes 45 seconds East, a distance of 601.55 feet to a TXDOT disc found;
- 3.) North 41 degrees 12 minutes 07 seconds East, a distance of 145.69 feet to a TXDOT disc found at a point of curvature to the right;
- 4.) 1,284.89 feet, along the arc of said curve having a radius of 1,840.08 feet, a central angle of 40 degrees 00 minutes 30 seconds and a chord which bears North 61 degrees 12 minutes 22 seconds East, a distance of 1,258.94 feet to a TXDOT disc found at a point of tangency;
- 5.) North 81 degrees 12 minutes 37 seconds East, a distance of 90.40 feet to the POINT OF BEGINNING and containing 39.41 acres of land.



VICINITY MAP
SCALE: 1" = 2,000'

FINAL PLAT OF CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

4 RESTRICTED RESERVES

JANUARY 13, 2020

OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. N.
LEAGUE CITY, TEXAS 77539

SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA RD.
PASADENA, TEXAS 77505

ENGINEER:
SHELMARK ENGINEERING, LLC
921 FM 517 ROAD EAST
DICKINSON, TEXAS 77539

MARK CARDEN, EXECUTIVE PASTOR
281-338-5433

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

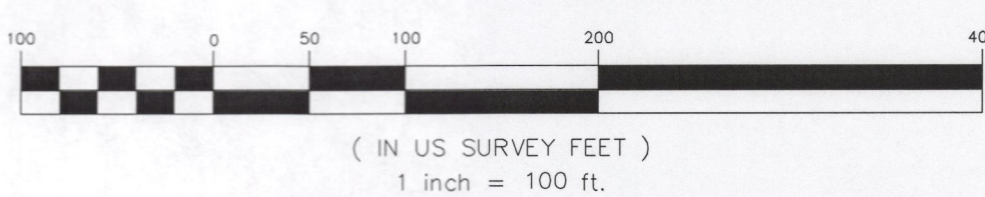
EDGARD FIGUEROA
409-935-9986

GBI
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPIS FIRM #10190300 • www.GBISurvey.com

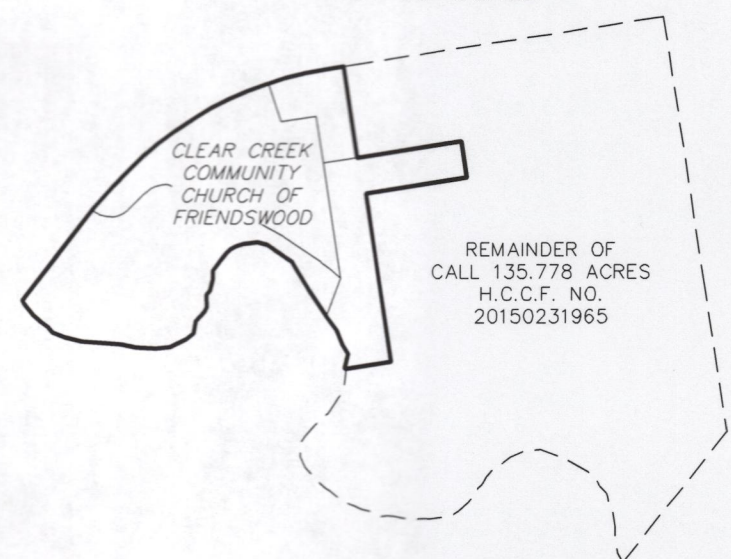
LEGEND

B.L.	=	BUILDING LINE
C.I.R.	=	CAPPED IRON ROD
H.C.C.F.	=	HARRIS COUNTY CLERKS FILE
H.C.D.R.	=	HARRIS COUNTY DEED RECORDS
H.C.M.R.	=	HARRIS COUNTY PLAT RECORDS
R.O.W.	=	RIGHT-OF-WAY
SQ.FT.	=	SQUARE FEET

