



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 13, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR PLANNING AND ZONING COMMISSION MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order

2. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), 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.

- A. Oaths of Office: Aubrey Harbin, Notary Public, will administer an Oath of Office for one reappointed Commissioner, Brett Banfield

3. 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)

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 so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Minutes for the regular meeting held July 23, 2020
B. Final Plat of Albritton

5. Public Hearing

- A. A. Zone classification change request for a 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Community Shopping Center (CSC; 4.3025 acres) and Office Park District (OPD; 2.0926 acres)

- B. B. Zone classification change request for 3.2895 acres, also known as Reserve A5, Block 2, Forest Creek Subdivision, located at 4321 Friendswood Link Rd., Friendswood, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Multi-Family Residential-High Density (MFR-H).

6. Consideration and Possible Actions

- A. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 801 W. Parkwood Ave., a 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas to change from Single Family Residential (SFR) to Community Shopping Center (CSC; 4.3025 acres) and Office Park District (OPD; 2.0926 acres)
- B. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Multi-Family Residential-High Density (MFR-H).
- C. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement
- D. Consideration and possible action regarding appointments to the Planning Subcommittee and Ordinance Subcommittee
- E. Consideration and action regarding updating the Liaison Assignments

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

- A. Thursday, August 27, 2020 - Regular Meeting
Thursday, September 10, 2020 - Regular Meeting

8. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks

- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council
- E. From Staff - July DRC Report, commercial and residential project updates, City Council action and ordinance updates

9. 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Minutes for the regular meeting held July 23, 2020

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 7-23-2020 P and Z Minutes



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

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 23, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JULY 23, 2020, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER LISA LUNDQUIST - VIA VIDEO
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER RICHARD CLARK WAS ABSENT FROM THE MEETING.

2. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), 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.

- A. Oath of Office: Aubrey Harbin, Notary Public, will administer an Oath of Office for one new Commissioner, Thomas Hinckley

Harbin administered the oath of office to Thomas Hinckley.

3. 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)

David Lorenz, pastor of First Baptist Church, said he was in attendance as a result of the last City Council meeting where the council asked the commission to find a solution to allow the church to construct a new tower and cross on the existing building. He stated their designer, Stephanie Kaup, had redesigned the tower to 70-feet tall which lowered the cross to a total of 88-feet high. He said the church was open to going back to City Council for approval.

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 so requests in which case the item would be removed from the consent agenda and considered separately.

****Vice-Chairman Richard Sasson moved to approve Consent Agenda. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

- A. Minutes for the regular meeting on June 25, 2020
- B. Minutes for the special meeting held July 6, 2020

5. Consideration and Possible Actions

- A. Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas

**Commissioner Brett Banfield moved to approve with conditions Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin explained this property owner is platting their lot and assisting the city with clean up of a road that was not built within the dedicated right-of-way. She stated this plat has several outstanding items to be addressed. Harbin said, under the new state law, if the commission approves with conditions the applicant will need to come back for additional approval. She said the largest outstanding item is that the Galveston County Consolidated Drainage District requires a 100-foot easement from the center line of Mary's Creek.

Matranga asked the difference between denying the plat and approving with conditions. He said it seems to be the same process. Harbin confirmed it was.

Banfield said the big drainage easement could make a difference but if they satisfy the city requirements, he was okay with the project.

Sasson stated he was disappointed they brought the plat forward with so many changes being needed. He said he appreciates staff working on this.

Lundquist made a similar comment that there is a lot of red ink on the plat and it does not seem like it is ready.

Harbin explained that staff gave the applicant the option to withdraw but they did not. She explained the city had to put it on the agenda to comply with state requirements.

6. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

Harbin said this item was a follow up from the July 6th City Council meeting where building heights had been discussed. She said there are two ways to achieve council's desire to allow the church additions: option #1 change the ordinance for all structures to be allowed a 90-foot maximum height in the Downtown District (DD), with restrictions; option #2 the church can amend their Specific Use Permit (SUP) application to include the additional height. Harbin said the current ordinance will need updates and corrections either way. Harbin stated option #2 achieves three things: (1) surrounding property owners would be notified, (2) the church could be included in the discussions, and (3) avoid unintended consequences. Harbin added the ordinance change could also include a provision to allow the commission to approve alternates in the Downtown District (DD). She stated the commission already has latitude in the other commercial districts.

Lundquist said she is leaning towards the church amending their SUP to keep the ordinance at a maximum height of 70-feet. She said the current allowable height is tall enough.

Perry said he supports option #2 as it gets the most people to the table to collaborate.

Sasson said the consensus on the commission is that 70-feet is tall enough and the consensus of council is to allow an exception for the church. Sasson stated he has not seen a good way to achieve both without unintended consequences so the SUP is a way to allow an exemption for one project.

Banfield stated an SUP is in the city's toolbox for this exact case. He said it should be up to the elected officials to make that call and praised the church for compromising.

Hinckley also supported option #2 citing 70-feet tall is more than neighboring cities allow.

Matranga stated he agrees that 70-feet is tall enough but since council asked the commission to allow it, he thinks option #2 is safer.

Harbin said staff will work with the church to amend their SUP application but that the process would not hold up their projects.

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

- A. Regular meeting - Thursday, August 13, 2020
Regular meeting - Thursday, August 27, 2020

8. Communications

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

Matranga said liaison assignments are up for review and told the commission it was almost time for Chairman and Vice-Chairman appointments again. Lundquist stated she would like to keep her liaison assignment with Keep Friendswood Beautiful, if no one objected.

Perry said hearing Commission Hinckley take the oath made him think about the integrity of products sent from the commission to council. Perry stated the commission works very hard on recommendations.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

No comments.

- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council

Griffon said he is looking forward to being the commission liaison. He stated Hanks will make a great Mayor Pro Tem and she will become the backup liaison for Planning and Zoning.

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

Harbin said the DRC report for June only had one project but that the department had been very busy. She said Community Development issued 27 new home permits in June.

9. Adjournment

This meeting was adjourned at 07:35 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Final Plat of Albritton

Action: Significant

SUMMARY / ORIGINATING CAUSE

The proposed plat is to consolidate multiple tracts into a single, commercial reserve at 408 S. Friendswood Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was 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.

ATTACHMENTS

1. Albritton Short Form Final Plat
2. Compliance Memo - Albritton

STATE OF TEXAS
COUNTY OF GALVESTON

We, Tannos Land Holdings V LLC, acting by and through Louis Tannos, President, and Eric Langon, Vice President, hereinafter referred to as the owners of the 3,100 acre tract described in the above and foregoing map of ALBRITTON, do hereby make and establish said subdivision and development plan of said property on behalf of Tannos Land Holdings V LLC, according to lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private 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, we do hereby certify that we are owners of all property adjacent to the boundaries of this plat where public utility and/or drainage wastements are to be established outside the boundaries of the above and foregoing plat and do dedicate to the use of public forever easements shown in said adjacent acreage.

Further, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Tannos Land Holdings V LLC, has caused these presents to be signed by Louis Tannos, Its President, and Eric Langon, Its Vice President, thereunto authorized, and its common seal thereunto affixed,

this the _____ day of _____, 20____

Tannos Land Holdings V LLC

By: _____
Louis Tannos
President

By: _____
Eric Langon
Vice President

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, President, and Eric Langon, Vice President, of Tannos Land Holdings V LLC, 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 herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires:

I, _____, owner and holder of a lien against the property described in the plat known as FINAL PLAT OF ALBRITTON said lien being evidenced by instrument of record in Galveston County Clerk's

File No. _____, 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 subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the
State of Texas

My Commission Expires:

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
E	Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.												
F	When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.												
G	When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.												

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 3,100 ACRES OR 135,030 SQUARE FEET OF LAND SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT NO. 151, GALVESTON COUNTY, TEXAS, BEING OUT OF LOTS 7, 8, 9, 11, 12, AND 14 OF HARVEY & STOUT SUBDIVISION OF LOT SEVEN AND EIGHT IN BLOCK TWO OF FRIENDSWOOD, MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 315, PAGE (PG.) 79, GALVESTON COUNTY DEED RECORDS (G.C.D.R.), SAME BEING ALL OF A CALLED 69,600 SQ. FT. TRACT OF LAND CONVEYED TO TANNOS LAND HOLDINGS V, LLC RECORDED IN G.C.C.F. NO. 2017073442, ALL OF A CALLED 4,500 SQ. FT. TRACT OF LAND CONNECTED TO TANNOS LAND HOLDINGS V, LLC RECORDED IN G.C.C.F. NO. 2017073441, ALL OF A TRACT OF LAND CONVEYED TO TANNOS LAND HOLDINGS V, LLC RECORDED IN G.C.C.F. NO. 2017073440, AND ALL OF A TRACT OF LAND CONVEYED TO TANNOS LAND HOLDINGS V, LLC RECORDED IN G.C.C.F. NO. 2018010089 WITH SAID 3,100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 518 (R.O.W. VARIES), RECORDED IN MAP CASE 1, DRAWER 10.3, VOL. 315, PG. 9, GALVESTON COUNTY DEED RECORDS (G.C.D.R.), AND THE NORTHWEST CORNER OF SAID LOT 9, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2" IRON PIPE BEARS FOR REFERENCE SOUTH 50 DEG. 08 MIN. WEST - 1.17 FEET;

THENCE, SOUTH 48 DEG. 11 MIN. 47 SEC. EAST, ALONG THE SOUTHWEST R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 290.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWEST CORNER OF SAID LOT 9, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2" IRON PIPE BEARS FOR REFERENCE SOUTH 50 DEG. 08 MIN. WEST - 1.17 FEET;

THENCE, SOUTH 41 DEG. 48 MIN. 13 SEC. WEST, OVER AND ACROSS SAID LOT 9, A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48 DEG. 11 MIN. 47 SEC. WEST, CONTINUING OVER AND ACROSS SAID LOT 9, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEG. 48 MIN. 13 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, PASSING AT A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 8, 9, 12 AND 13, CONTINUING FOR A TOTAL DISTANCE OF 285.00 FEET TO A CAPPED 5/8" IRON ROD FOUND STAMPED "FMS" MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48 DEG. 11 MIN. 47 SEC. EAST, OVER AND ACROSS SAID LOT 11 AND SAID LOT 12, A DISTANCE OF 230.00 FEET TO A CAPPED 5/8" IRON ROD (LLEGABLE) FOUND ON THE NORTHWEST R.O.W. LINE OF SPREADING OAKS AVENUE (60' R.O.W.), FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEG. 48 MIN. 13 SEC. WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID SPREADING OAKS AVENUE, A DISTANCE OF 108.00 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 11, 12 AND 13, CONTINUING FOR A TOTAL DISTANCE OF 285.00 FEET TO A CAPPED 5/8" IRON ROD FOUND STAMPED "WINDROSE" SET ON THE COMMON LINE OF SAID LOT 13 AND 14, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEG. 48 MIN. 13 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 13 AND 14, A DISTANCE OF 7.00 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING THE COMMON CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 48 DEG. 11 MIN. 47 SEC. WEST, OVER AND ACROSS SAID LOT 14, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST R.O.W. LINE OF SAID WEST WILLOWCK AVENUE, MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41 DEG. 48 MIN. 13 SEC. EAST, ALONG THE SOUTHEAST R.O.W. OF SAID WEST WILLOWCK AVENUE, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS FOR REFERENCE NORTH 63 DEG. 50 MIN. WEST - 0.35 FEET;

THENCE, SOUTH 48 DEG. 11 MIN. 47 SEC. EAST, OVER AND ACROSS SAID LOT 14, A DISTANCE OF 110.00 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 13 AND 14, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 50 DEG. 37 MIN. WEST - 0.35 FEET;

THENCE, NORTH 41 DEG. 48 MIN. 13 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND 14, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOUND FOR THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41 DEG. 48 MIN. 13 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID WEST WILLOWCK AVENUE, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,100 ACRES OR 135,030 SQUARE FEET OF LAND.

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of Albritton 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 Bennett, Development Coordinator

By: _____
Joe Matranga, Chairman

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas do hereby certify that the written instrument was filed for record in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, at _____ o'clock _____M., Instrument # _____, Galveston County Records.

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

Notary Public in and for the
State of Texas

My Commission Expires:

Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

BENCHMARK PUBLISHED ELEVATION — 26.02

NOS REFERENCE MARKER BEING DISK SET IN CONCRETE POST STAMPED "E 459 1951", 6.05 MILES NORTHEAST FROM ALVIN, 5.20 MILES NORTHEAST ALONG FM 528 FROM STATE HIGHWAY 35 (BUSINESS), THENCE 0.1 MILE NORTHEAST ALONG A BLACK TOP ROAD, THENCE 0.4 MILE NORTHEAST ALONG A BLACK TOP ROAD, THENCE 0.30 MILE NORTHEAST ALONG BRIARMEADOW, SOUTHWEST OF THE JUNCTION OF BRIARMEADOW AND SUNSET, 46.0 FEET NORTHWEST OF THE CENTERLINE OF BRIARMEADOW, 185.0 FEET SOUTHWEST OF THE CENTERLINE SUNSET, 143.0 FEET SOUTHWEST OF A POWER POLE, 77.0 FEET NORTHWEST AND ACROSS THE AVENUE FROM A SHUT RAIL, 34.5 FEET SOUTHWEST OF A FENCE CORNER, 1.6 FEET NORTH OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST PROJECTION 0.2 FOOT ABOVE THE GROUND, AND ABOUT LEVEL WITH THE AVENUE (NAD 1985)

TEMPORARY BENCHMARK "A" ELEVATION — 28.45
CUT BOX ON BB INLET LOCATED ON THE NORTHWEST LINE OF WEST WILLOWCK AVENUE, +/- 30 FEET SOUTHWEST FROM THE INTERSECTION OF THE NORTHWEST LINE OF WEST WILLOWCK AVE AND THE SOUTHWEST LINE OF F.M. 518.

TEMPORARY BENCHMARK "B" ELEVATION — 27.87
CUT BOX ON BB INLET LOCATED ON THE NORTHEAST LINE OF F.M. 518, +/- 150 FEET SOUTHEAST FROM THE INTERSECTION OF THE NORTHEAST LINE OF F.M. 518 AND THE SOUTHEAST LINE OF CABEL ROAD.

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999871736.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167000140 REVISED/DATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHOULDERED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF FRIENDSWOOD.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER SHALL 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN FIFTY FEET (50') 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 WATER LINES, DETENTION POND, DRAINAGE EASEMENTS, OUTFALLS (AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIDES, SANITARY SEWER LINES, STORM WATER 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 THE PROPERTY OWNER(S).
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN OR THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

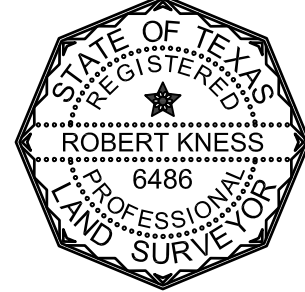
- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds or other landscaping is not permitted within 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 the detention facility without the approval of the District.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note that 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.

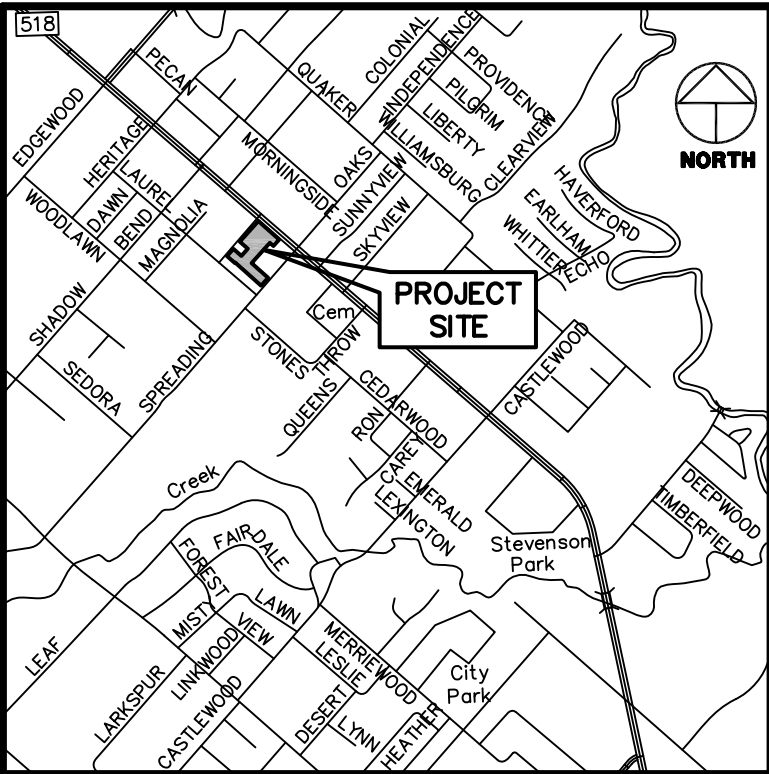


Robert Kness
Texas Registration No. 6486

LOTS 24 THRU 37 & PT OF LOTS 23 & 38
HARVEY & STOUT SUBDIVISION
OF LOTS SEVEN AND EIGHT IN
BLOCK TWO OF FRIENDSWOOD
VOL. 315, PG. 79, G.C.D.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°48'13" W	90.00'
L2	N 48°11'47" W	50.00'
L3	S 41°48'13" W	108.00'
L4	S 41°48'13" W	7.00'

I, Robert Kness, 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 and forms a mathematical closure greater than 1:10,000; 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 survey corner.



CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 50'

ABBREVIATIONS

B.L. — BUILDING LINE
ESMT — EASEMENT
FND — FOUND
G.C.C.F. — GALVESTON COUNTY CLERK FILE
G.C.D.R. — GALVESTON COUNTY DEED RECORDS
G.C.M.R. — GALVESTON COUNTY MAP RECORDS
IP — IRON PIPE
IR — IRON ROD
NO. — NUMBER
PG. — PAGE
R.O.W. — RIGHT-OF-WAY
S.S.E. — SANITARY SEWER EASEMENT
LP — STREET LIGHT
SQ. FT. — SQUARE FEET
U.E. — UTILITY EASEMENT
VOL. — VOLUME

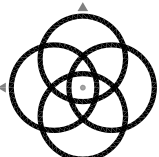
FINAL PLAT OF ALBRITTON

A SUBDIVISION OF
3,100 AC./ 135,030 SQ. FT.
BEING OUT OF LOTS 7-14, HARVEY & STOUT
SUBDIVISION OF LOT SEVEN AND EIGHT,
BLOCK TWO, FRIENDSWOOD,
VOL. 315, PG. 79, G.C.D.R.
SITUATED IN THE SARAH MCKISSICK
SURVEY, A-151, CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

1 BLOCK 1 RESERVE
AUGUST 5, 2020

Owner
Tannos Land Holdings V LLC
Louis Tannos, President
5404 Pine St.
Bellaire, TX 77401

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSERVICES.COM

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: August 7, 2020
Re: Albritton Short Form Final Plat

Project Description: This plat is to consolidate multiple tracts into a single, commercial reserve at 408 S. Friendswood Drive.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department.

Approval Options:

- ☐ Approval
Standards for approval. The Commission shall approve a plat if:
 - (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
 - (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
 - (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

- ☐ Conditional Approval with the following conditions*

- ☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Single Family Residential

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: CSC & OPD☐ Specific Use Permit Option 1☐ Planned Unit Development Option 1☐ Specific Use Permit Option 2☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 801 W. Parkwood Ave

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Manison Family Living Trust Phone: 713-882-4655Owner's Mailing Address: 105 Hunters Lane, Ste 108ACity: Friendswood State: TX Zip: 77546 Fax: _____Owner's Email Address: ruthann@prince-properties.comAGENT'S NAME: Kelly Best Phone: 713-510-9411Agent's Mailing Address: 11700 Katy Freeway, Suite 800City: Houston State: TX Zip: 77079 Fax: _____Agent's Email Address: kelly.best@kimley-horn.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: *Ruth Ann Manison, Successor Trustee* Date: 07/09/2020Agent's Signature: *Kelly Best* Date: 07/19/2020

Received By: *Becky Binnitt*
 Date of Public Hearing: 8-13 + 9-7
 Property Owner Notices: 7-31

Application Number: 2020-0029
 Received Date: 7-10-2020
 Newspaper Notice: 7-20
 Sign on Property: 7-31

Submittal Requirements for Zone Change Applications

ALL APPLICATIONS - PUD and SUP Options 1 and 2, Land Use Changes

☐ Application Fee of \$300 (PUD \$500)

(Changes in/to Downtown District may be eligible for fee waiver)

☐ Current Deed of Record

☐ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor)

PUD Option 1

This option allows all plans, including the site plan, to be approved as a part of the zone change request and is a one-time submittal. See Zoning Ordinance Section 7.J. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

PUD Option 2

This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor.

5 – 24" x 36" sets of collated plans including a cover sheet or letter describing the project, an overall site plan and building elevations

See Zoning Ordinance Section 7.J. for more specific plan requirements.

Specific Use Permit Option 1

This option allows all plans, including the site plan, to be approved as a part of the SUP request and is a one-time submittal. See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover page, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

Specific Use Permit Option 2

This option allows utility and drainage plans be submitted with the building permit application at a later date if the SUP is approved.

5 – 24" x 36" sets of collated plans including a cover sheet, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Rex Clawson, Trustee, of Harris County, Texas, hereinafter called Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor paid by Thomas A. Manison, hereinafter called Grantee, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Grantee, of Galveston County, Texas, all that certain tract or parcel of land situated in Galveston County, Texas, described as follows:

Part of the Northwest 1/2 of Lots 2 and 3 of the Whitney Subdivision, a subdivision of a portion of the Sarah McKissick or J. R. Williams League, in Galveston County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the Southwest line of said Lot 3, which point is North 45 deg. West, a distance of 625.05 feet from the South corner of said Lot 3; THENCE from said beginning point North 45 deg. West, along the Southwest line of said Lot 3, a distance of 625.05 feet to a point in the Southeast right of way line of Farm Road 528; THENCE North 45 deg. East, along the Southeast right of way line of said FM 528, a distance of 1327 feet to a point for corner in the Northeast line of said Lot 2; THENCE South 45 deg. East, along the Northeast line of said Lot 2, a distance of 625.05 feet to a point for corner; THENCE South 45 deg. West and parallel to the Southeast line of said Lots 2 and 3, a distance of 1327 feet to the place of beginning; said land being the same land conveyed to Rex Clawson, Trustee, by deed dated the 12th day of April, 1971;

and all of which said land was purchased by the undersigned as Trustee solely for the use and benefit of the said Thomas A. Manison, Grantor herein; to have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever; and I do hereby in my capacity as Trustee, and not individually, agree to warrant and forever defend all and singular, the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of May, 1971.

Rex Clawson
REX CLAWSON, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rex Clawson, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 1971.