GRAPHIC SCALE

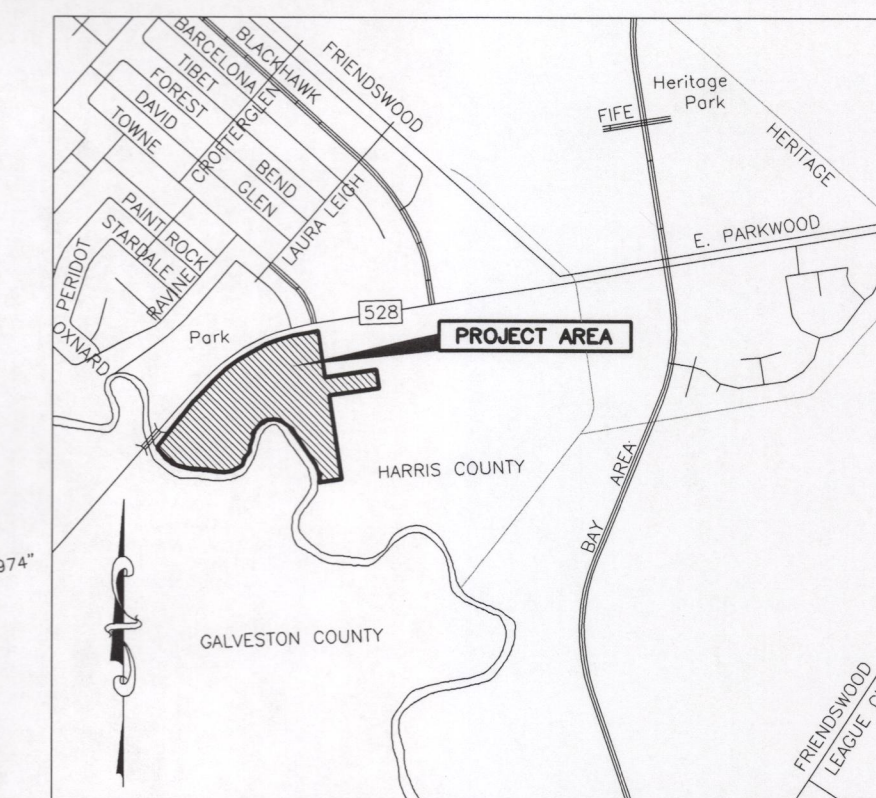
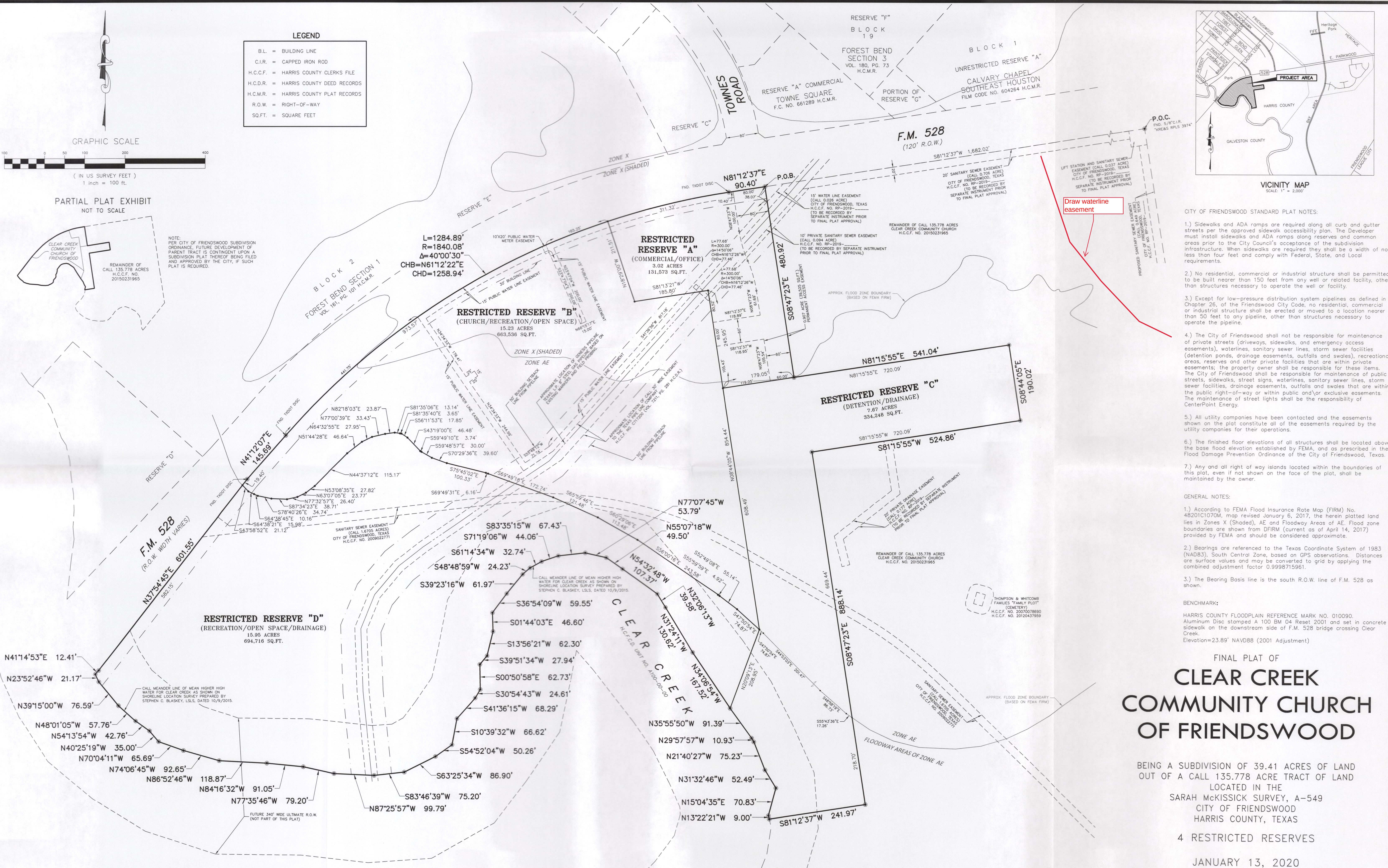


PARTIAL PLAT EXHIBIT NOT TO SCALE



NOTE:
PER CITY OF FRIENDSWOOD SUBDIVISION
ORDINANCE, FUTURE DEVELOPMENT OF
PARENT TRACT IS CONTINGENT UPON A
SUBDIVISION PLAT THEREOF BEING FILED
AND APPROVED BY THE CITY, IF SUCH
PLAT IS REQUIRED.

REMAINDER OF
CALL 135.778 ACRES
H.C.C.F. NO. 20150231965



VICINITY MAP

SCALE: 1" = 2,000'

CITY OF FRIENDSWOOD STANDARD PLAT 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 erected 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 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.
- 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 owner.

GENERAL NOTES:

- 1.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48201C1070M, map revised January 6, 2017, the herein platted land lies in Zones X (Shaded), AE and Floodway Areas of AE. Flood zone boundaries are shown from OFIRM (current as of April 14, 2017) provided by FEMA and should be considered approximate.
- 2.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998715961.
- 3.) The Bearing Basis line is the south R.O.W. line of F.M. 528 as shown.

BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010090.
Aluminum Disc stamped A 100 BM 04 Reset 2001 and set in concrete sidewalk on the downstream side of F.M. 528 bridge crossing Clear Creek.
Elevation=23.89' NAVD88 (2001 Adjustment)

FINAL PLAT OF CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS
4 RESTRICTED RESERVES

JANUARY 13, 2020

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TEXA 77505
PHONE: 281-489-4539 • GBSurvey@GBISurvey.com
TELEFAX: 281-489-4539 • www.GBISurvey.com

OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. N.
LEAGUE CITY, TEXAS 77503

SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA RD.
PASADENA, TEXAS 77505

ENGINEER:
SHELMARK ENGINEERING, LLC
921 FM 517 ROAD EAST
DICKINSON, TEXAS 77539

MARK CARDEN, EXECUTIVE PASTOR
281-338-5433

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EDGARD FIGUEROA
409-935-9986