How A. Shelton (How A. Shelton)
Notary Public in and for
Harris County, Texas

2

WAL 14623-09-00073

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF GALVESTON

§

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wolfe ("Affiant") who, being first duly sworn upon his oath states:

1 "My name is Brad Wolfe, and I live at 404 Stonewall, League City, Texas 77573 I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I knew Decedent from May, 1970 until September, 2000. Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W. Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3 Decedent's marital history was as follows: Decedent married one time Decedent married Marjorie J Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4. Decedent and Marjorie J Robinson Manison had the following three children. Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased).

5 Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children

6 The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any

7 The Decedent died without leaving a written will.

8 There has been no administration of Decedent's estate.

9. The Decedent left no debts that are unpaid.

10. There are no unpaid estate or inheritance taxes due

11 Decedent owned an interest in the following real property

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12 The following were the heirs of Decedent Marjorie Robinson Manison



2 PGS

200901779

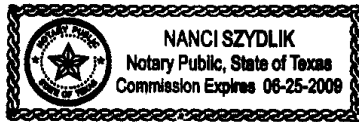
13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 18th day of March, 2009

Brad Wolfe
Brad Wolfe

STATE OF TEXAS §
COUNTY OF Galveston §

SUBSCRIBED AND SWORN TO BEFORE ME by Brad Wolfe, on March 18, 2009, to certify which witness my hand and seal of office.



Nanci Szydluk
NOTARY PUBLIC, STATE OF TEXAS
Nanci Szydluk
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES

06-25-2009

Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017779

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP – Page 2
Dallas_1\5346227\1
27011-26 3/16/2009

2
HALL 14623-09-00073

AFFIDAVIT OF HEIRSHIP



2 PGS

2009017780

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

§

§

BEFORE ME, the undersigned authority, on this day personally appeared Leonor Olivares ("Affiant") who, being first duly sworn upon her oath states

1. "My name is Leonor Olivares, and I live at 206 Rachael Lane, Friendswood, Texas. I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit

2. I knew Decedent from May, 1972 until _____, _____ Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3. Decedent's marital history was as follows. Decedent married one time. Decedent married Marjorie J. Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4. Decedent and Marjorie J. Robinson Manison had the following three children: Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased)

5. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children.

6. The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any _____

7. The Decedent died without leaving a written will

8. There has been no administration of Decedent's estate

9. The Decedent left no debts that are unpaid

10. There are no unpaid estate or inheritance taxes due

11. Decedent owned an interest in the following real property

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12. The following were the heirs of Decedent: Marjorie Robinson Manison.

13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 24 day of March, 2009

Leonor P Olivares
Leonor Olivares

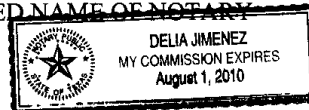
STATE OF TEXAS §
COUNTY OF Harris §

03 24 09 SUBSCRIBED AND SWORN TO BEFORE ME by Leonor Olivares, on
2009, to certify which witness my hand and seal of office

Delia Jimenez
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES

PRINTED NAME OF NOTARY



Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017780

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP – Page 2
Dallas_1\5346214\1
27011-26 3/16/2009

**6.3951 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 6.3951 acre (278,570 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 6.3951 acre tract being the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records and being all of a 2.009 acre Homestead tract of land described in Galveston County Clerk's File No. 8204830; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract and for the west corner and POINT OF BEGINNING of this tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, North 41° 40' 25" East - 222.16 feet with the southeast right-of-way line of said F.M. 528 to a 5/8-inch iron rod with cap stamped "TEAM" set for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 528 and with said curve to the right having a radius of 22,843.31 feet, a central angle of 00° 44' 31", a length of 295.86 feet, and a chord bearing North 42° 01' 21" East - 295.86 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Lot 1, Block 1, South Friendswood Plaza, according to the map or plat recorded in Plat Rec. 2005A, Map No. 107 of the Galveston County Map Records for the north corner of this tract; from which a 5/8-inch iron rod spinner bears South 66° 48' 15" West – 5.85 feet; also from which a 5/8-inch iron rod spinner found bears North 12° 45' 33" West – 3.32 feet;

THENCE, South 48° 16' 47" East - 49.10 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap found for angle point of said Lot 1 and for an angle point of this tract;

THENCE, South 69° 17' 24" East - 124.99 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Lot 1 and for an east corner of this tract;

THENCE, South 41° 41' 10" West - 10.36 feet with a northwest line of said Lot 1 to a 5/8-inch iron rod found for a southwest corner of said Lot 1, for a north corner of said 2.009 acre tract and for an interior corner of this tract;

THENCE, South 83° 10' 45" East - 72.27 feet with a southwest line of said Lot 1 and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of said Lot 1, for an angle point of said 2.009 acre tract and for an angle point of this tract;

THENCE, South 47° 11' 12" East – 267.40 feet with the southwest line of said Lot 1, with a southwest line of Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of Lot 24, Block 2, of said Hunters Creek Estates Private, for the east corner of said 2.009 acre tract and for the east corner of this tract;

THENCE, South 41° 39' 13" West – 297.95 feet with the northwest line of Block 2 of said Hunters Creek Estates Private and with the southeast line of said 2.009 acre tract to a 5/8-inch iron rod found for an angle point of said Block 2, for the south corner of said 2.009 acre tract, and for an angle point of this tract;

THENCE, South 49° 21' 02" West – 282.29 feet with the northwest line of said Block 2 to a 5/8-inch iron rod found for the east corner of said 1.6875 acre tract and for the south corner of this tract;

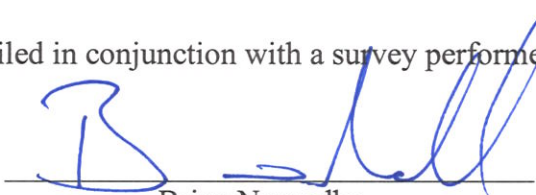
THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,993.83 feet, a central angle of 06° 27' 50", a length of 337.75 feet, and a chord bearing North 53° 56' 16" West - 337.57 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract and for a west corner of this tract;

THENCE, North 39° 17' 39" East - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract and for an interior corner of this tract;

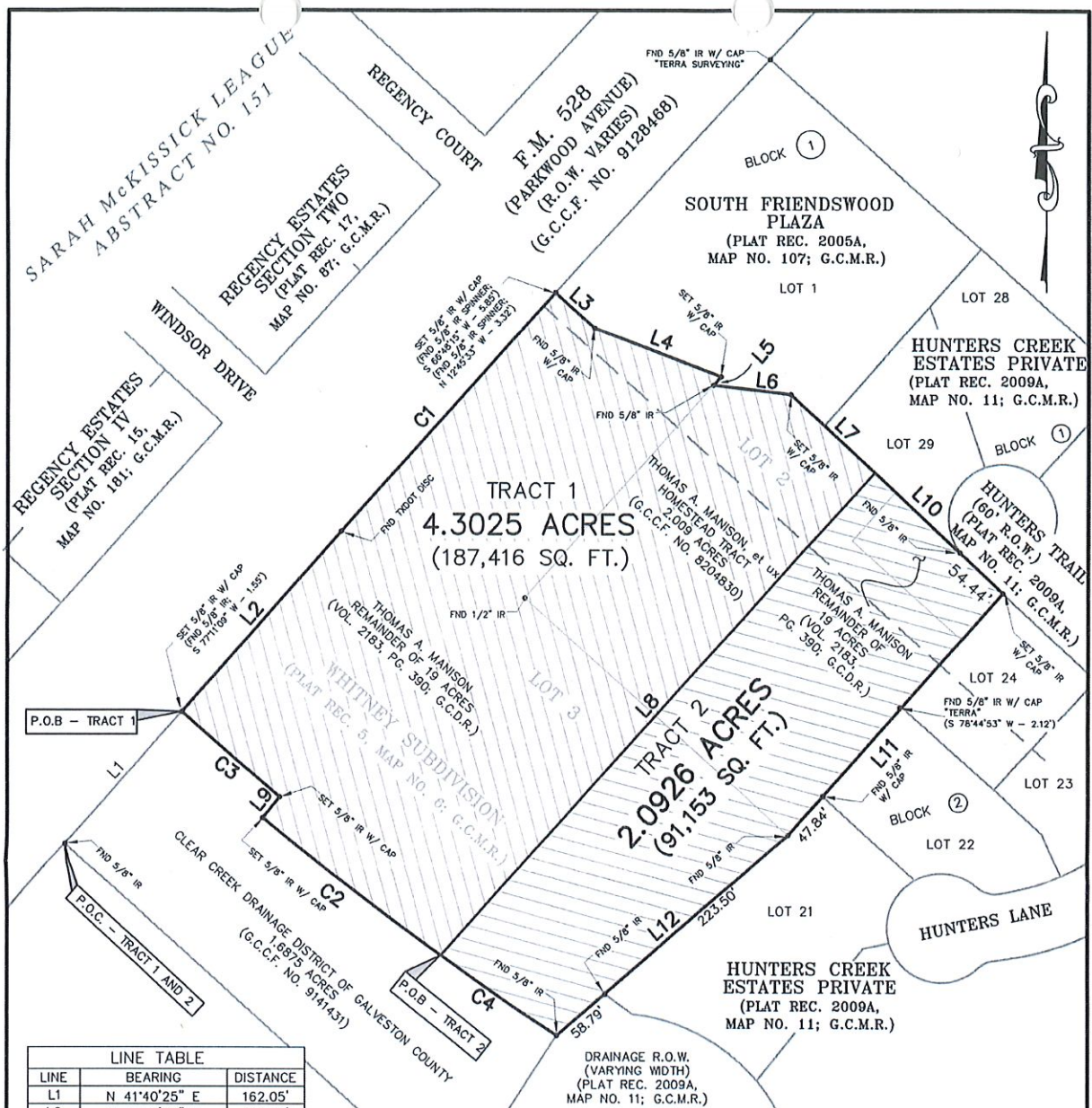
THENCE, in a northwesterly direction with a northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to the POINT OF BEGINNING and containing 6.3951 acres (278,570 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_TRACT.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°40'25" E	162.05'
L2	N 41°40'25" E	222.16'
L3	S 48°16'47" E	49.10'
L4	S 69°17'24" E	124.99'
L5	S 41°41'10" W	10.36'
L6	S 83°10'45" E	72.27'
L7	S 47°11'12" E	105.29'
L8	S 42°07'10" W	598.18'
L9	N 39°17'39" E	25.00'
L10	S 47°11'12" E	162.11'
L11	S 41°39'13" W	297.95'
L12	S 49°21'02" W	282.29'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	0°44'31"	22,843.31'	295.86'	N 42°01'21" E - 295.86'
C2	3°58'14"	2,993.83'	207.47'	N 52°41'28" W - 207.43'
C3	2°18'37"	2,968.83'	119.71'	N 49°33'03" W - 119.70'
C4	2°29'36"	2,993.83'	130.28'	N 55°55'23" W - 130.27'

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

LEGEND

- FND - FOUND
- G. C. C. F. - GALVESTON COUNTY CLERK'S FILE
- G. C. D. R. - GALVESTON COUNTY DEED RECORDS
- G. C. H. R. - GALVESTON COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- P. O. B. - POINT OF BEGINNING
- P. O. C. - POINT OF COMMENCEMENT
- REC. - RECORD
- R. O. V. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 4.) IMPROVEMENTS ARE NOT SHOWN HEREON.

STANDARD LAND SURVEY

OF
A 4.3025 ACRE (187,416 SQ. FT.) TRACT OF LAND
AND A 2.0926 ACRE (91,153 SQ. FT.) TRACT OF LAND
OUT OF LOTS 2 & 3, WHITNEY SUBDIVISION,
(PLAT REC. 5, MAP NO. 6; G.C.M.R.)
IN THE SARAH MCKISSICK LEAGUE,
ABSTRACT NO. 151,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10110000 / Engineering Firm No. F-2008

DATE: 07/08/20 JOB NO.: 487-32 SCALE: 1"=100'

July 8, 2020

Tract 1

**4.3025 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 4.3025 acre (187,416 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 4.3025 acre tract being out of the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract and for the west corner and POINT OF BEGINNING of this tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, North 41° 40' 25" East - 222.16 feet with the southeast right-of-way line of said F.M. 528 to a 5/8-inch iron rod with cap stamped "TEAM" set for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 528 and with said curve to the right having a radius of 22,843.31 feet, a central angle of 00° 44' 31", a length of 295.86 feet, and a chord bearing North 42° 01' 21" East - 295.86 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Lot 1, Block 1, South Friendswood Plaza, according to the map or plat recorded in Plat Rec. 2005A, Map No. 107 of the Galveston County Map Records for the north corner of this tract; from which a 5/8-inch iron rod spinner bears South 66° 48' 15" West – 5.85 feet; also from which a 5/8-inch iron rod spinner found bears North 12° 45' 33" West – 3.32 feet;

THENCE, South 48° 16' 47" East - 49.10 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap found for angle point of said Lot 1 and for an angle point of this tract;

THENCE, South 69° 17' 24" East - 124.99 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Lot 1 and for an east corner of this tract;

THENCE, South 41° 41' 10" West - 10.36 feet with a northwest line of said Lot 1 to a 5/8-inch iron rod found for a southwest corner of said Lot 1, for a north corner of said 2.009 acre tract and for an interior corner of this tract;

THENCE, South 83° 10' 45" East - 72.27 feet with a southwest line of said Lot 1 and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of said Lot 1, for an angle point of said 2.009 acre tract and for an angle point of this tract;

THENCE, South 47° 11' 12" East - 105.29 feet with the southwest line of said Lot 1, Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and with the northeast line of said 2.009 acre tract to a point for the east corner of this tract

THENCE, South 42° 07' 10" West - 598.18 feet to a point in the northeast line of said 1.6875 acre tract for the south corner of this tract;

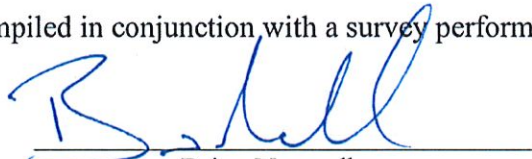
THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,993.83 feet, a central angle of 03° 58' 14", a length of 207.47 feet, and a chord bearing North 52° 41' 28" West - 207.43 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract and for a west corner of this tract;

THENCE, North 39° 17' 39" East - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract and for an interior corner of this tract;

THENCE, in a northwesterly direction with a northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to the POINT OF BEGINNING and containing 4.3025 acres (187,416 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_Rezone_CSC_NW.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



July 8, 2020

Tract 2

**2.0926 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 2.0926 acre (91,153 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 2.0926 acre tract being out of the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records and being part of a 2.009 acre Homestead tract of land described in Galveston County Clerk's File No. 8204830; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, in a southeasterly direction with a northeast line of said 1.6875 acre tract and with a curve to the left having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract;

THENCE, South 39° 17' 39" West - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract;

THENCE, in a southeasterly direction with the northeast line of said 1.6875 acre tract and with a curve to the left having a radius of 2,993.83 feet, a central angle of 03° 58' 14", a length of 207.47 feet, and a chord bearing South 52° 41' 28" East - 207.43 feet to a point for the west corner and POINT OF BEGINNING of this tract;

THENCE, North 42° 07' 10" East - 598.18 feet to a point in the southwest line of Lot 29, Block 1, Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and for the north corner of this tract;

THENCE, South 47° 11' 12" East - 162.11 feet with said Lot 29 to a 5/8-inch iron rod with cap stamped "TEAM" set in the southwest right-of-way line of Hunters Trail (60 feet wide), according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records for the north corner of Lot 24, Block 2 of said Hunters Creek Estates Private, for the east corner of said 2.009 acre tract and for the east corner of this tract;

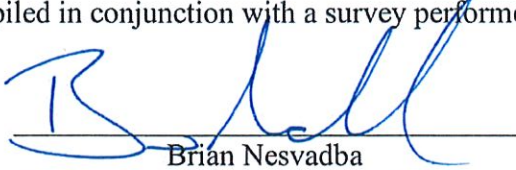
THENCE, South $41^{\circ} 39' 13''$ West – 297.95 feet with the northwest line of Block 2 of said Hunters Creek Estates Private and with the southeast line of said 2.009 acre tract to a 5/8-inch iron rod found for an angle point of said Block 2 for the south corner of said 2.009 acre tract and for an angle point of this tract;

THENCE, South $49^{\circ} 21' 02''$ West – 282.29 feet with the northwest line of said Block 2 to a 5/8-inch iron rod found for the east corner of said 1.6875 acre tract and for the south corner of this tract;

THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with said curve to the right having a radius of 2,993.83 feet, a central angle of $02^{\circ} 29' 36''$, a length of 130.28 feet, and a chord bearing North $55^{\circ} 55' 23''$ West - 130.27 feet to the POINT OF BEGINNING and containing 2.0926 acres (91,153 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_Rezone_OPD_SE.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

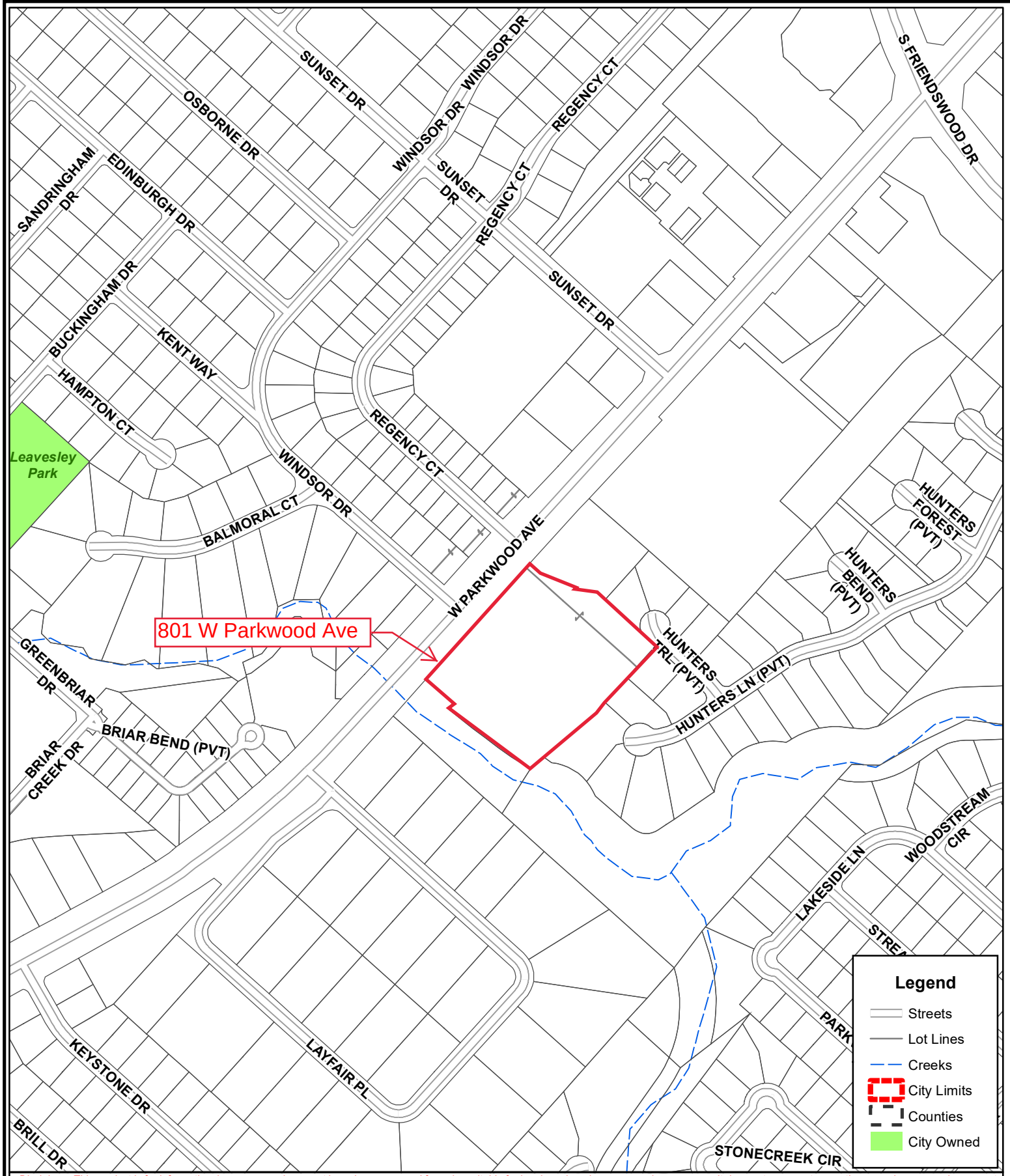


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 207'
 Page 29 of 116



801 W Parkwood Ave

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned

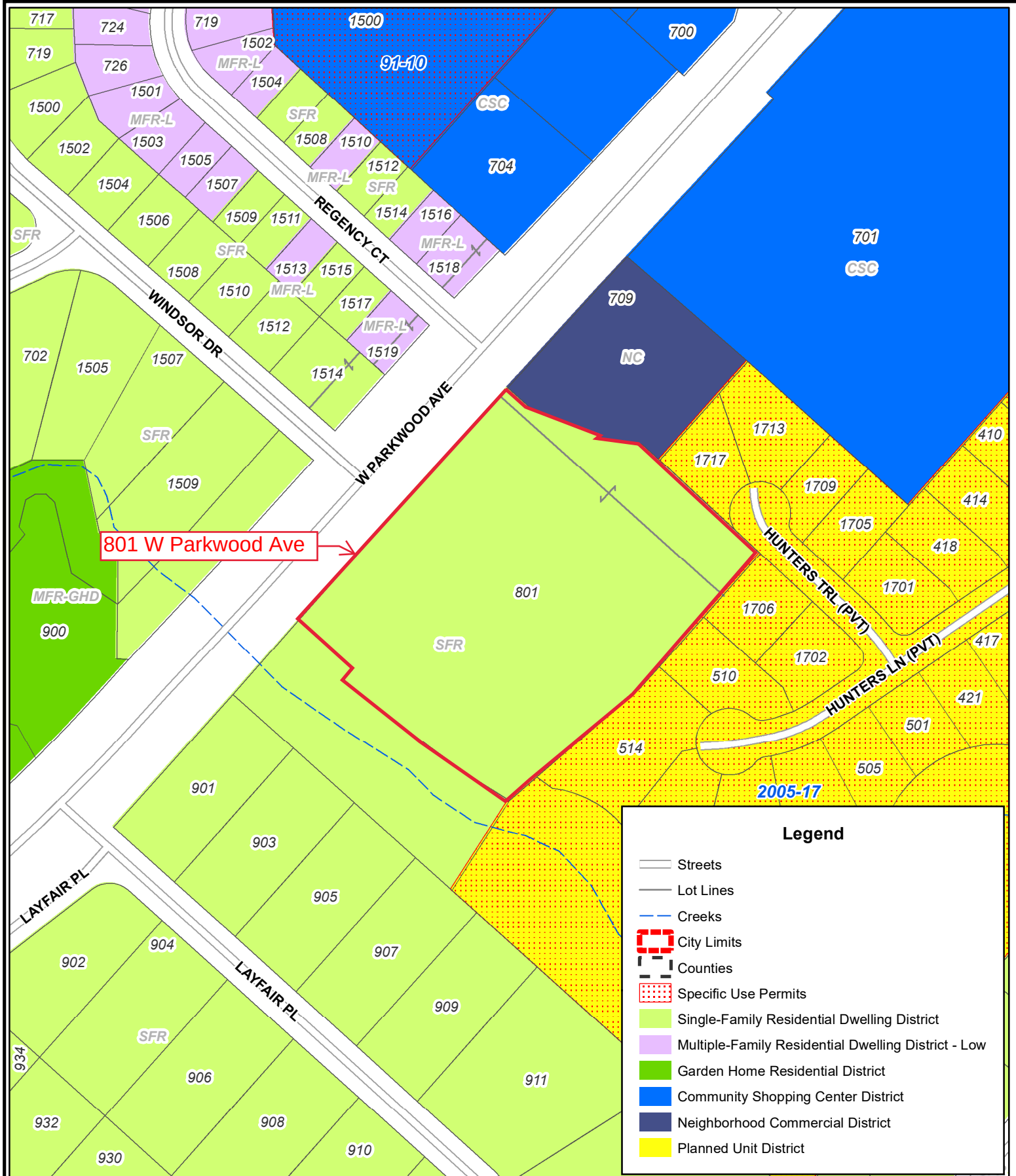
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping





801 W Parkwood Ave

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- Specific Use Permits
- Single-Family Residential Dwelling District
- Multiple-Family Residential Dwelling District - Low
- Garden Home Residential District
- Community Shopping Center District
- Neighborhood Commercial District
- Planned Unit District

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

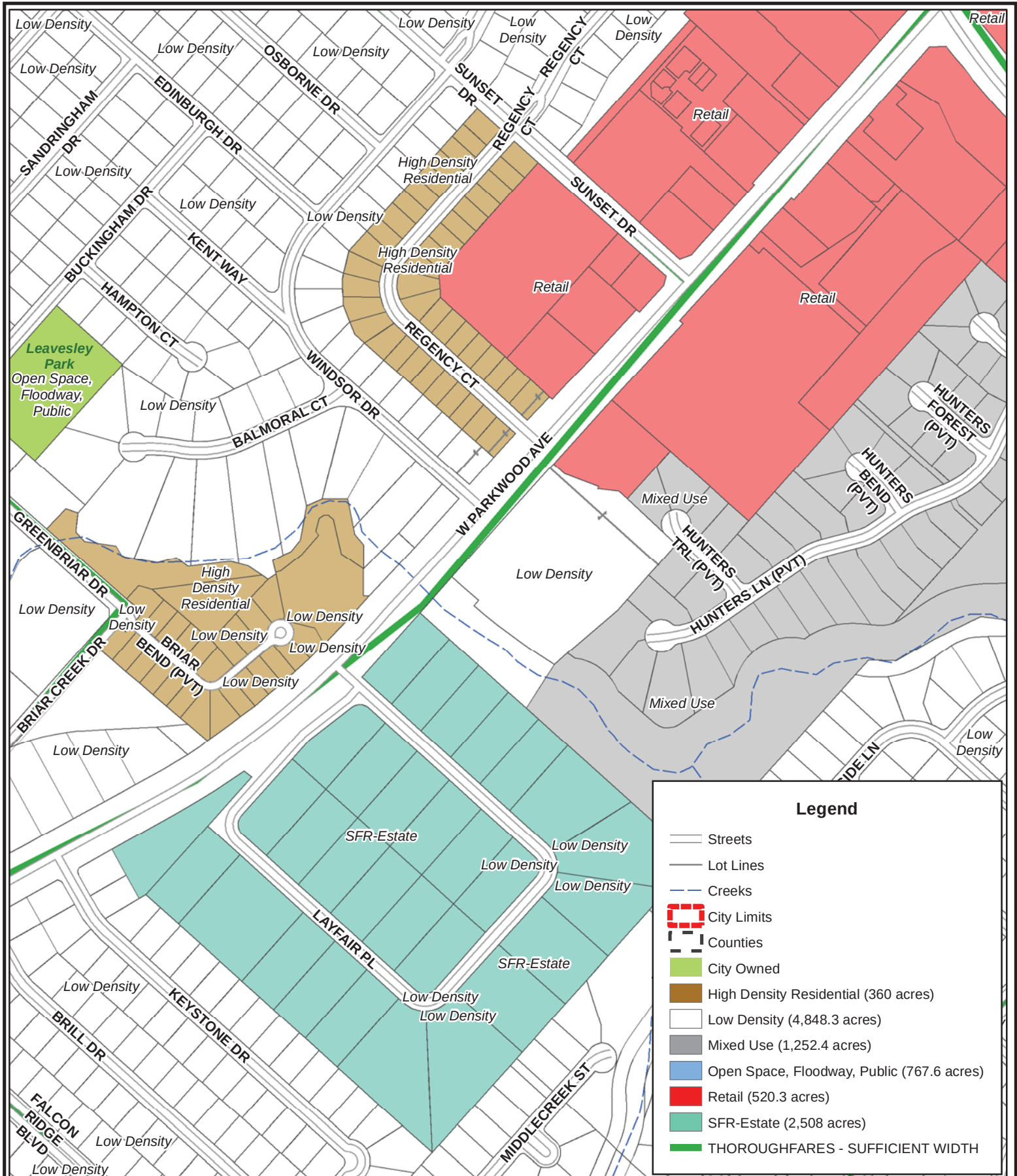


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 207'
 Page 31 of 116



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 424'
 Page 32 of 116

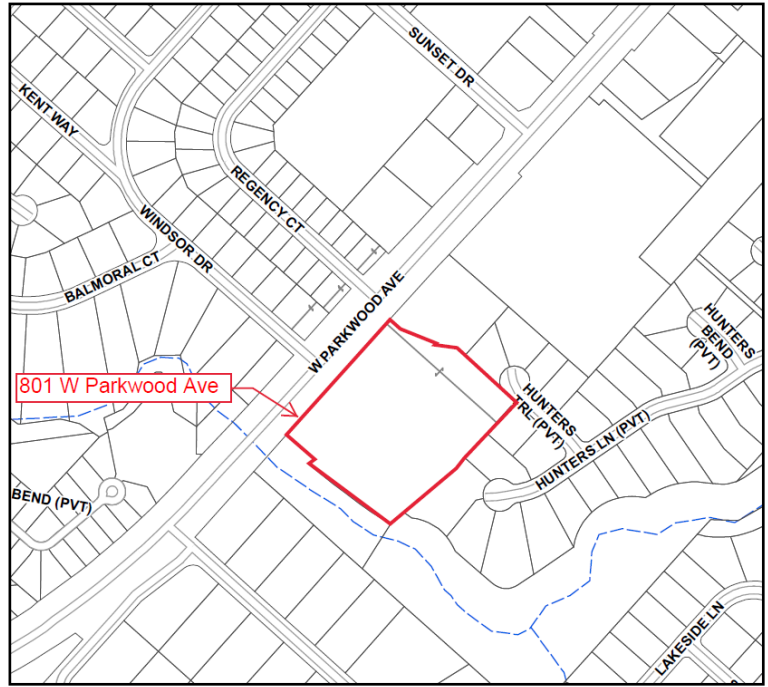
Rezoning Report

July 2020

Project: Zone Change Request

Address: 801 W. Parkwood Ave.

Legal: 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas



Request: Zone classification change from Single Family Residential (SFR; 6.3951 acres) to Community Shopping Center (CSC; 4.3025 acres) and Office Park District (OPD; 2.0926 acres)

Applicable Zoning Ordinance Excerpts:

Appendix C
Zoning Ordinance
Section 7. Schedule of District Regulations

F. CSC, Community Shopping Center District, general purpose and description. The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The planning and zoning commission may approve alternative exterior facade materials.

H. OPD, Office Park District, general purpose and description. The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. Development of an office park district requires approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.
5. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.
6. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.
7. One caretaker's quarters unit may be provided for each office park complex.
8. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
9. Buildings in the OPD shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The Planning and Zoning Commission may approve alternative exterior facade materials.

Existing Use/Site Attributes:

The subject property is **6.3951 acres of undeveloped land**. There is one single-family house located on the property that was built in 1970 and is approximately 6,156 square feet.



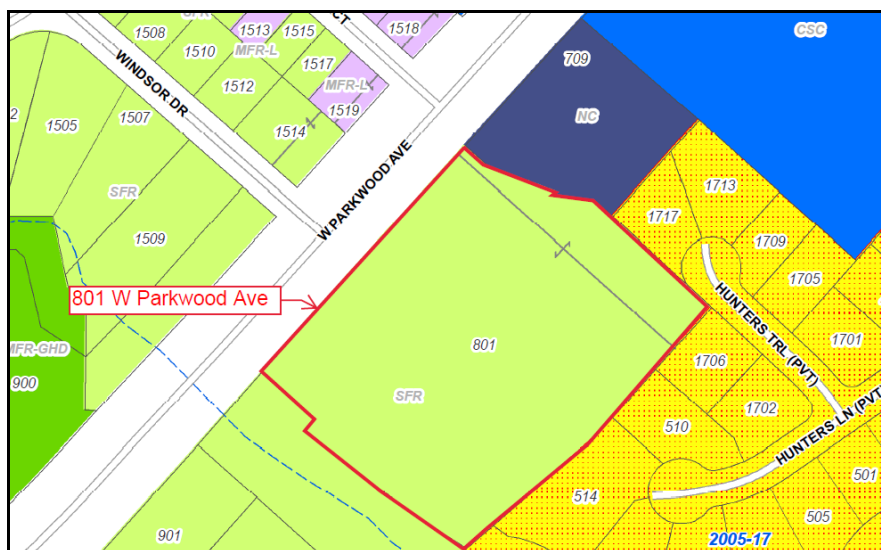
City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property has always been Single Family Residential (SFR). Camp Manison was operated on this property for a number of years back in the 70's and 80's.

Adjacent Zoning/Land Use:

The property fronts FM 528, also known as West Parkwood Ave. To the northerly side, the adjacent property is zoned Neighborhood Commercial (NC). To the side and rear, the adjacent property is zoned Planned Unit Development/Specific Use Permit (PUD/SUP 2005-17), which is the zoning that was required at the time to develop Hunter's Creek Estates Subdivision, a private gated community. The southerly side of the property is bordered with Chigger Creek.



City of Friendswood Zoning Map

Platting Analysis:

Preliminary and final plats will be required prior to development.

Planning Analysis:

This property fronts FM 528 and is located between another commercial development and Chigger Creek. The Vision 2020 plan determined that a balance of 80 percent residential zoning would need to be supported by 20 percent commercial zoning. That plan also identified the need for more retail and office zoning, rather than industrial zoning.

The FM 528 Strategy Final Report states, “The FM 528 Corridor provides more opportunities for future commercial development, particularly for retail businesses, than any other place in the City. Retail businesses’ preferred location is usually influenced by high traffic areas, corner sites, pedestrian foot traffic, neighboring retailers nearby, and community demographics.”

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as Low Density Residential; however, the frontage on FM 528 lends the property to commercial development, which contributes to the Vision 2020 plan by increasing the amount of retail and office zoning. The rear of the property would be zoned Office Park District (OPD) with the intention to provide a less intense commercial buffer for the residential lots abutting the subject property. The Future Land Use Map (2008) will be reviewed and updated soon as part of the Comprehensive Plan update.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

The property will be required to provide on-site detention. The plan is to locate the detention pond at the rear of the property to also serve as a buffer for the residential properties.

Utilities:

The developer will be required to extend City water and sewer lines for development.

Access:

The property currently has access on FM 528/W. Parkwood Ave. Any additional driveways and driveway improvements would need to be approved by the Texas Department of Transportation (TXDOT). Shared driveway access with the adjacent commercial development would be optimal.

Park/Open Space:

Park Dedication Fees are not applicable for commercial development.



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

City of Friendswood

JUN 25 2020

Received by: *RB*

CURRENT ZONE OF PROPERTY: MFR-GHD

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: MFR-H

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4322 Friendswood Link Road, Friendswood, Texas 77546

Platted Land – Plat Name: N/A Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Peter Gorman Phone: _____

Owner's Mailing Address: 130 Surf Court

City: Houston State: TX Zip: 77058 Fax: _____

Owner's Email Address: _____

AGENT'S NAME : Selwyn P. Thint Phone: 281-993-3770

Agent's Mailing Address: 907 S. Friendswood Drive, Suite 200

City: Friendswood State: TX Zip: 77546 Fax: 281-648-2294

Agent's Email Address: st@edgtexas.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

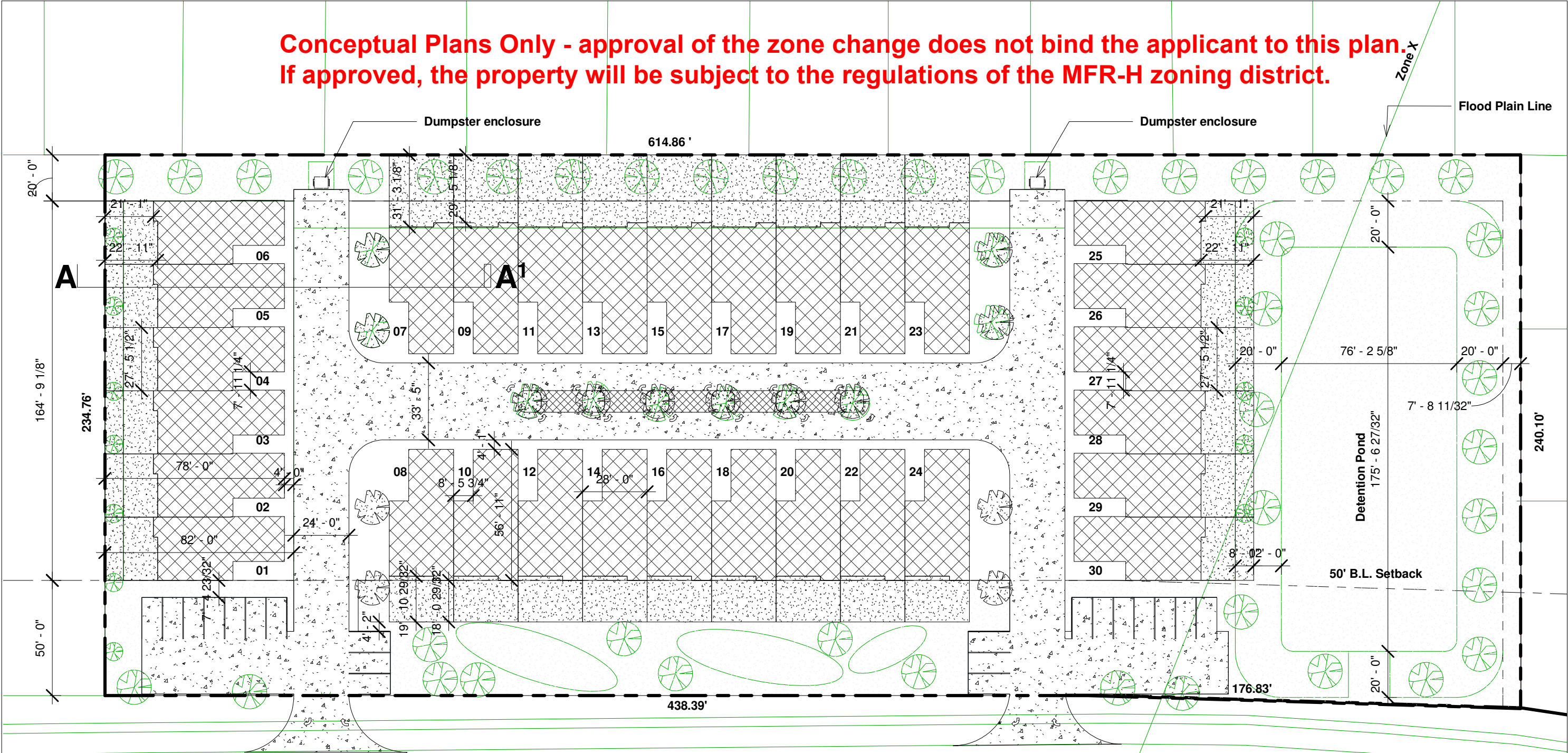
Owner's Signature: Peter Gorman Date: 6/25/2020

Agent's Signature: [Signature] Date: 6-24-20

Received By: Bobby Bennett
Date of Public Hearing: 8-13
Property Owner Notices: 7-31

Application Number: 2020-0024
Received Date: 6-26-2020
Newspaper Notice: 7-20
Sign on Property: 7-31

**Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.**



Friendswood Link Rd

1 Site Layout Plan
1" = 40'-0"

FOREST CREEK TOWNHOMES

RESERVE A5, BLOCK 2
FOREST CREEK
3.285 ACRES

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



① Front Elevation
1/4" = 1'-0"

Level 4
29' - 6"

Level 3
20' - 0"

Level 2
10' - 0"

Level 1
0' - 0"



② Rear Elevation
1/4" = 1'-0"

Level 4
29' - 6"

Level 3
20' - 0"

Level 2
10' - 0"

Level 1
0' - 0"

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



**Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.**



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



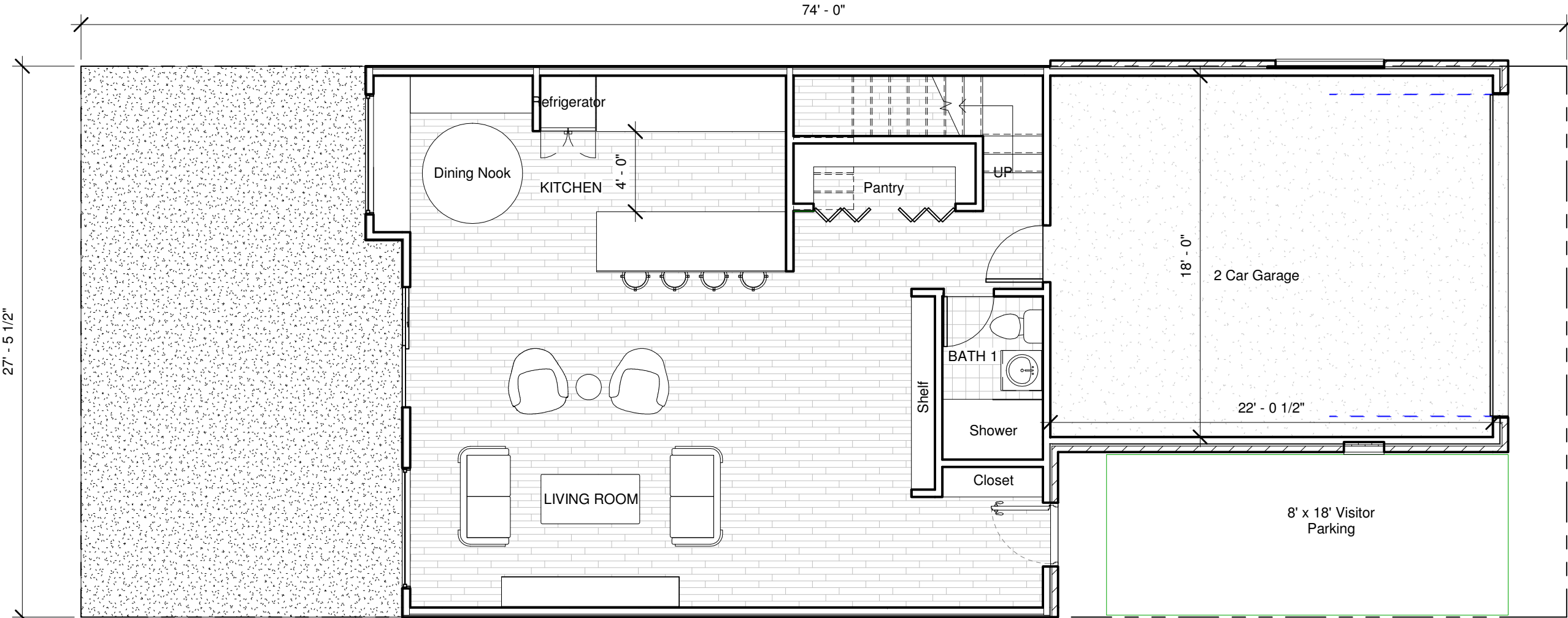
Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



1 Level 1
3/16" = 1'-0"

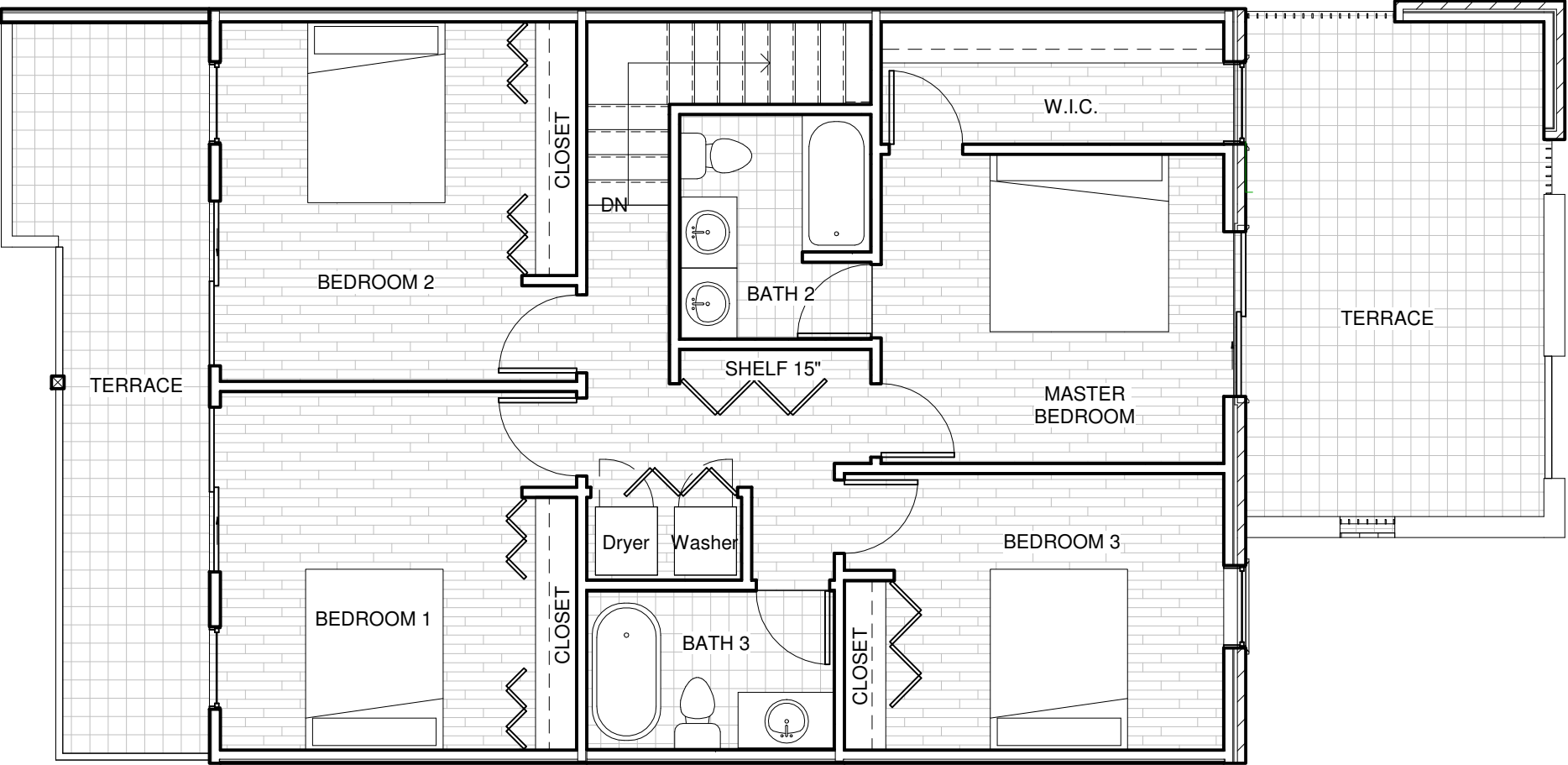
Area Schedule:
First Floor AC: 896 SF
Second Floor AC: 964 SF
Garage: 450 SF
Terrace: 383 SF
TOTAL AC: 1860 SF

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



① Level 2
3/16" = 1'-0"

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

 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

07100034
 Stewart Title Co

WD
 B

GENERAL WARRANTY DEED**NOTICE OF CONFIDENTIALITY RIGHTS:**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 5/27/07

Grantor: Asta L. Nilsson

Grantor's Mailing Address: 2519 Yupiter
Houston TX 77006

Grantee: Peter Gorman

1EE

Grantee's Mailing Address: 130 Surf Court
NASSAU BAY TEXAS 77058

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

A tract or parcel of land containing 3.2895 acres, or 143,290 square feet, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and fully incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property,

EXHIBIT "A"

D

Being a tract of land in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and being all of the vacated subdivision plat of Forestwood, per plat recorded under Film Code 350061 of the Harris County Map Records, and being more particularly described by metes and bounds as follows with all bearings based on said plat;

COMMENCING at the intersection of the northeast line of Oxnard Lane (60.06 feet wide) per the plat of Forest Creek recorded in Volume 239, Page 50 Harris County Map Records, with the southeast line of Friendswood Link Road (100.00 feet wide), and the most westerly corner of Lot 1 of Block 2 of said Forest Creek; said point being in a curve concave to the northwest;

THENCE northeasterly, 111.32 feet along the southeast right-of-way line of said Friendswood Link Road and said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $04^{\circ} 25' 45''$, and whose chord bears $N 51^{\circ} 05' 07'' E$, 111.29 feet, to the north corner of said Lot 1 and the POINT OF BEGINNING and west corner of the herein described tract; a found $5/8$ inch iron rod bears $S 62^{\circ} 45' W$, 0.9 feet;

THENCE continuing northeasterly, 176.83 feet along the southeast right-of-way line of said Friendswood Link Road and the arc of said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $07^{\circ} 02' 09''$, and whose chord bears $N 45^{\circ} 21' 10'' E$, 176.72 feet to a $5/8$ inch iron rod found marking the point of tangency;

THENCE continuing along the southeast right-of-way line of said Friendswood Link Road, $N 41^{\circ} 49' 57'' E$, 438.39 feet, to a $1/2$ inch iron rod found marking the west corner of a tract of land sold to First City Bank Gulfgate as described in deed recorded under Harris County Clerk's File Number K771546, and the north corner of said Forestwood and the herein described tract;

THENCE along the southwest line of said Gulfgate tract and the northeast line of said Forestwood, $S 47^{\circ} 39' 14'' E$, 234.76 feet to a point in the northwest line of said Forest Creek, the south corner of said Gulfgate tract, and the east corner of said Forestwood and the herein described tract;

THENCE along a northwest line of said Forest Creek and the southeast line of said Forestwood, $S 42^{\circ} 20' 46'' W$, 614.85 feet to an "ell" corner of said Forest Creek and the south corner of said Forestwood and the herein described tract;

THENCE along a northeast line of said Forest Creek and the southwest line of said Forestwood, $N 47^{\circ} 39' 14'' W$, 240.10 feet to the POINT OF BEGINNING and containing 3.2895 acres, or 143,290 square feet, of land.

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Asta L. Nilsson
ASTA L. NILSSON

10R

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 28th day of March, 2007, before me, the undersigned Notary Public, personally appeared Asta L. Nilsson, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purpose contained therein.

Joseph M. Montalbano
Notary Public, State of Texas



Return To:
Peter Norman
130 Surf Court
Nassau Bay Tex
77058

20070190736
Pages 4
03/30/2007 14:03:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Exhibit A



SCALE: 1 INCH = 100 FEET

OF CHAINING at a 1/2 inch iron rod found for the West corner of said Reserve "A", same being the Martham corner of Lot 1 in Block 2, Forest Creek and a point on the Southerly right of way line of Friendswood Link Road (based on 100 feet in width), said right of way being a curve to the left having a radius of 1440.00 feet.

THENCE along said right of way and said curve to the left having a radius of 1440.00 feet, a central angle of 7 deg. 42 min. 10 sec., a chord bearing and distance of North 45 deg. 21 min. 02 sec. East 178.75 feet, for an arc distance of 176.43 feet to a 1/2 inch iron rod found at the end of said curve.

THENCE North 41 deg. 48 min. 57 sec. East and continuing along said Southerly right of way line, a distance of 438.39 feet to the North corner of the North described tract, same being the West corner of a tract of land conveyed to Friendswood Link Development LLC under Standing Order No. 20130454635.

THENCE South 47 deg. 39 min. 14 sec. East along the Southerly line of said tract, a distance of 244.76 feet to a 1/2 inch iron rod found for the East corner of said Friendswood Link Development LLC tract, also being a point on the Southerly line of said Reserve "A" and the Northerly line of Lot 15 in Block 2, Forest Creek.

THENCE South 42 deg. 20 min. 44 sec. West along the Southerly line of said Reserve "A", a distance of 514.50 feet to a 1/2 inch iron rod found for the South corner of said Reserve "A", same being the East corner of Lot 3, Block 2.

THENCE North 47 deg. 39 min. 14 sec. West along the Southerly line of said Reserve "A", a distance of 244.76 feet to the West corner of Lot 3, 2 and 1 in Block 2, Forest Creek, a distance of 240.10 feet to the PLACE OF BEGINNING.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on July 14, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. This survey meets or exceeds the specifications for a Category 1A, Conditional Survey as promulgated by the Texas Society of Professional Surveyors.

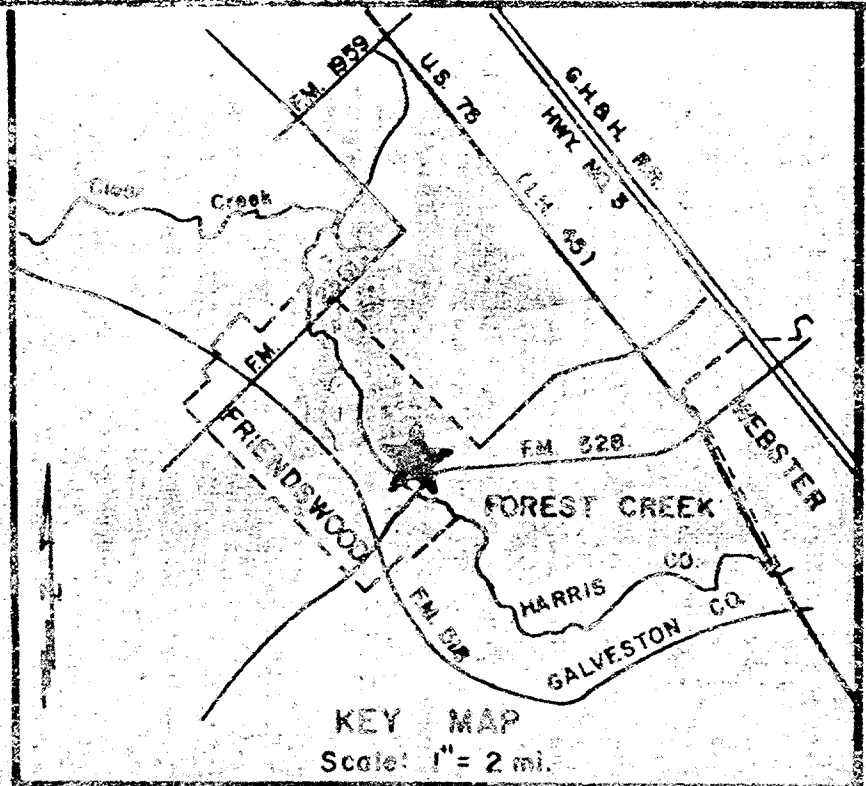
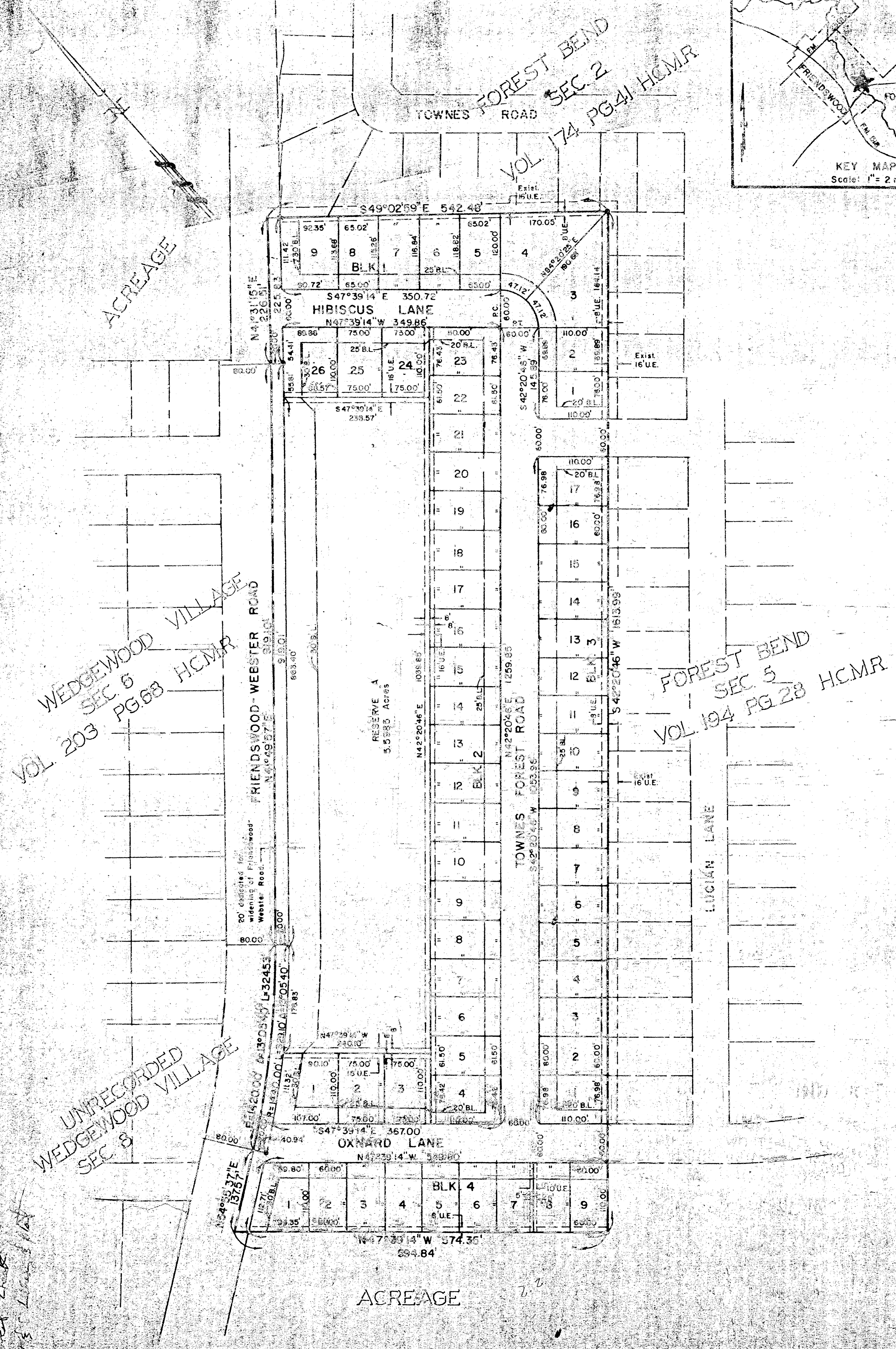
Christopher Trusky
RPLS No. 62642
The Land Survey Co., LLC
Plan Reg. No. 10045700
281-338-4008



Note:
According to FIRM Community Plan No. 4354695.005C, dated 03/22/1998, this property lies in Flood Zone "X", which is considered to be outside the Special Flood Hazard Area. Surveys make no representation as to whether or not this property may have been or be in a flood zone.

Base of bearings to the Southerly line of subject property as plotted and monumented.

Other encumbrances or matters affecting the subject property, if any, are not shown.



APPROVED by the Commissioner's Court of Harris County, Texas this _____ day of _____, 19__.

Ton Bass, Commissioner, Precinct 1
Jim Fontana, Commissioner, Precinct 2
Jon Lindsay, County Judge

R. V. Eckels, Commissioner, Precinct 3
E. A. Lyons, Commissioner, Precinct 4

This is to certify that the City Planning Commission of the City of Friendswood, Texas has approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Friendswood, Texas, this 6th day of April, 1976.

Clyde Rainey
Clyde Rainey, Chairman
Roy Wiley
Roy Wiley, Secretary

I, Richard P. Doss, County Engineer of Harris County, Texas, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss, County Engineer

I, G. H. Smith, Flood Control Director of Harris County Flood Control District, Harris County Texas, do hereby certify that the plot of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioner's Court, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

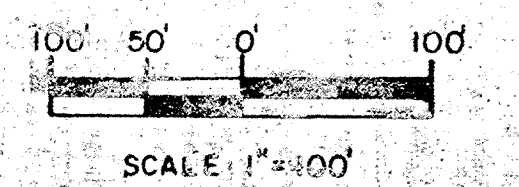
G. H. Smith, Flood Control Director

- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - B.L. indicates Building Line
U.E. indicates Utility Easement

FOREST CREEK
A SUBDIVISION OF 20.1236 ACRES OUT OF
SARAH MCKISSICK SURVEY, ABSTRACT NO. 549,
HARRIS COUNTY, TEXAS.

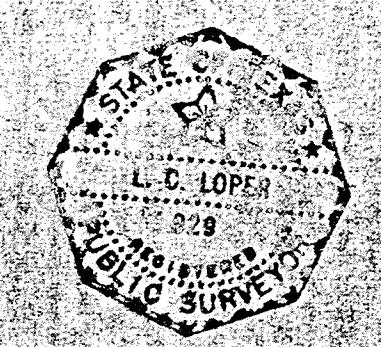
ENGINEER: L.C. LOPER & ASSOCIATES
OWNER: CHARLES KORNEGAY BUILDER, INC. - CHARLES KORNEGAY

4 BLOCKS
61 LOTS



This is to certify that I, L.C. Loper, a Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with five eighth inch (5/8") iron rods, 18" long, and that this plat accurately represents that survey made by me.

L.C. Loper
L.C. Loper
Texas Registration No. 929



STATE OF TEXAS
COUNTY OF HARRIS

We, Charles Kornegay, and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc. owner of the property subdivided in the above and foregoing map of Forest Creek, do hereby make subdivision of said property for and on behalf of said Charles Kornegay Builders, Inc. according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Forest Creek, located in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and on behalf of said Charles Kornegay Builder, Inc., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Charles Kornegay and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc., owner of the property subdivided in the above and foregoing map of Forest Creek, have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations hereof on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County, Texas.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Harris County, by Harris County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

There is also dedicated for utilities an unobstructed aerial easement five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree with the City of Friendswood and/or Harris County and/or any property owner that the building lines and utility easements shown in adjacent acreage are hereby established as shown.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, Charles Kornegay Builder, Inc., has caused these presents to be signed by Charles Kornegay, its President, thereto authorized, attested by its Secretary, Jeanette Marie Kornegay, and its common seal hereunto affixed this 3rd day of April 1976.

CHARLES KORNEGAY BUILDER, INC.
Charles Kornegay
Charles Kornegay, President
Jeanette Marie Kornegay
Jeanette Marie Kornegay, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this date personally appeared Charles Kornegay, President and Jeanette Marie Kornegay, Secretary of Charles Kornegay Builder, Inc., 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April 1976.

John W. Heaton
John W. Heaton
Notary Public in
and for Harris County, Texas.

This is to certify that I, Thomas D. Heaney, City Engineer for the City of Friendswood, Texas have approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Engineer for the City of Friendswood, Texas, this 6th day of April 1976.

Thomas D. Heaney
Thomas D. Heaney, City Engineer

STATE OF TEXAS
COUNTY OF HARRIS

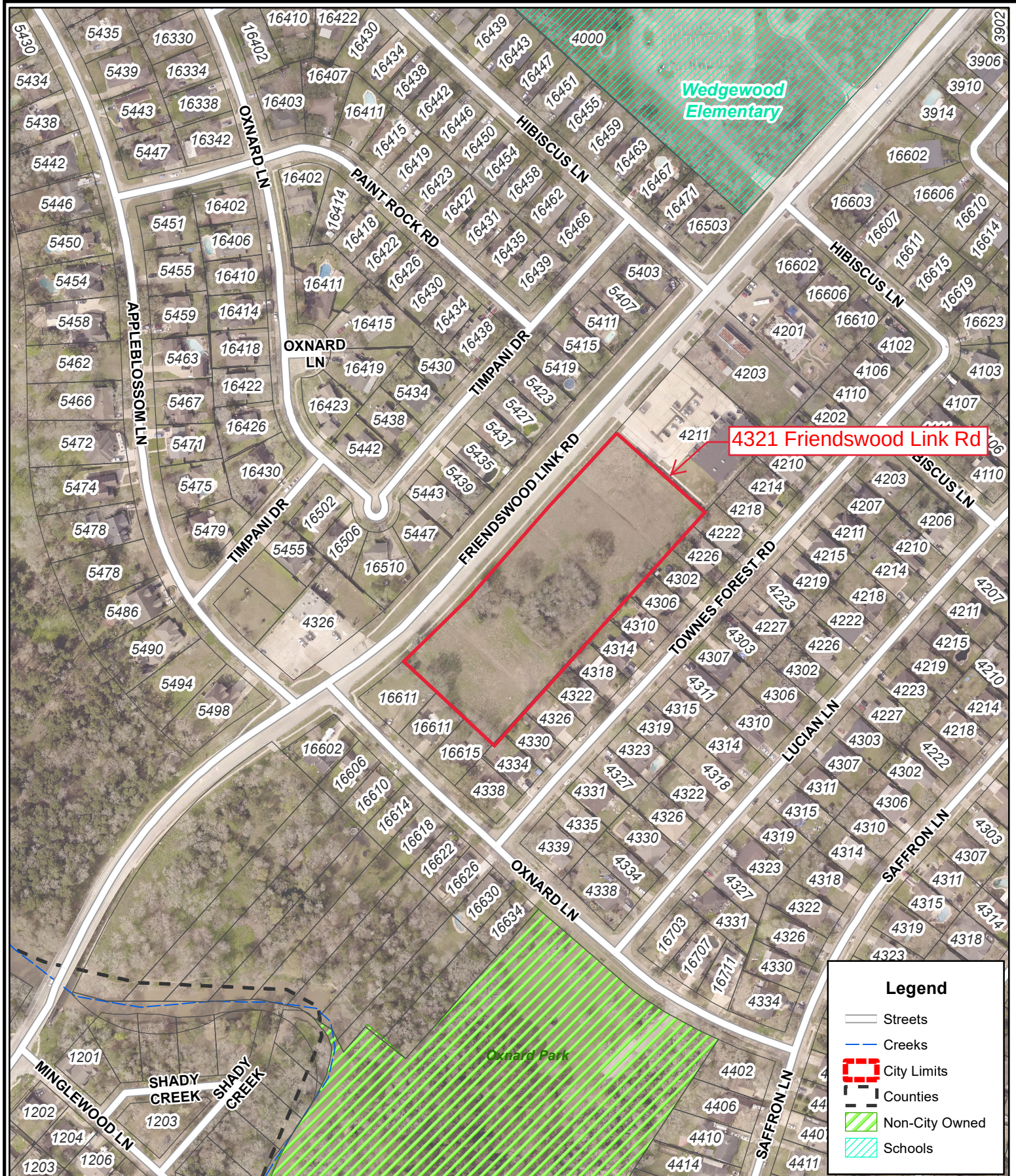
I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19____, at _____ o'clock _____ M., and duly recorded on _____ of said County, _____ page _____ of record of _____.

WITNESS my hand and seal of office at Houston, the day and date last above written.

R. E. Turrentine, Jr. Clerk, County Court,
Harris County, Texas

By _____ Deputy

L.C. LOPER & ASSOCIATES, INC.
CONSULTING ENGINEER
89 BELLAIR BLVD.
HOUSTON, TEXAS 77025
666-2828



Legend

- Streets
- Creeks
- City Limits
- Counties
- Non-City Owned
- Schools

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



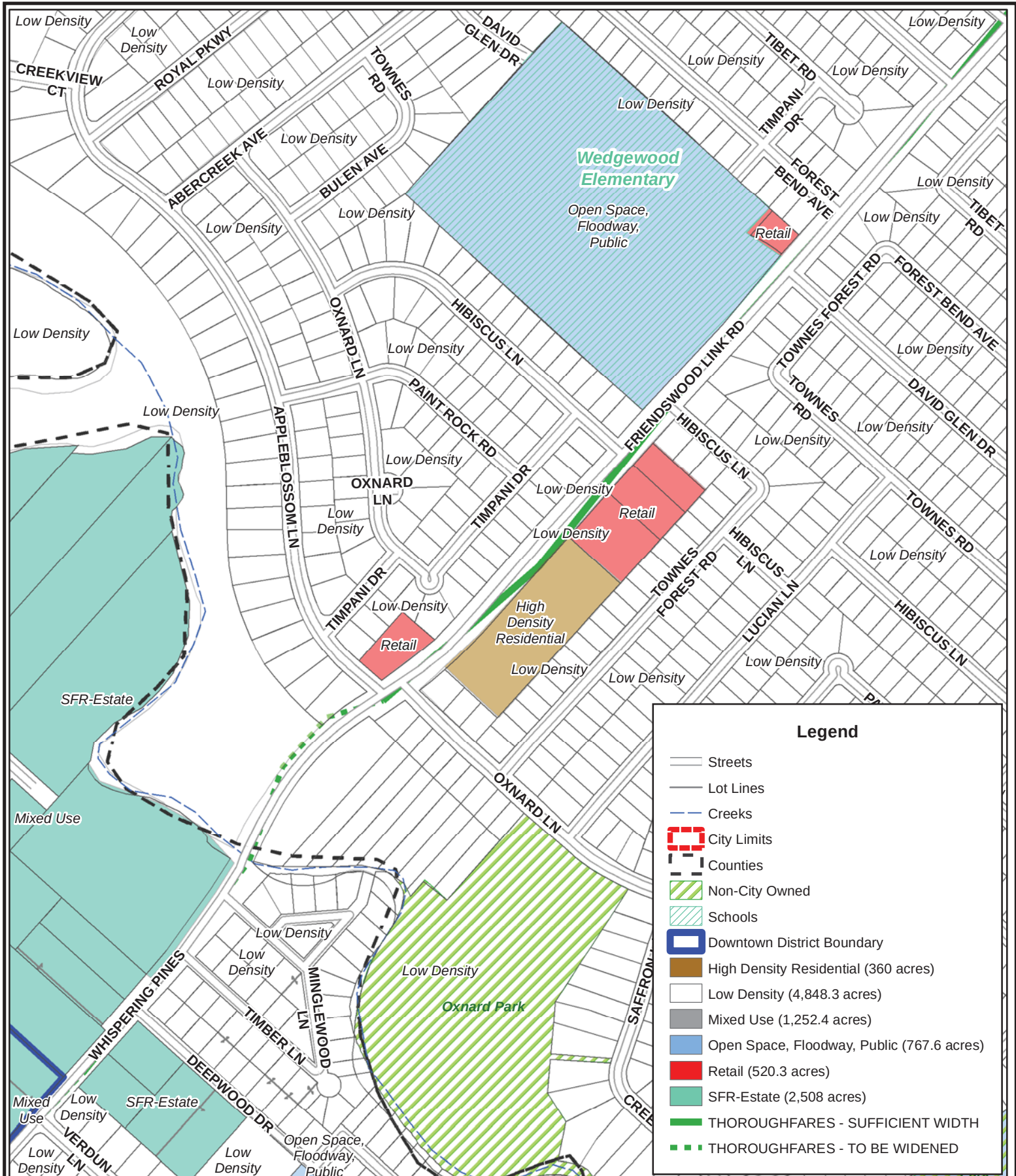


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
 Page 55 of 116



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 424'
 Page 56 of 116

Rezoning Report

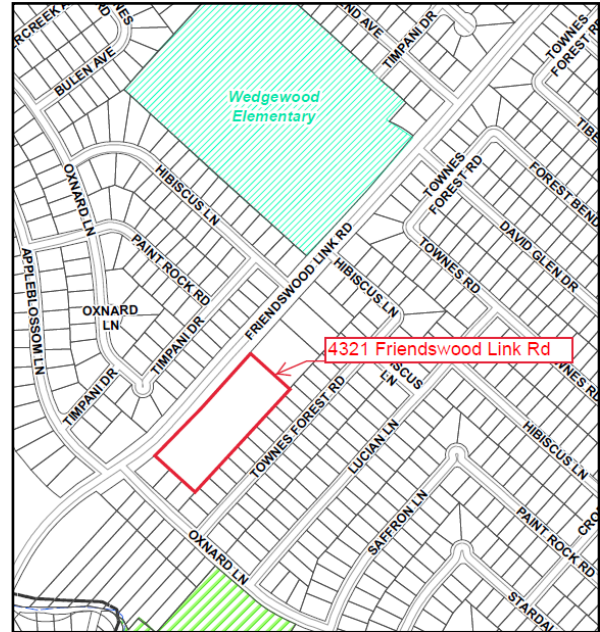
July 2020

Project: Zone Change

Address: 4321 Friendswood Link Rd.

Legal: 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas

Request: Zone classification change from Multi-Family Residential-Garden Home District (MFR-GHD) to Multi-Family Residential-High Density (MFR-H)



Applicable Zoning Ordinance Excerpts:

Appendix C

Zoning Ordinance

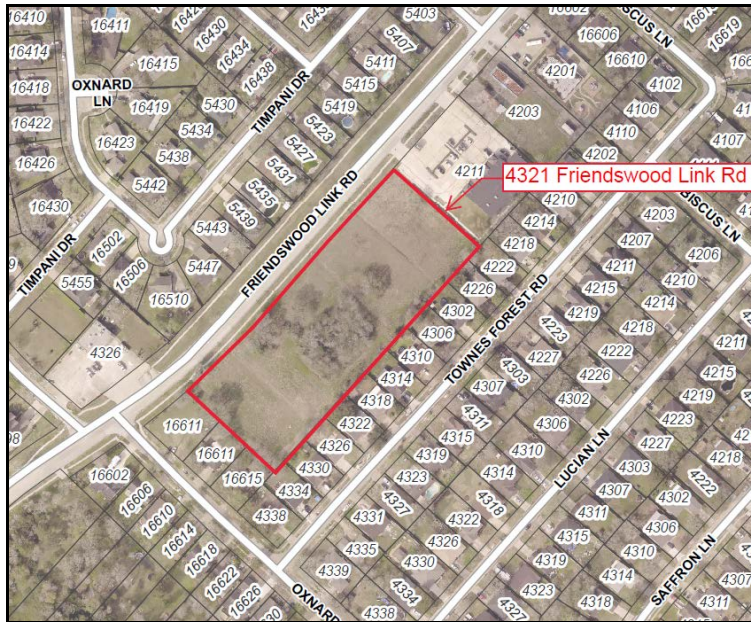
Section 7. Schedule of District Regulations

D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

Existing Use/Site Attributes:

The subject property is 3.2895 acres of undeveloped land.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property is currently Multi-Family Residential-Garden Home District (MFR_GHD).

Adjacent Zoning/Land Use:

The property is located along Friendswood Link Rd. The property to the northeasterly side is zoned Neighborhood Commercial (NC) and the property to the rear and other side is all Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:

The property will require preliminary and final plats prior to development.

Planning Analysis:

MFR-H zoning district requires site plan approval by the Planning and Zoning Commission. The property is subject to a 50-foot building line that was on the original plat of Forest Creek Subdivision. Additionally, since the development would abut residentially zoned property, an 8-foot opaque fence and a 10-foot landscape buffer with a tree planted every 25 feet will be required.

The applicant has provided conceptual drawings of their plans for the property; however, approval of the zone change does not bind them to this plan. They will be required to meet the minimum standards of the MFR-H zoning district, if approved.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as High Density Residential.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

The property will be required to provide on-site detention.

Utilities:

City water and sewer services are available to the property.

Access:

Access will be from two driveways to Friendswood Link Rd. All driveways and parking spaces will be required to meet the current minimum design standards detailed in the Design Criteria Manual.

Park/Open Space:

Park Dedication Fees of \$600 per lot will be due at the time of Building Permit Issuance.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 801 W. Parkwood Ave., a 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas to change from Single Family Residential (SFR) to Community Shopping Center (CSC; 4.3025 acres) and Office Park District (OPD; 2.0926 acres)

Action: Significant

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning on this tract from Single Family Residential (SFR) to Community Shopping Center (CSC) and Office Park District (OPD) for future commercial development.

This property fronts FM 528 and is located between another commercial development and Chigger Creek.

The rear of the tract would be zoned OPD to allow for less intense uses that are closer to the residential properties that are adjacent to the subject property. Additionally, it is the intent of the developer to place the detention pond at the back of the property to also serve as a buffer.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The Vision 2020 plan determined that a balance of 80 percent residential zoning would need to be supported by 20 percent commercial zoning. That plan also identified the need for more retail and office zoning, rather than industrial zoning.

The FM 528 Strategy Final Report states, "The FM 528 Corridor provides more opportunities for future commercial development, particularly for retail businesses, than any other place in the City. Retail businesses' preferred location is usually influenced by high traffic areas, corner sites, pedestrian foot traffic, neighboring retailers nearby, and community demographics."

RECOMMENDATIONS

A recommendation from the Planning and Zoning Commission to City Council is required.

ATTACHMENTS

1. 801 W Parkwood Ave Application
2. 801 W Parkwood Ave Deed
3. 801 W Parkwood Ave metes and bounds
4. 801 W Parkwood Ave Rezoning Exhibit

5. 801 W Parkwood Ave Aerial Map
6. 801 W Parkwood Ave Location Map
7. 801 W Parkwood Ave Zoning Map
8. 801 W Parkwood Ave Future Land Use Map
9. 801 W Parkwood Ave Rezoning Report



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: Single Family Residential

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: CSC & OPD☐ Specific Use Permit Option 1☐ Planned Unit Development Option 1☐ Specific Use Permit Option 2☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 801 W. Parkwood Ave

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Manison Family Living Trust Phone: 713-882-4655Owner's Mailing Address: 105 Hunters Lane, Ste 108ACity: Friendswood State: TX Zip: 77546 Fax: _____Owner's Email Address: ruthann@prince-properties.comAGENT'S NAME: Kelly Best Phone: 713-510-9411Agent's Mailing Address: 11700 Katy Freeway, Suite 800City: Houston State: TX Zip: 77079 Fax: _____Agent's Email Address: kelly.best@kimley-horn.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: *Ruth Ann Manison, Successor Trustee* Date: 07/09/2020Agent's Signature: *Kelly Best* Date: 07/19/2020

Received By: *Becky Binnitt*
 Date of Public Hearing: 8-13 + 9-7
 Property Owner Notices: 7-31

Application Number: 2020-0029
 Received Date: 7-10-2020
 Newspaper Notice: 7-20
 Sign on Property: 7-31

Submittal Requirements for Zone Change Applications

ALL APPLICATIONS - PUD and SUP Options 1 and 2, Land Use Changes

☐ Application Fee of \$300 (PUD \$500)

(Changes in/to Downtown District may be eligible for fee waiver)

☐ Current Deed of Record

☐ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor)

PUD Option 1

This option allows all plans, including the site plan, to be approved as a part of the zone change request and is a one-time submittal. See Zoning Ordinance Section 7.J. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

PUD Option 2

This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor.

5 – 24" x 36" sets of collated plans including a cover sheet or letter describing the project, an overall site plan and building elevations

See Zoning Ordinance Section 7.J. for more specific plan requirements.

Specific Use Permit Option 1

This option allows all plans, including the site plan, to be approved as a part of the SUP request and is a one-time submittal. See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover page, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

Specific Use Permit Option 2

This option allows utility and drainage plans be submitted with the building permit application at a later date if the SUP is approved.

5 – 24" x 36" sets of collated plans including a cover sheet, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Rex Clawson, Trustee, of Harris County, Texas, hereinafter called Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor paid by Thomas A. Manison, hereinafter called Grantee, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Grantee, of Galveston County, Texas, all that certain tract or parcel of land situated in Galveston County, Texas, described as follows:

Part of the Northwest 1/2 of Lots 2 and 3 of the Whitney Subdivision, a subdivision of a portion of the Sarah McKissick or J. R. Williams League, in Galveston County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the Southwest line of said Lot 3, which point is North 45 deg. West, a distance of 625.05 feet from the South corner of said Lot 3; THENCE from said beginning point North 45 deg. West, along the Southwest line of said Lot 3, a distance of 625.05 feet to a point in the Southeast right of way line of Farm Road 528; THENCE North 45 deg. East, along the Southeast right of way line of said FM 528, a distance of 1327 feet to a point for corner in the Northeast line of said Lot 2; THENCE South 45 deg. East, along the Northeast line of said Lot 2, a distance of 625.05 feet to a point for corner; THENCE South 45 deg. West and parallel to the Southeast line of said Lots 2 and 3, a distance of 1327 feet to the place of beginning; said land being the same land conveyed to Rex Clawson, Trustee, by deed dated the 12th day of April, 1971;

and all of which said land was purchased by the undersigned as Trustee solely for the use and benefit of the said Thomas A. Manison, Grantor herein; to have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever; and I do hereby in my capacity as Trustee, and not individually, agree to warrant and forever defend all and singular, the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of May, 1971.

Rex Clawson
REX CLAWSON, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rex Clawson, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 1971.

Howard N. Shelton
Notary Public in and for
Harris County, Texas

2

WAL 14623-09-00073

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF GALVESTON

§

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wolfe ("Affiant") who, being first duly sworn upon his oath states:

1 "My name is Brad Wolfe, and I live at 404 Stonewall, League City, Texas 77573 I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I knew Decedent from May, 1970 until September, 2000. Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W. Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3 Decedent's marital history was as follows: Decedent married one time Decedent married Marjorie J Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4. Decedent and Marjorie J Robinson Manison had the following three children. Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased).

5 Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children

6 The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any

7 The Decedent died without leaving a written will.

8 There has been no administration of Decedent's estate.

9. The Decedent left no debts that are unpaid.

10. There are no unpaid estate or inheritance taxes due

11 Decedent owned an interest in the following real property

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12 The following were the heirs of Decedent Marjorie Robinson Manison



2 PGS

200901779

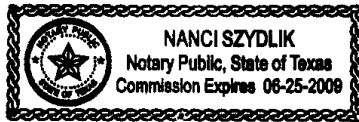
13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 18th day of March, 2009

Brad Wolfe
Brad Wolfe

STATE OF TEXAS §
COUNTY OF Galveston §

SUBSCRIBED AND SWORN TO BEFORE ME by Brad Wolfe, on March 18, 2009, to certify which witness my hand and seal of office.



Nanci Szydluk
NOTARY PUBLIC, STATE OF TEXAS
Nanci Szydluk
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES

06-25-2009

Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017779

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP – Page 2
Dallas_1\5346227\1
27011-26 3/16/2009

2
HALL 14623-09-00073

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS
COUNTY OF GALVESTON

§
§
§

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Leonor Olivares ("Affiant") who, being first duly sworn upon her oath states

1. "My name is Leonor Olivares, and I live at 206 Rachael Lane, Friendswood, Texas. I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit

2 I knew Decedent from May, 1972 until _____, _____
Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3 Decedent's marital history was as follows. Decedent married one time. Decedent married Marjorie J. Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4 Decedent and Marjorie J. Robinson Manison had the following three children: Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased)

5 Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children.

6 The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any _____

7 The Decedent died without leaving a written will

8 There has been no administration of Decedent's estate

9 The Decedent left no debts that are unpaid

10 There are no unpaid estate or inheritance taxes due

11 Decedent owned an interest in the following real property

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12 The following were the heirs of Decedent: Marjorie Robinson Manison.



2 PGS

2009017780

13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 24 day of March, 2009

Leonor P Olivares
Leonor Olivares

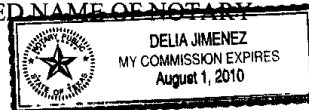
STATE OF TEXAS §
COUNTY OF Harris §

03 24 09 SUBSCRIBED AND SWORN TO BEFORE ME by Leonor Olivares, on
2009, to certify which witness my hand and seal of office

Delia Jimenez
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES

PRINTED NAME OF NOTARY



Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017780

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP – Page 2
Dallas_1\5346214\1
27011-26 3/16/2009

**6.3951 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 6.3951 acre (278,570 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 6.3951 acre tract being the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records and being all of a 2.009 acre Homestead tract of land described in Galveston County Clerk's File No. 8204830; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract and for the west corner and POINT OF BEGINNING of this tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, North 41° 40' 25" East - 222.16 feet with the southeast right-of-way line of said F.M. 528 to a 5/8-inch iron rod with cap stamped "TEAM" set for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 528 and with said curve to the right having a radius of 22,843.31 feet, a central angle of 00° 44' 31", a length of 295.86 feet, and a chord bearing North 42° 01' 21" East - 295.86 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Lot 1, Block 1, South Friendswood Plaza, according to the map or plat recorded in Plat Rec. 2005A, Map No. 107 of the Galveston County Map Records for the north corner of this tract; from which a 5/8-inch iron rod spinner bears South 66° 48' 15" West – 5.85 feet; also from which a 5/8-inch iron rod spinner found bears North 12° 45' 33" West – 3.32 feet;

THENCE, South 48° 16' 47" East - 49.10 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap found for angle point of said Lot 1 and for an angle point of this tract;

THENCE, South 69° 17' 24" East - 124.99 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Lot 1 and for an east corner of this tract;

THENCE, South 41° 41' 10" West - 10.36 feet with a northwest line of said Lot 1 to a 5/8-inch iron rod found for a southwest corner of said Lot 1, for a north corner of said 2.009 acre tract and for an interior corner of this tract;

THENCE, South 83° 10' 45" East - 72.27 feet with a southwest line of said Lot 1 and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of said Lot 1, for an angle point of said 2.009 acre tract and for an angle point of this tract;

THENCE, South 47° 11' 12" East – 267.40 feet with the southwest line of said Lot 1, with a southwest line of Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of Lot 24, Block 2, of said Hunters Creek Estates Private, for the east corner of said 2.009 acre tract and for the east corner of this tract;

THENCE, South 41° 39' 13" West – 297.95 feet with the northwest line of Block 2 of said Hunters Creek Estates Private and with the southeast line of said 2.009 acre tract to a 5/8-inch iron rod found for an angle point of said Block 2, for the south corner of said 2.009 acre tract, and for an angle point of this tract;

THENCE, South 49° 21' 02" West – 282.29 feet with the northwest line of said Block 2 to a 5/8-inch iron rod found for the east corner of said 1.6875 acre tract and for the south corner of this tract;

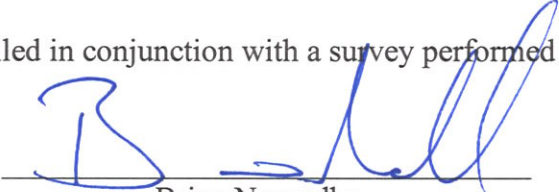
THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,993.83 feet, a central angle of 06° 27' 50", a length of 337.75 feet, and a chord bearing North 53° 56' 16" West - 337.57 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract and for a west corner of this tract;

THENCE, North 39° 17' 39" East - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract and for an interior corner of this tract;

THENCE, in a northwesterly direction with a northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to the POINT OF BEGINNING and containing 6.3951 acres (278,570 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_TRACT.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



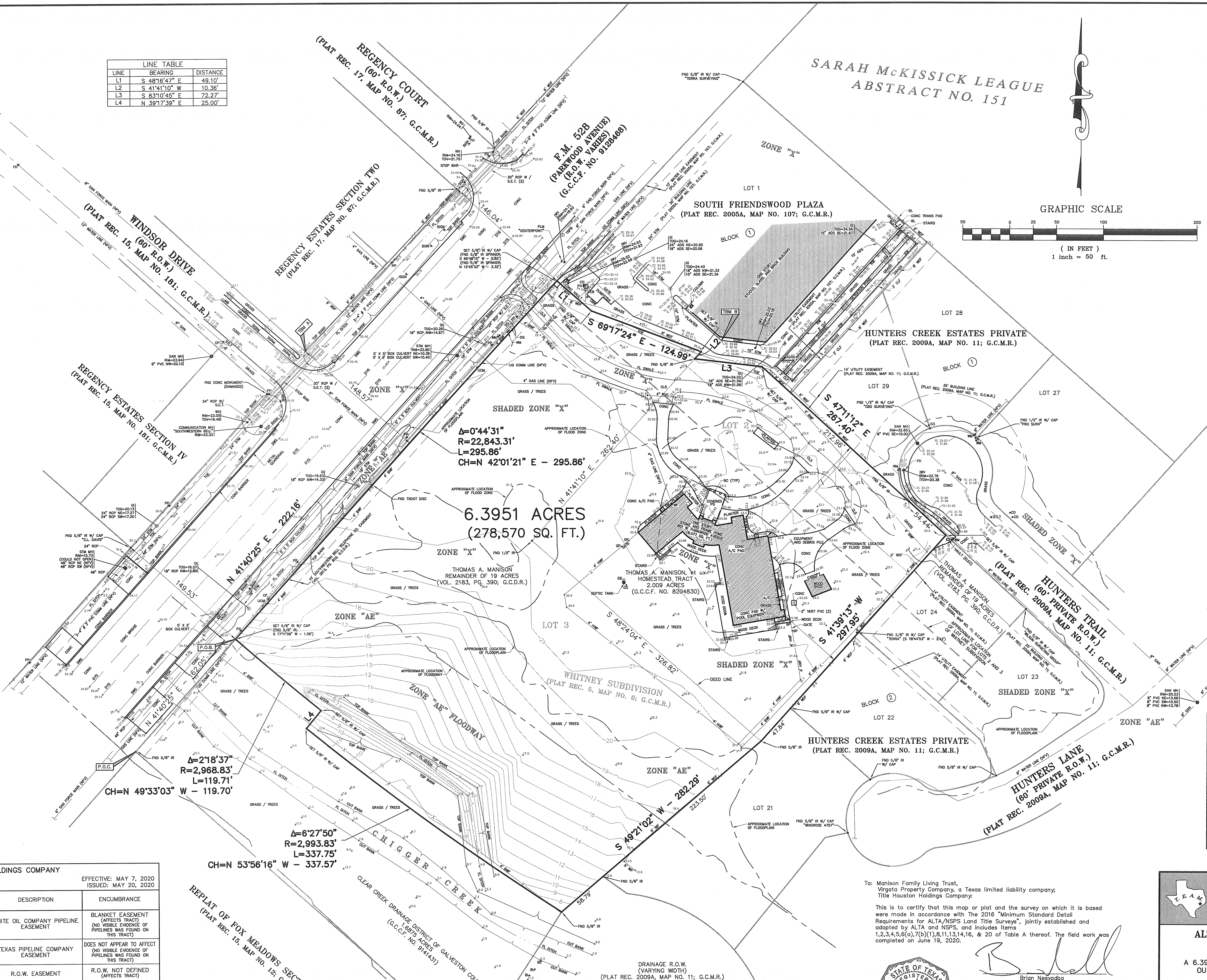
LINE	BEARING	DISTANCE
L1	S 48°16'47" E	49.10'
L2	S 41°14'10" W	10.36'
L3	S 83°10'45" E	72.27'
L4	N 39°17'39" E	25.00'

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NOS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY TITLE HOUSTON HOLDINGS COMPANY.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY TITLE HOUSTON HOLDINGS COMPANY ON MAY 20, 2020, EFFECTIVELY DATED MAY 7, 2020, G.F. NO. TH20205497-H, AND IS RELIED UPON FOR PURPOSES THEREOF.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48167-C-0014 G EFFECTIVELY DATED AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PARTIALLY IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON JUNE 19, 2020. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 9.) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE; SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.
- 10.) THERE ARE NO PAINTED PARKING STRIPES ON THIS SITE.
- 11.) THIS SITE LIES WITHIN CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS JURISDICTION THAT HAS ZONING. THIS SITE LIES IN THE SINGLE-FAMILY RESIDENTIAL DWELLING DISTRICT.
- 12.) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND/OR BUILDING CONSTRUCTION ON THE SUBJECT TRACT.

TITLE HOUSTON HOLDINGS COMPANY			
G.F. NO.:	TH20205497-H	EFFECTIVE:	MAY 7, 2020
SCHEDULE "B" ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
10 b.	VOL. 321, PG. 492; G.C.D.R.	WHITE OIL COMPANY PIPELINE EASEMENT	BLANKET EASEMENT (AFFECTS TRACT) (NO VISIBLE EVIDENCE OF PIPELINES WAS FOUND ON THIS TRACT)
10 c.	VOL. 599, PG. 340; G.C.D.R.	TEXAS PIPELINE COMPANY EASEMENT	DOES NOT APPEAR TO AFFECT (NO VISIBLE EVIDENCE OF PIPELINES WAS FOUND ON THIS TRACT)
10 d.	VOL. 1431, PG. 594; G.C.D.R. VOL. 1507, PG. 169; G.C.D.R.	R.O.W. EASEMENT	R.O.W. NOT DEFINED (AFFECTS TRACT)
10 e.	VOL. 1783, PG. 750; G.C.D.R.	HUMBLE PIPELINE COMPANY EASEMENT	DOES NOT AFFECT EASEMENT (SOUTH OF SITE)
10 f.	VOL. 1805, PG. 176; G.C.D.R.	HUMBLE PIPELINE COMPANY EASEMENT	DOES NOT AFFECT (SOUTHEAST OF SITE)
10 g.	VOL. 2613, PG. 810; G.C.D.R.	10' SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT	AS SHOWN

REPLAT OF FOX MEADOWS SECTION ONE
(PLAT REC. 15, MAP NO. 12; G.C.M.R.)



To: Manion Family Living Trust,
Virgata Property Company, a Texas limited liability company;
Title Houston Holdings Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 "Minimum Standards and Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6(a),7(b)(1),8,11,13,14,16, & 20 of Table A thereof. The field work was completed on June 19, 2020.



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

- ## LEGEND
- A/C - AIR CONDITIONER
 - BC - BRICK COLUMNS
 - BL - BOLLARD
 - BOV - BLOW OFF VALVE
 - BWF - BARBED WIRE FENCE
 - CBW - CINDER BLOCK WALL
 - CLF - CHAIN LINK FENCE
 - CLS - CRUSHED LIMESTONE
 - CD - CLEAN DUT
 - CONC - CONCRETE
 - CP - CABLE PEDESTAL
 - DG - DOWN GUY
 - DYS - DASHED YELLOW STRIPE
 - EB - ELECTRIC BOX
 - ELEC - ELECTRIC
 - FF - FINISHED FLOOR
 - FH - HYDRANT
 - FL - FLOW LINE
 - FND - FOUND
 - G - GUTTER
 - GI - GRATE INLET
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
 - G.C.D.R. - GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. - GALVESTON COUNTY MAP RECORDS
 - HWF - HDG WIRE FENCE
 - IP - IRON PIPE
 - IR - IRON ROD
 - LS - LIGHT STANDARD
 - MB - MAILBOX
 - MH - MANHOLE
 - P- - OVERHEAD POWER LINE
 - PF - PIN FLAG
 - PLM - PIPELINE MARKER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - PS - PEBBLE STONE
 - RCP - REINFORCED CONCRETE PIPE
 - REC - RECORD
 - R.O.W. - RIGHT OF WAY
 - SAN - SANITARY
 - SQ.FT. - SQUARE FEET
 - STLT - STREET LIGHT
 - STM - STORM
 - SWS - SOLID WHITE STRIPE
 - SWSB - SOUTHWESTERN BELL TELEPHONE
 - TBM - TEMPORARY BENCHMARK
 - TC - TOP OF CURB
 - TG - TOP OF GRATE
 - TDV - TOP OF VALVE
 - TSPB - TRAFFIC SIGNAL PULL BOX
 - TRANS - TRANSFORMER
 - TV - TOP OF VERTICAL
 - VERT - VERTICAL
 - VJV - VACUUM RELEASE VALVE
 - W - WITH
 - WF - WOOD FENCE
 - WF - WATER FAUCET
 - WLF - WROUGHT IRON FENCE
 - WM - WATER METER
 - WV - WATER VALVE
 - (NFV) - NOT FIELD VERIFIED

BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010095 IS A METAL ROD STAMPED "HGCS 54 1988" LOCATED IN GRASS LAWN AT THE NORTHWEST CORNER OF THE PARKING LOT OF THE CLEAR CREEK DRAINAGE DISTRICT OFFICE AT 1301 PARKWOOD (FM 528) IN THE CLEAR CREEK WATERSHED, KEY MAP NO. 656 M. ELEVATION = 29.43' (NAVD 1988, 2001 ADJUSTMENT)

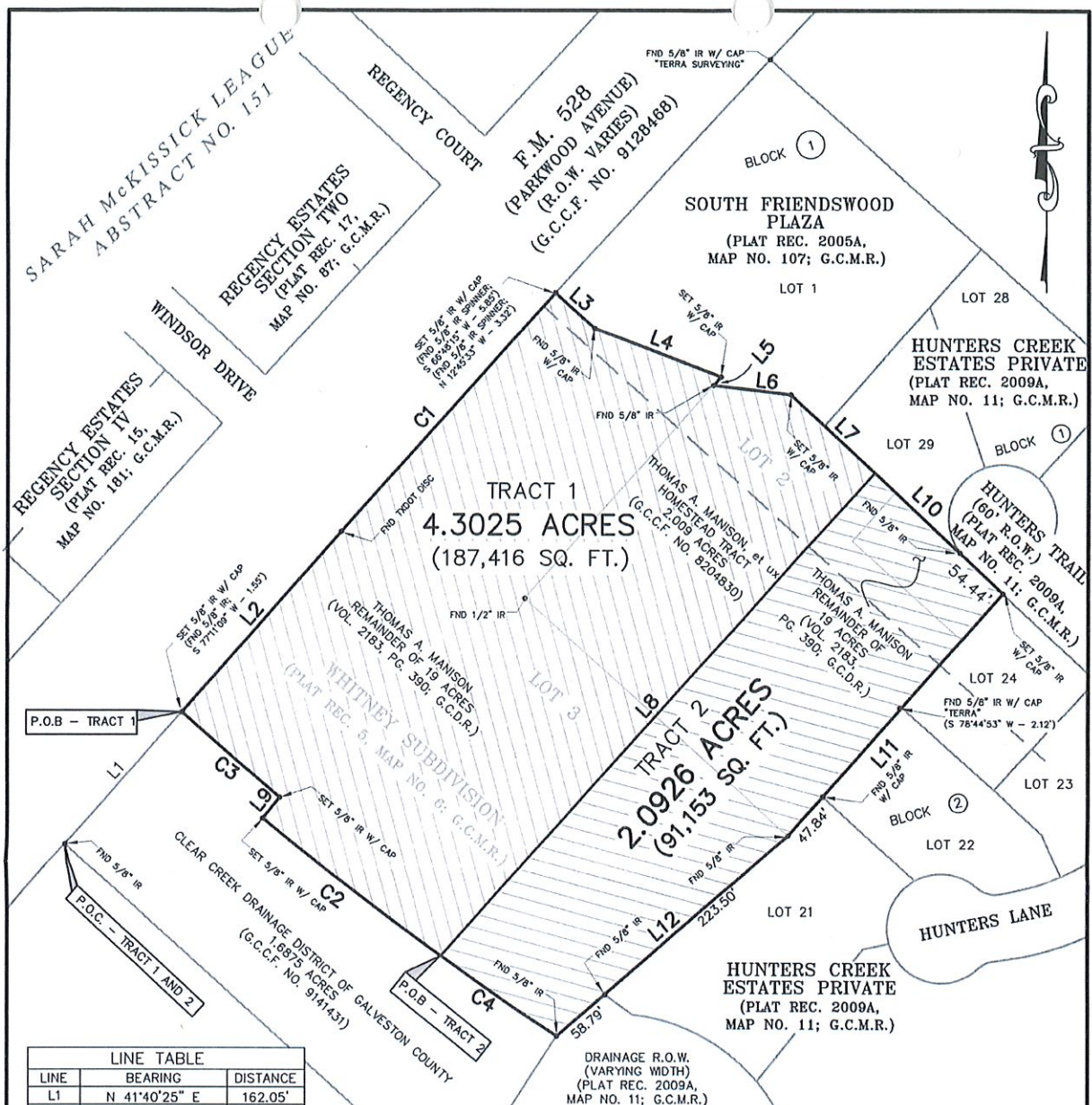
TBM A:
TYPED DISK W/ HOLE PUNCH FOUND AT THE INTERSECTION OF W. PARKWOOD AVENUE (FM 528) AND WINDSOR DRIVE, AS SHOWN. ELEVATION = 23.82'

TBM B:
BOX CUT X ON CURB NORTH OF SITE, AS SHOWN. ELEVATION = 25.71'

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2555
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

ALTA / NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
A 6.3951 ACRE (278,570 SQ. FT.) TRACT OF LAND OUT OF LOTS 2 & 3, WHITNEY SUBDIVISION, (PLAT REC. 5, MAP NO. 6; G.C.M.R.) IN THE SARAH McKISSICK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: BSN	CK.BY: BSN
DATE: 6/26/20	SCALE: 1"=50'	KEY MAP: 657 L	JOB NO.: 487-32



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°40'25" E	162.05'
L2	N 41°40'25" E	222.16'
L3	S 48°16'47" E	49.10'
L4	S 69°17'24" E	124.99'
L5	S 41°41'10" W	10.36'
L6	S 83°10'45" E	72.27'
L7	S 47°11'12" E	105.29'
L8	S 42°07'10" W	598.18'
L9	N 39°17'39" E	25.00'
L10	S 47°11'12" E	162.11'
L11	S 41°39'13" W	297.95'
L12	S 49°21'02" W	282.29'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°44'31"	22,843.31'	295.86'
C2	3°58'14"	2,993.83'	207.47'
C3	2°18'37"	2,968.83'	119.71'
C4	2°29'36"	2,993.83'	130.28'

- LEGEND**
- FND - FOUND
 - G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
 - G.C.D.R. - GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. - GALVESTON COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - REC. - RECORD
 - R.O.V. - RIGHT OF WAY
 - S.O.F.T. - SQUARE FEET
 - W/ - WITH

- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - 4.) IMPROVEMENTS ARE NOT SHOWN HEREON.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.



B. Nesvadba
 Brian Nesvadba
 Registered Professional Land Surveyor
 State of Texas No. 5776

STANDARD LAND SURVEY
 OF
 A 4.3025 ACRE (187,416 SQ. FT.) TRACT OF LAND
 AND A 2.0926 ACRE (91,153 SQ. FT.) TRACT OF LAND
 OUT OF LOTS 2 & 3, WHITNEY SUBDIVISION,
 (PLAT REC. 5, MAP NO. 6; G.C.M.R.)
 IN THE SARAH MCKISSICK LEAGUE,
 ABSTRACT NO. 151,
 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.2525 FAX: 281.491.2535
 www.team-civil.com
 Surveying Firm No. 10110000 / Engineering Firm No. F-2008

July 8, 2020

Tract 1

**4.3025 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 4.3025 acre (187,416 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 4.3025 acre tract being out of the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract and for the west corner and POINT OF BEGINNING of this tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, North 41° 40' 25" East - 222.16 feet with the southeast right-of-way line of said F.M. 528 to a 5/8-inch iron rod with cap stamped "TEAM" set for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 528 and with said curve to the right having a radius of 22,843.31 feet, a central angle of 00° 44' 31", a length of 295.86 feet, and a chord bearing North 42° 01' 21" East - 295.86 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Lot 1, Block 1, South Friendswood Plaza, according to the map or plat recorded in Plat Rec. 2005A, Map No. 107 of the Galveston County Map Records for the north corner of this tract; from which a 5/8-inch iron rod spinner bears South 66° 48' 15" West – 5.85 feet; also from which a 5/8-inch iron rod spinner found bears North 12° 45' 33" West – 3.32 feet;

THENCE, South 48° 16' 47" East - 49.10 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap found for angle point of said Lot 1 and for an angle point of this tract;

THENCE, South 69° 17' 24" East - 124.99 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Lot 1 and for an east corner of this tract;

THENCE, South 41° 41' 10" West - 10.36 feet with a northwest line of said Lot 1 to a 5/8-inch iron rod found for a southwest corner of said Lot 1, for a north corner of said 2.009 acre tract and for an interior corner of this tract;

THENCE, South 83° 10' 45" East - 72.27 feet with a southwest line of said Lot 1 and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of said Lot 1, for an angle point of said 2.009 acre tract and for an angle point of this tract;

THENCE, South 47° 11' 12" East - 105.29 feet with the southwest line of said Lot 1, Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and with the northeast line of said 2.009 acre tract to a point for the east corner of this tract

THENCE, South 42° 07' 10" West - 598.18 feet to a point in the northeast line of said 1.6875 acre tract for the south corner of this tract;

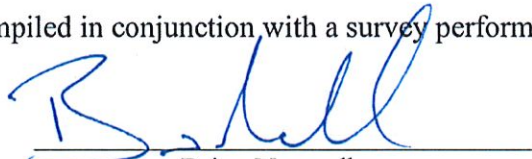
THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,993.83 feet, a central angle of 03° 58' 14", a length of 207.47 feet, and a chord bearing North 52° 41' 28" West - 207.43 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract and for a west corner of this tract;

THENCE, North 39° 17' 39" East - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract and for an interior corner of this tract;

THENCE, in a northwesterly direction with a northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to the POINT OF BEGINNING and containing 4.3025 acres (187,416 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_Rezone_CSC_NW.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



July 8, 2020

Tract 2

**2.0926 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 2.0926 acre (91,153 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 2.0926 acre tract being out of the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records and being part of a 2.009 acre Homestead tract of land described in Galveston County Clerk's File No. 8204830; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, in a southeasterly direction with a northeast line of said 1.6875 acre tract and with a curve to the left having a radius of 2,968.83 feet, a central angle of 02° 18' 37", a length of 119.71 feet, and a chord bearing North 49° 33' 03" West - 119.70 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract;

THENCE, South 39° 17' 39" West - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract;

THENCE, in a southeasterly direction with the northeast line of said 1.6875 acre tract and with a curve to the left having a radius of 2,993.83 feet, a central angle of 03° 58' 14", a length of 207.47 feet, and a chord bearing South 52° 41' 28" East - 207.43 feet to a point for the west corner and POINT OF BEGINNING of this tract;

THENCE, North 42° 07' 10" East - 598.18 feet to a point in the southwest line of Lot 29, Block 1, Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and for the north corner of this tract;

THENCE, South 47° 11' 12" East - 162.11 feet with said Lot 29 to a 5/8-inch iron rod with cap stamped "TEAM" set in the southwest right-of-way line of Hunters Trail (60 feet wide), according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records for the north corner of Lot 24, Block 2 of said Hunters Creek Estates Private, for the east corner of said 2.009 acre tract and for the east corner of this tract;

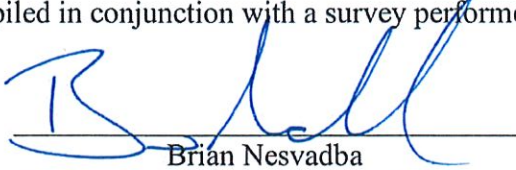
THENCE, South $41^{\circ} 39' 13''$ West – 297.95 feet with the northwest line of Block 2 of said Hunters Creek Estates Private and with the southeast line of said 2.009 acre tract to a 5/8-inch iron rod found for an angle point of said Block 2 for the south corner of said 2.009 acre tract and for an angle point of this tract;

THENCE, South $49^{\circ} 21' 02''$ West – 282.29 feet with the northwest line of said Block 2 to a 5/8-inch iron rod found for the east corner of said 1.6875 acre tract and for the south corner of this tract;

THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with said curve to the right having a radius of 2,993.83 feet, a central angle of $02^{\circ} 29' 36''$, a length of 130.28 feet, and a chord bearing North $55^{\circ} 55' 23''$ West - 130.27 feet to the POINT OF BEGINNING and containing 2.0926 acres (91,153 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_Rezone_OPD_SE.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

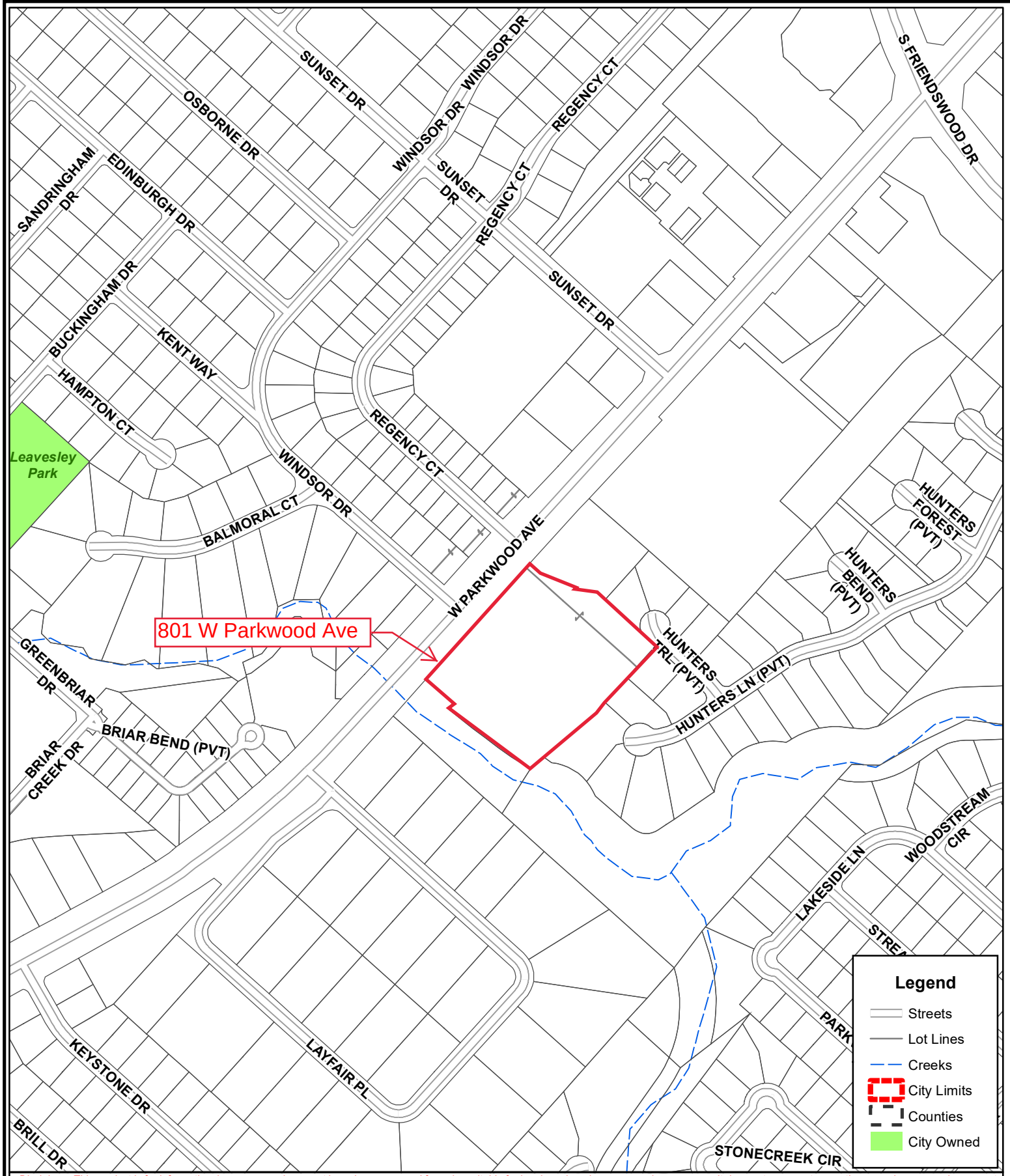


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 207'
 Page 78 of 116



801 W Parkwood Ave

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned

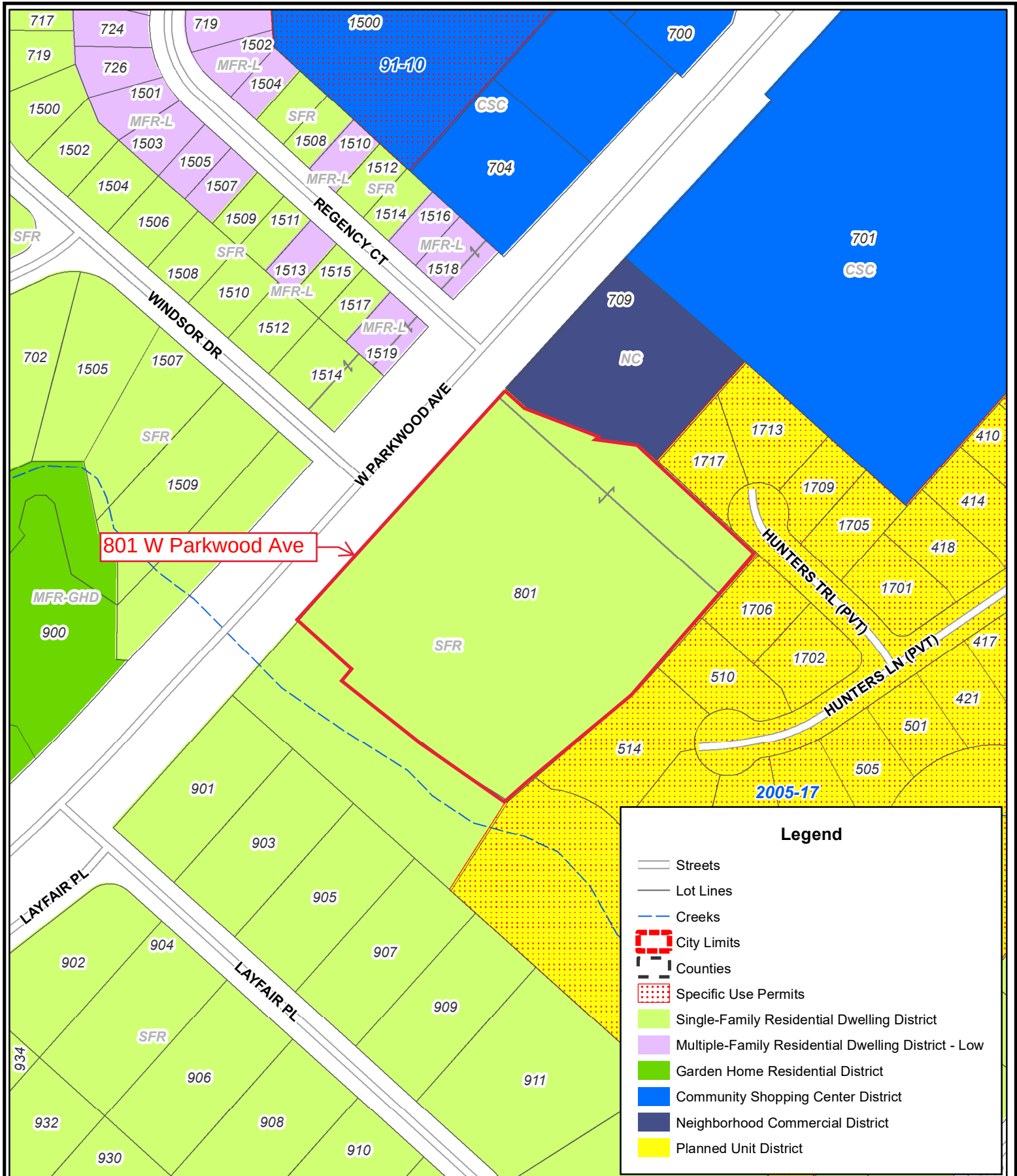
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

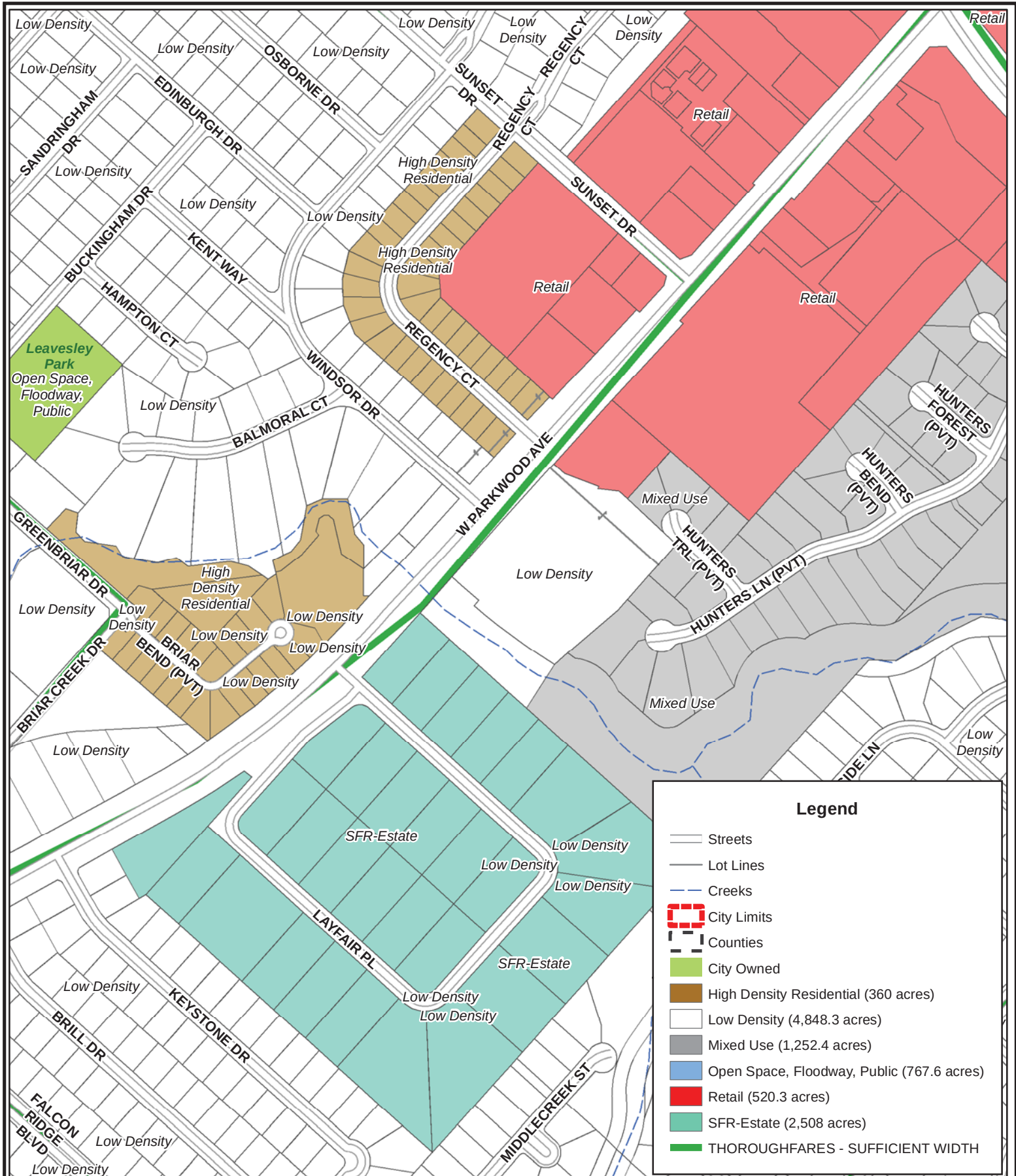


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 207'
 Page 80 of 116



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 424'
Page 81 of 116

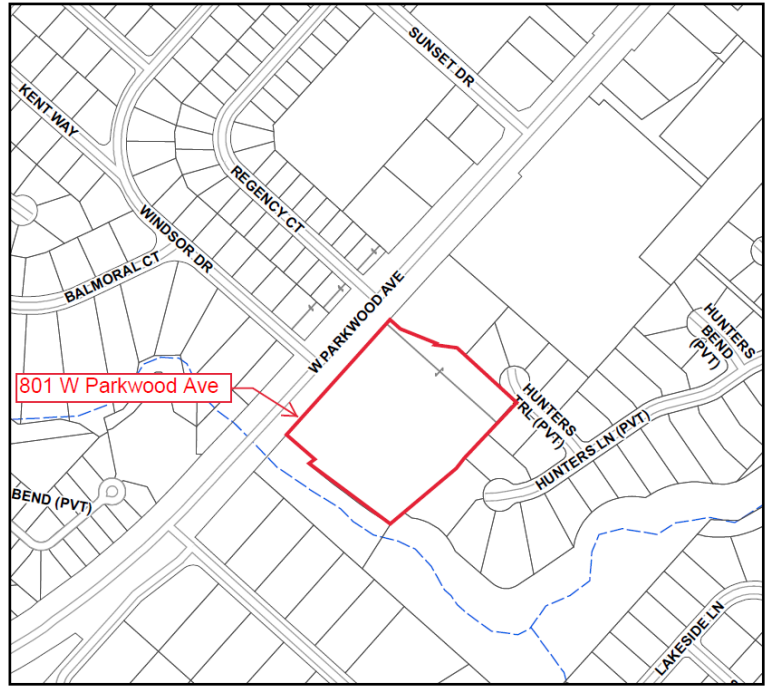
Rezoning Report

July 2020

Project: Zone Change Request

Address: 801 W. Parkwood Ave.

Legal: 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas



Request: Zone classification change from Single Family Residential (SFR; 6.3951 acres) to Community Shopping Center (CSC; 4.3025 acres) and Office Park District (OPD; 2.0926 acres)

Applicable Zoning Ordinance Excerpts:

Appendix C
Zoning Ordinance
Section 7. Schedule of District Regulations

F. CSC, Community Shopping Center District, general purpose and description. The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The planning and zoning commission may approve alternative exterior facade materials.

H. **OPD, Office Park District, general purpose and description.** The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. Development of an office park district requires approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.
5. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.
6. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.
7. One caretaker's quarters unit may be provided for each office park complex.
8. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
9. Buildings in the OPD shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The Planning and Zoning Commission may approve alternative exterior facade materials.

Existing Use/Site Attributes:

The subject property is **6.3951 acres of undeveloped land**. There is one single-family house located on the property that was built in 1970 and is approximately 6,156 square feet.



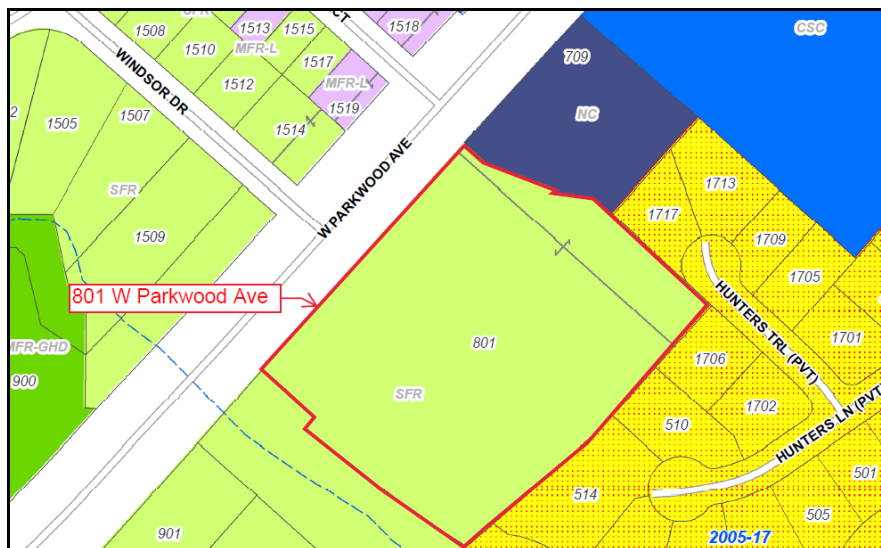
City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property has always been Single Family Residential (SFR). Camp Manison was operated on this property for a number of years back in the 70's and 80's.

Adjacent Zoning/Land Use:

The property fronts FM 528, also known as West Parkwood Ave. To the northerly side, the adjacent property is zoned Neighborhood Commercial (NC). To the side and rear, the adjacent property is zoned Planned Unit Development/Specific Use Permit (PUD/SUP 2005-17), which is the zoning that was required at the time to develop Hunter's Creek Estates Subdivision, a private gated community. The southerly side of the property is bordered with Chigger Creek.



City of Friendswood Zoning Map

Platting Analysis:

Preliminary and final plats will be required prior to development.

Planning Analysis:

This property fronts FM 528 and is located between another commercial development and Chigger Creek. The Vision 2020 plan determined that a balance of 80 percent residential zoning would need to be supported by 20 percent commercial zoning. That plan also identified the need for more retail and office zoning, rather than industrial zoning.

The FM 528 Strategy Final Report states, “The FM 528 Corridor provides more opportunities for future commercial development, particularly for retail businesses, than any other place in the City. Retail businesses’ preferred location is usually influenced by high traffic areas, corner sites, pedestrian foot traffic, neighboring retailers nearby, and community demographics.”

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as Low Density Residential; however, the frontage on FM 528 lends the property to commercial development, which contributes to the Vision 2020 plan by increasing the amount of retail and office zoning. The rear of the property would be zoned Office Park District (OPD) with the intention to provide a less intense commercial buffer for the residential lots abutting the subject property. The Future Land Use Map (2008) will be reviewed and updated soon as part of the Comprehensive Plan update.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

The property will be required to provide on-site detention. The plan is to locate the detention pond at the rear of the property to also serve as a buffer for the residential properties.

Utilities:

The developer will be required to extend City water and sewer lines for development.

Access:

The property currently has access on FM 528/W. Parkwood Ave. Any additional driveways and driveway improvements would need to be approved by the Texas Department of Transportation (TXDOT). Shared driveway access with the adjacent commercial development would be optimal.

Park/Open Space:

Park Dedication Fees are not applicable for commercial development.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Multi-Family Residential-High Density (MFR-H).

Action: Significant

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning on the subject property from MFR-GHD to MFR-H to allow for more dense residential development. MFR-GHD is intended to provide multifamily low-density dwelling units having open space between units which exceed existing normal multifamily buildings, with density not exceeding six units per acre. The intent of these regulations is to allow development of property which:

- (1) May have limited area suitable for residential development due to geographical limitations;
- (2) Have portions of the property subject to flooding; or
- (3) Is located adjacent to a district of a different zoning designation, and for which the development as MFR-GHD would be appropriate as a buffer between incompatible land uses.

The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

MFR-H zoning district requires site plan approval by the Planning and Zoning Commission. The property is subject to a 50-foot building line that was on the original plat of Forest Creek Subdivision. Additionally, since the development would abut residential zoned property, an 8-foot opaque fence and a 10-foot landscape buffer with a tree planted every 25 feet will be required.

The applicant has provided conceptual drawings of their plans for the property; however, approval of the zone change does not bind them to this plan. They will be required to meet the minimum standards of the MFR-H zoning district, if approved.

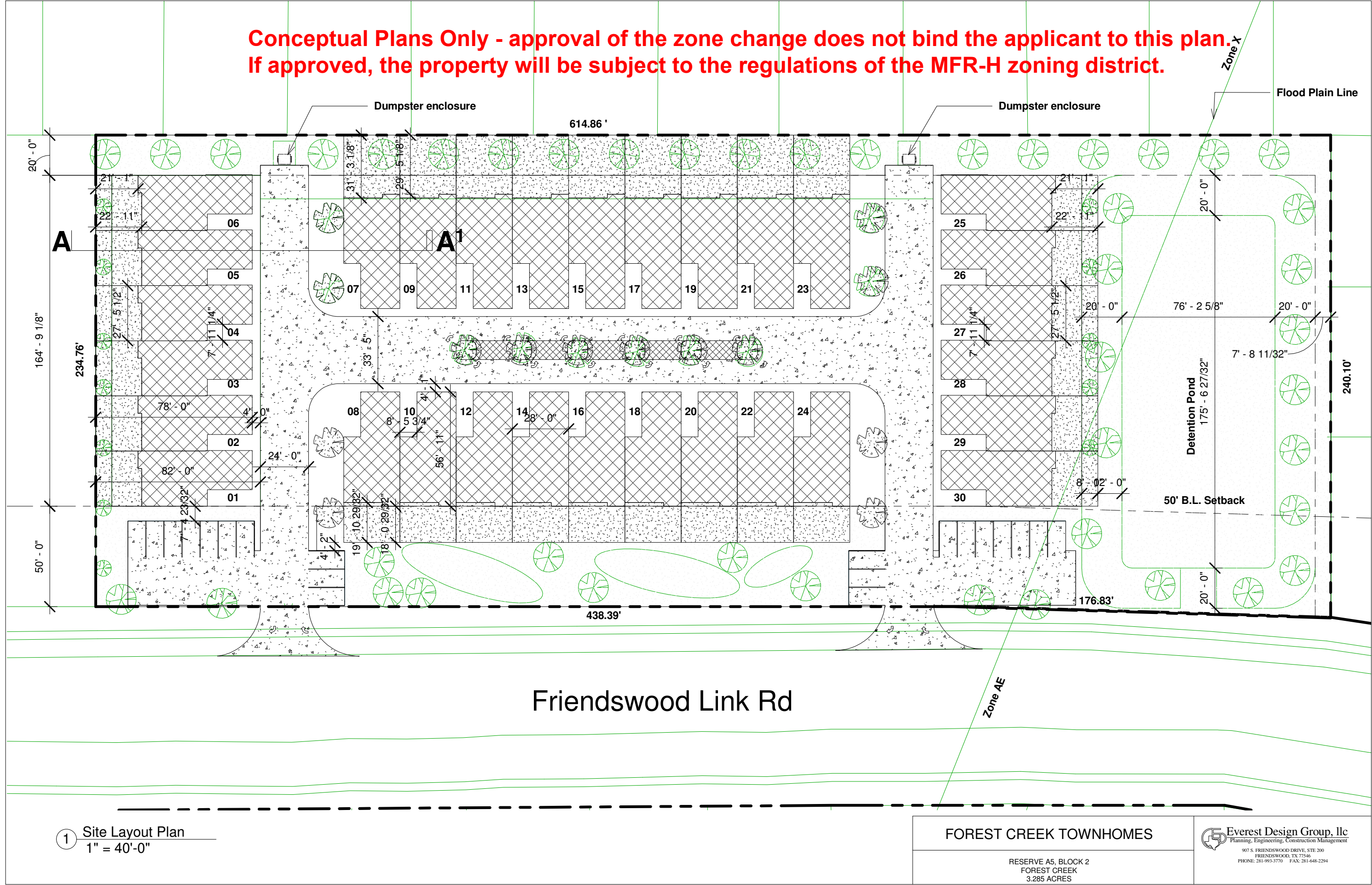
RECOMMENDATIONS

A recommendation to City Council from Planning and Zoning Commission is required.

ATTACHMENTS

1. Friendswood Link MFR-H Conceptual Plans
2. 4321 Friendswood Link Rd Application
3. 4321 Friendswood Link Rd Deed
4. Forest Creek Plat
5. 4321 Friendswood Link Rd Aerial Map
6. 4321 Friendswood Link Rd Location Map
7. 4321 Friendswood Link Rd Zoning Map
8. 4321 Friendswood Link Rd Future Land Use Map
9. 4321 Friendswood Link Rd Rezoning Report

**Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.**



1 Site Layout Plan
1" = 40'-0"

FOREST CREEK TOWNHOMES

RESERVE A5, BLOCK 2
FOREST CREEK
3.285 ACRES

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



① Front Elevation
1/4" = 1'-0"

Level 4
29' - 6"

Level 3
20' - 0"

Level 2
10' - 0"

Level 1
0' - 0"



② Rear Elevation
1/4" = 1'-0"

Level 4
29' - 6"

Level 3
20' - 0"

Level 2
10' - 0"

Level 1
0' - 0"

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



**Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.**



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



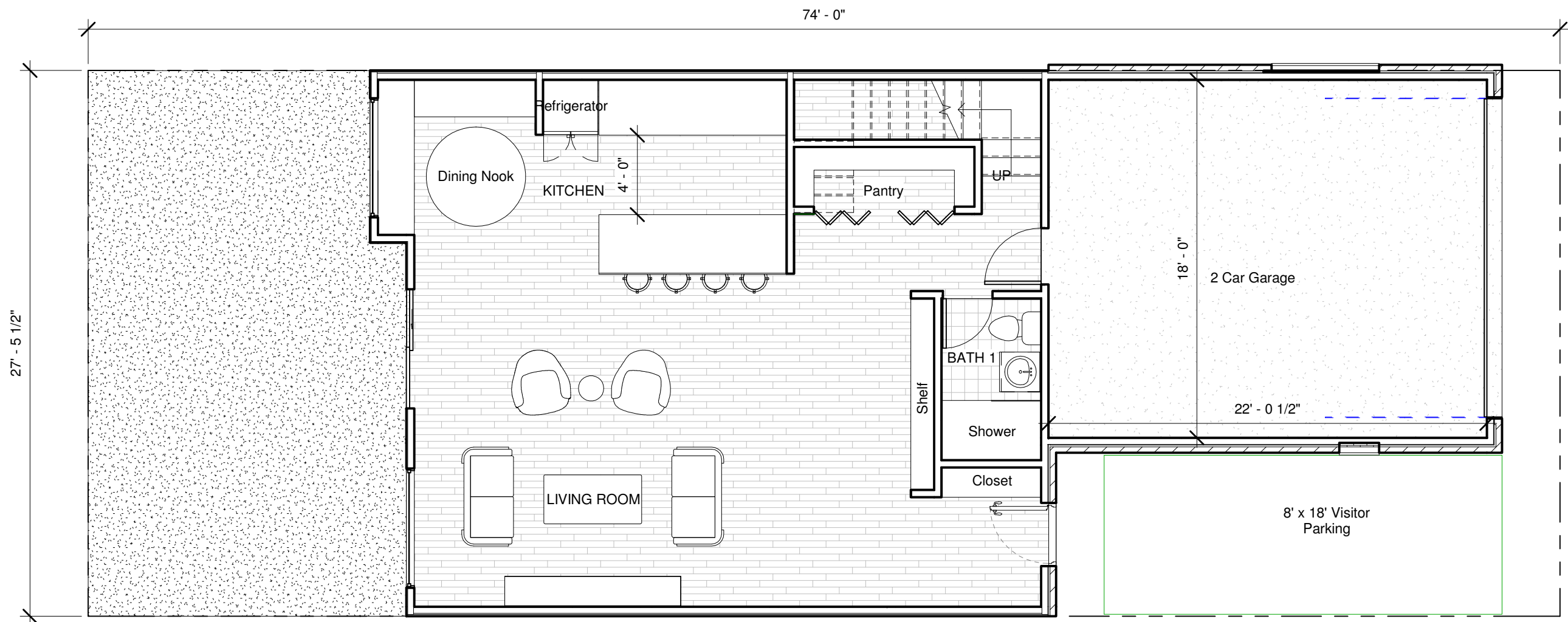
Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



① Level 1
3/16" = 1'-0"

Area Schedule:
First Floor AC: 896 SF
Second Floor AC: 964 SF
Garage: 450 SF
Terrace: 383 SF

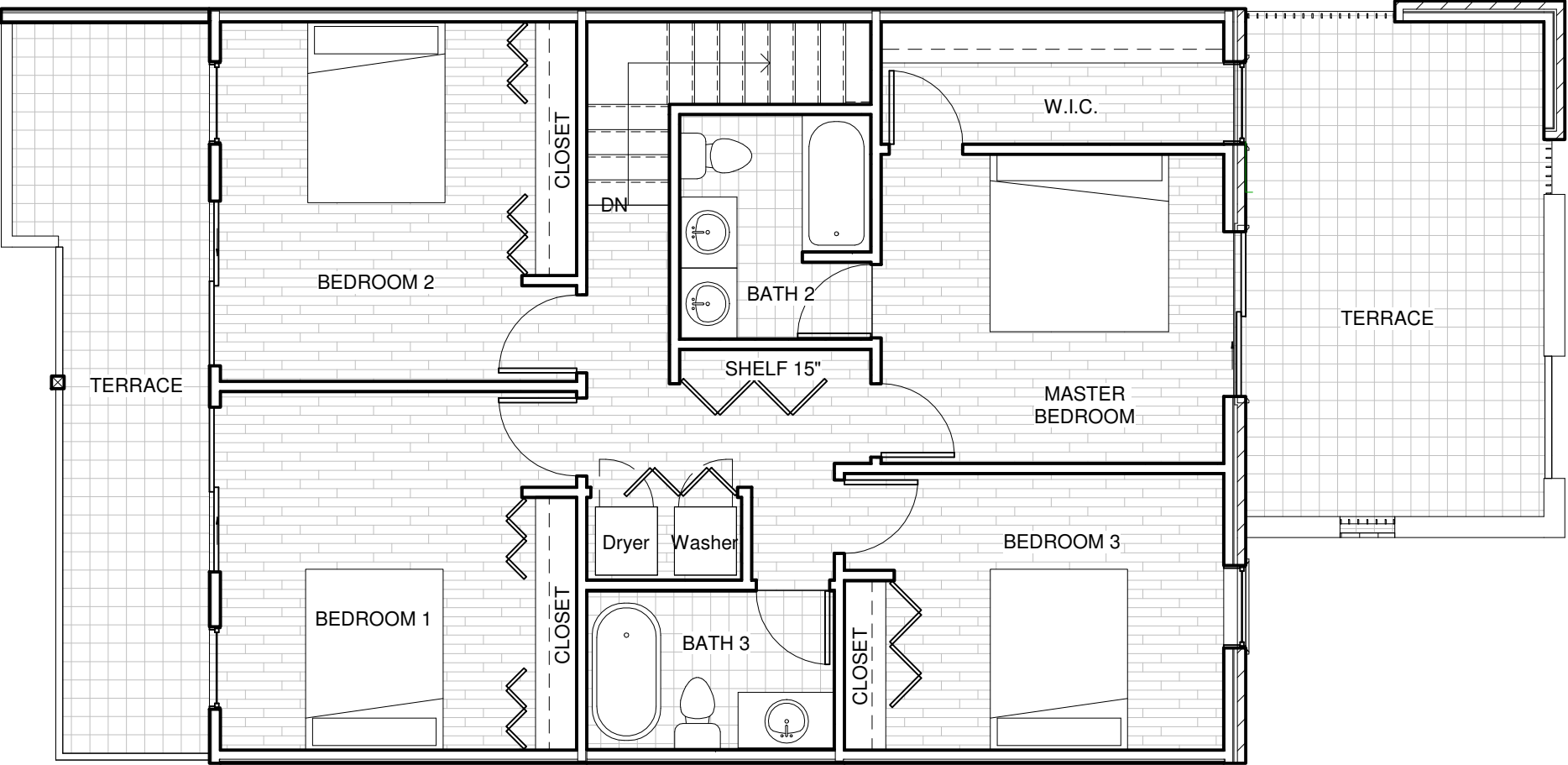
TOTAL AC: 1860 SF

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

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

Conceptual Plans Only - approval of the zone change does not bind the applicant to this plan.
If approved, the property will be subject to the regulations of the MFR-H zoning district.



① Level 2
3/16" = 1'-0"

Typical Townhome Layout

FOREST CREEK TOWNHOMES
Reserve A5, Block 5
Forest Creek, 3.285 Acres

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



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

City of Friendswood

JUN 25 2020

Received by: *RB*

CURRENT ZONE OF PROPERTY: MFR-GHD

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: MFR-H

☐ Planned Unit Development Option 1

☐ Planned Unit Development Option 2

☐ Specific Use Permit Option 1

☐ Specific Use Permit Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4322 Friendswood Link Road, Friendswood, Texas 77546

Platted Land – Plat Name: N/A Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Peter Gorman Phone: _____

Owner's Mailing Address: 130 Surf Court

City: Houston State: TX Zip: 77058 Fax: _____

Owner's Email Address: _____

AGENT'S NAME : Selwyn P. Thint Phone: 281-993-3770

Agent's Mailing Address: 907 S. Friendswood Drive, Suite 200

City: Friendswood State: TX Zip: 77546 Fax: 281-648-2294

Agent's Email Address: st@edgtexas.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Peter Gorman Date: 6/25/2020

Agent's Signature: [Signature] Date: 6-24-20

Received By: Bobby Bennett
Date of Public Hearing: 8-13
Property Owner Notices: 7-31

Application Number: 2020-0024
Received Date: 6-26-2020
Newspaper Notice: 7-20
Sign on Property: 7-31

WD
BGENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 5/27/07

Grantor: Asta L. Nilsson

Grantor's Mailing Address: 2519 Yupiter
Houston TX 77006

Grantee: Peter Gorman

1EE

Grantee's Mailing Address: 130 Surf Court
NASSAU BAY TEXAS 77058

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

A tract or parcel of land containing 3.2895 acres, or 143,290 square feet, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and fully incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property,

EXHIBIT "A"

D

Being a tract of land in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and being all of the vacated subdivision plat of Forestwood, per plat recorded under Film Code 350061 of the Harris County Map Records, and being more particularly described by metes and bounds as follows with all bearings based on said plat;

COMMENCING at the intersection of the northeast line of Oxnard Lane (60.06 feet wide) per the plat of Forest Creek recorded in Volume 239, Page 50 Harris County Map Records, with the southeast line of Friendswood Link Road (100.00 feet wide), and the most westerly corner of Lot 1 of Block 2 of said Forest Creek; said point being in a curve concave to the northwest;

THENCE northeasterly, 111.32 feet along the southeast right-of-way line of said Friendswood Link Road and said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $04^{\circ} 25' 45''$, and whose chord bears $N 51^{\circ} 05' 07'' E$, 111.29 feet, to the north corner of said Lot 1 and the POINT OF BEGINNING and west corner of the herein described tract; a found 5/8 inch iron rod bears $S 62^{\circ} 45' W$, 0.9 feet;

THENCE continuing northeasterly, 176.83 feet along the southeast right-of-way line of said Friendswood Link Road and said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $07^{\circ} 02' 09''$, and whose chord bears $N 45^{\circ} 21' 10'' E$, 176.72 feet to a 5/8 inch iron rod found marking the point of tangency;

THENCE continuing along the southeast right-of-way line of said Friendswood Link Road, $N 41^{\circ} 49' 57'' E$, 438.39 feet, to a 1/2 inch iron rod found marking the west corner of a tract of land sold to First City Bank Gulfgate as described in deed recorded under Harris County Clerk's File Number K771546, and the north corner of said Forestwood and the herein described tract;

THENCE along the southwest line of said Gulfgate tract and the northeast line of said Forestwood, $S 47^{\circ} 39' 14'' E$, 234.76 feet to a point in the northwest line of said Forest Creek, the south corner of said Gulfgate tract, and the east corner of said Forestwood and the herein described tract;

THENCE along a northwest line of said Forest Creek and the southeast line of said Forestwood, $S 42^{\circ} 20' 46'' W$, 614.85 feet to an "ell" corner of said Forest Creek and the south corner of said Forestwood and the herein described tract;

THENCE along a northeast line of said Forest Creek and the southwest line of said Forestwood, $N 47^{\circ} 39' 14'' W$, 240.10 feet to the POINT OF BEGINNING and containing 3.2895 acres, or 143,290 square feet, of land.

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Asta L. Nilsson
ASTA L. NILSSON

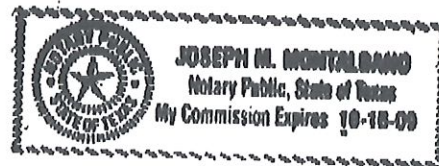
10R

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 28th day of March, 2007, before me, the undersigned Notary Public, personally appeared Asta L. Nilsson, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purpose contained therein.

Joseph M. Montalbano
Notary Public, State of Texas



Return To:
Peter Norman
130 Surf Court
Nassau Bay Tex
77058

20070190736
Pages 4
03/30/2007 14:03:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Exhibit A



SCALE: 1 INCH = 100 FEET

OF OWNERSHIP OF A 1/2 inch iron rod found for the West corner of said Reserve "A", same being the Martham corner of Lot 1 in Block 2, Forest Creek and a point on the Southwesterly right of way line of Friendswood Link Road (based on 100 feet in width), said right of way being a curve to the left having a radius of 1440.00 feet.

THENCE along said right of way and said curve to the left having a radius of 1440.00 feet, a central angle of 7 deg. 42 min. 10 sec., a chord bearing and distance of North 45 deg. 21 min. 02 sec. East 178.75 feet, for an arc distance of 176.43 feet to a 1/2 inch iron rod found at the end of said curve.

THENCE North 41 deg. 48 min. 57 sec. East and continuing along said Southwesterly right of way line, a distance of 438.39 feet to the North corner of the North described tract, same being the West corner of a tract of land conveyed to Friendswood Link Development LLC under State County Clerk's File No. 20130454635.

THENCE South 47 deg. 39 min. 14 sec. East along the Southwesterly line of said tract, a distance of 244.76 feet to a 1/2 inch iron rod found for the East corner of said Friendswood Link Development LLC tract, also being a point on the Southwesterly line of said Reserve "A", and the Northwesterly line of Lot 15 in Block 2, Forest Creek.

THENCE South 42 deg. 20 min. 44 sec. West along the Southwesterly line of said Reserve "A", some being the Northwesterly line of Lots 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, and 5, Block 2, a distance of 514.50 feet to a 1/2 inch iron rod found for the South corner of said Reserve "A", some being the East corner of Lot 3, Block 2.

THENCE North 47 deg. 39 min. 14 sec. West along the Southwesterly line of said Reserve "A", some being the Northwesterly line of Lots 3, 2 and 1 in Block 2, Forest Creek, a distance of 240.10 feet to the PLACE OF BEGINNING.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on July 14, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.

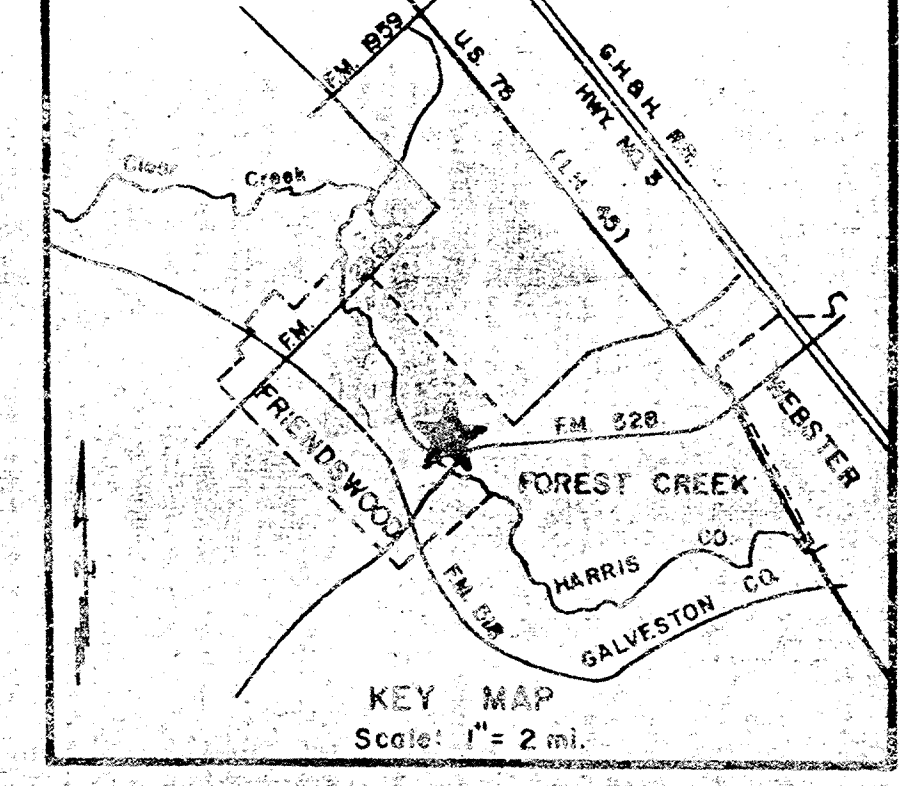
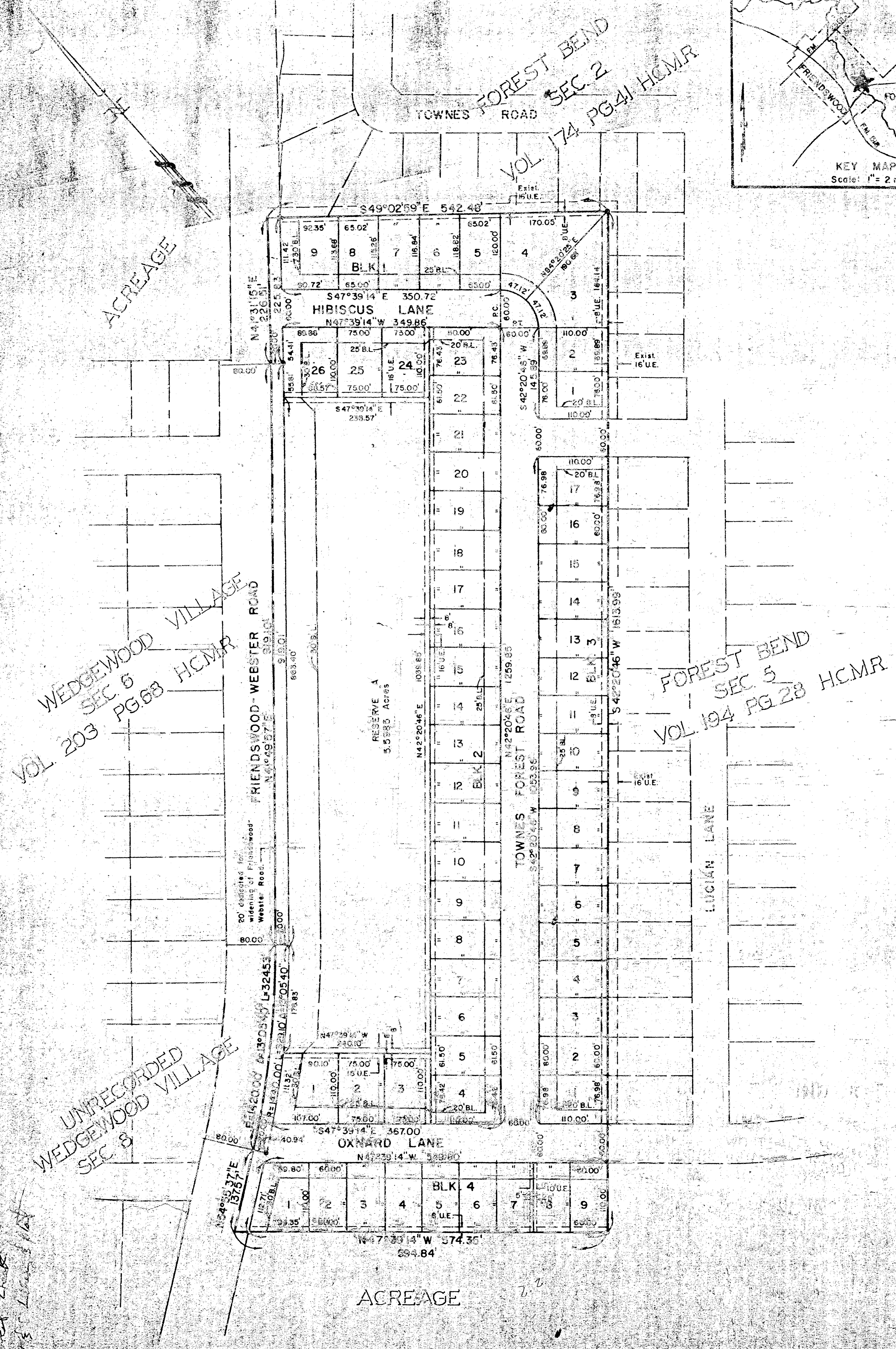
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. This survey meets or exceeds the specifications for a Category 1A, Conditional Survey as promulgated by the Texas Society of Professional Surveyors.

Christopher Trusky
RPLS No. 62642
The Land Survey Co., LLC
Plat Reg. No. 10045700
281-338-4008



Note:
According to FIRM Community Plat No. 4954695.005C, dated 09/22/1998, this property lies in Flood Zone "X", which is considered to be outside the Special Flood Hazard Area. Surveyor makes no representation as to whether or not this property may have a Base of Bearings to the Southwesterly line of subject property, as plotted and monumented.
Other encumbrances or matters affecting the subject property, if any, are not shown.

88



APPROVED by the Commissioner's Court of Harris County, Texas this _____ day of _____, 19__.

Ton Bass, Commissioner, Precinct 1
Jim Fontana, Commissioner, Precinct 2

Jon Lindsay, County Judge

R. V. Eckels, Commissioner, Precinct 3
E. A. Lyons, Commissioner, Precinct 4

This is to certify that the City Planning Commission of the City of Friendswood, Texas has approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Friendswood, Texas, this 6th day of April, 1976.

Clyde Rainey
Clyde Rainey, Chairman
Roy Wiley
Roy Wiley, Secretary

I, Richard P. Doss, County Engineer of Harris County, Texas, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

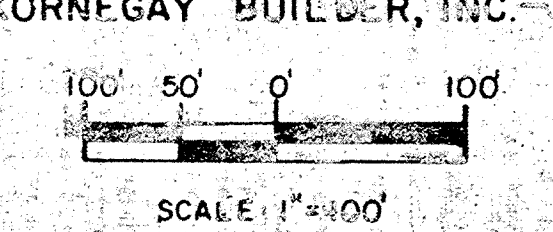
Richard P. Doss, County Engineer

I, G. H. Smith, Flood Control Director of Harris County Flood Control District, Harris County Texas, do hereby certify that the plot of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioner's Court, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

G. H. Smith, Flood Control Director

- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - B.L. indicates Building Line
U.E. indicates Utility Easement

FOREST CREEK
A SUBDIVISION OF 201236 ACRES OUT OF SARAH McKISSICK SURVEY, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS.
ENGINEER: L.C. LOPER & ASSOCIATES
OWNER: CHARLES KORNEGAY BUILDER, INC. - CHARLES KORNEGAY
4 BLOCKS
61 LOTS



This is to certify that I, L.C. Loper, a Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with five eighth inch (5/8") iron rods, 18" long, and that this plat accurately represents that survey made by me.

L.C. Loper
L.C. Loper
Texas Registration No. 929



STATE OF TEXAS
COUNTY OF HARRIS

We, Charles Kornegay, and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc. owner of the property subdivided in the above and foregoing map of Forest Creek, do hereby make subdivision of said property for and on behalf of said Charles Kornegay Builders, Inc. according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Forest Creek, located in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and on behalf of said Charles Kornegay Builder, Inc., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Charles Kornegay and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc., owner of the property subdivided in the above and foregoing map of Forest Creek, have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations hereof on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County, Texas.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Harris County, by Harris County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

There is also dedicated for utilities an unobstructed aerial easement five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree with the City of Friendswood and/or Harris County and/or any property owner that the building lines and utility easements shown in adjacent acreage are hereby established as shown.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, Charles Kornegay Builder, Inc., has caused these presents to be signed by Charles Kornegay, its President, thereto authorized, attested by its Secretary, Jeanette Marie Kornegay, and its common seal hereunto affixed this 3rd day of April, 1976.

CHARLES KORNEGAY BUILDER, INC.
Charles Kornegay
Charles Kornegay, President
Jeanette Marie Kornegay
Jeanette Marie Kornegay, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this date personally appeared Charles Kornegay, President and Jeanette Marie Kornegay, Secretary of Charles Kornegay Builder, Inc., 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1976.

John W. Heaton
John W. Heaton
Notary Public in and for Harris County, Texas.

This is to certify that I, Thomas D. Heaney, City Engineer for the City of Friendswood, Texas have approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Engineer for the City of Friendswood, Texas, this 6th day of April, 1976.

Thomas D. Heaney
Thomas D. Heaney, City Engineer

STATE OF TEXAS
COUNTY OF HARRIS

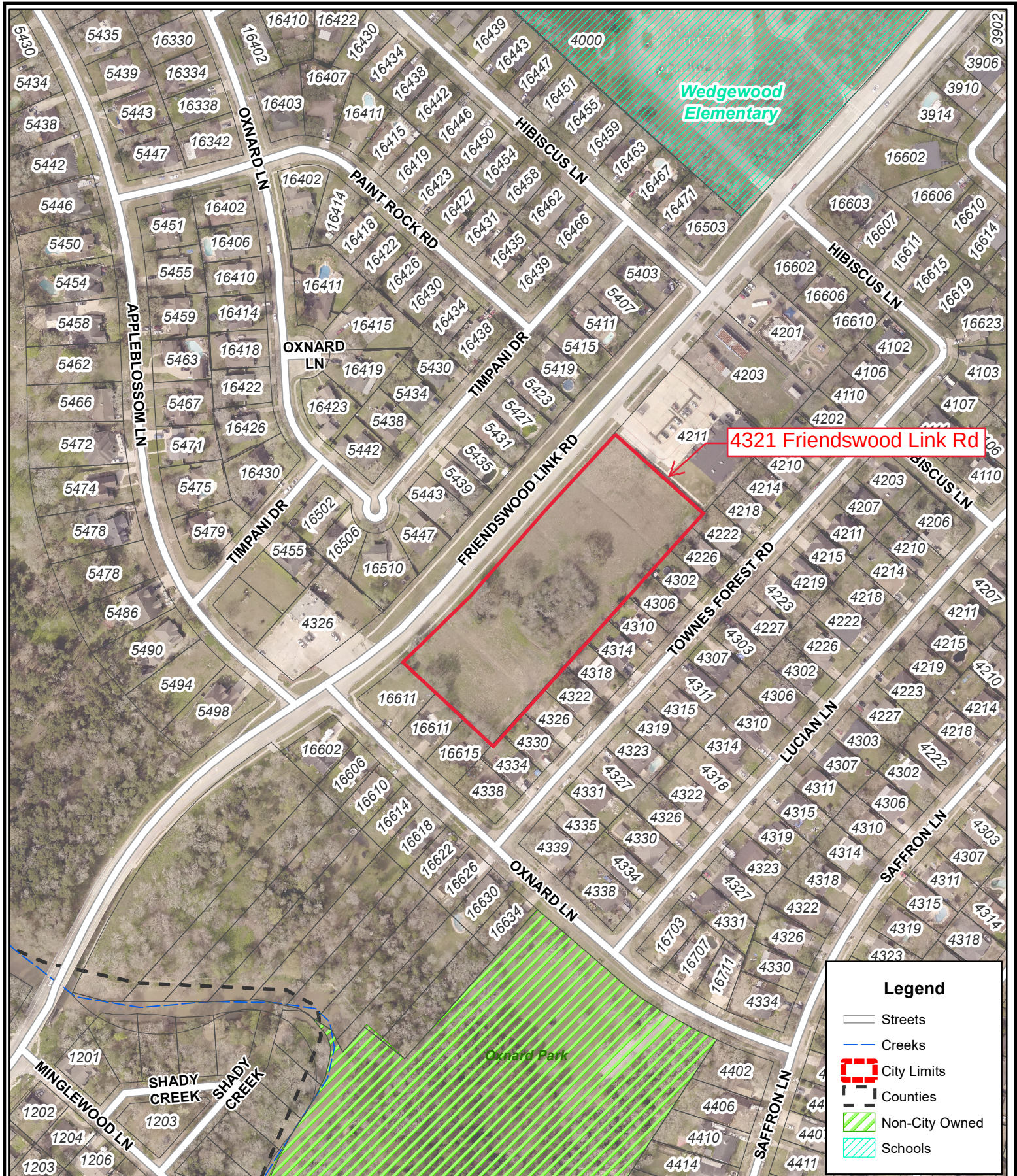
I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19____, at _____ o'clock _____ M., and duly recorded on _____ of said County, _____ page _____ of record of _____.

WITNESS my hand and seal of office at Houston, the day and date last above written.

R. E. Turrentine, Jr. Clerk, County Court,
Harris County, Texas

By _____ Deputy

L.C. LOPER & ASSOCIATES, INC.
CONSULTING ENGINEER
89 BELLAIR BLVD.
HOUSTON, TEXAS 77025
666-2828



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

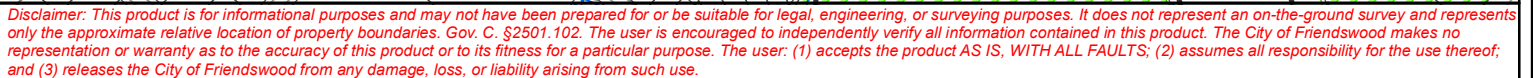


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
 Page 104 of 116



1" = 493'

Page 105 of 116



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

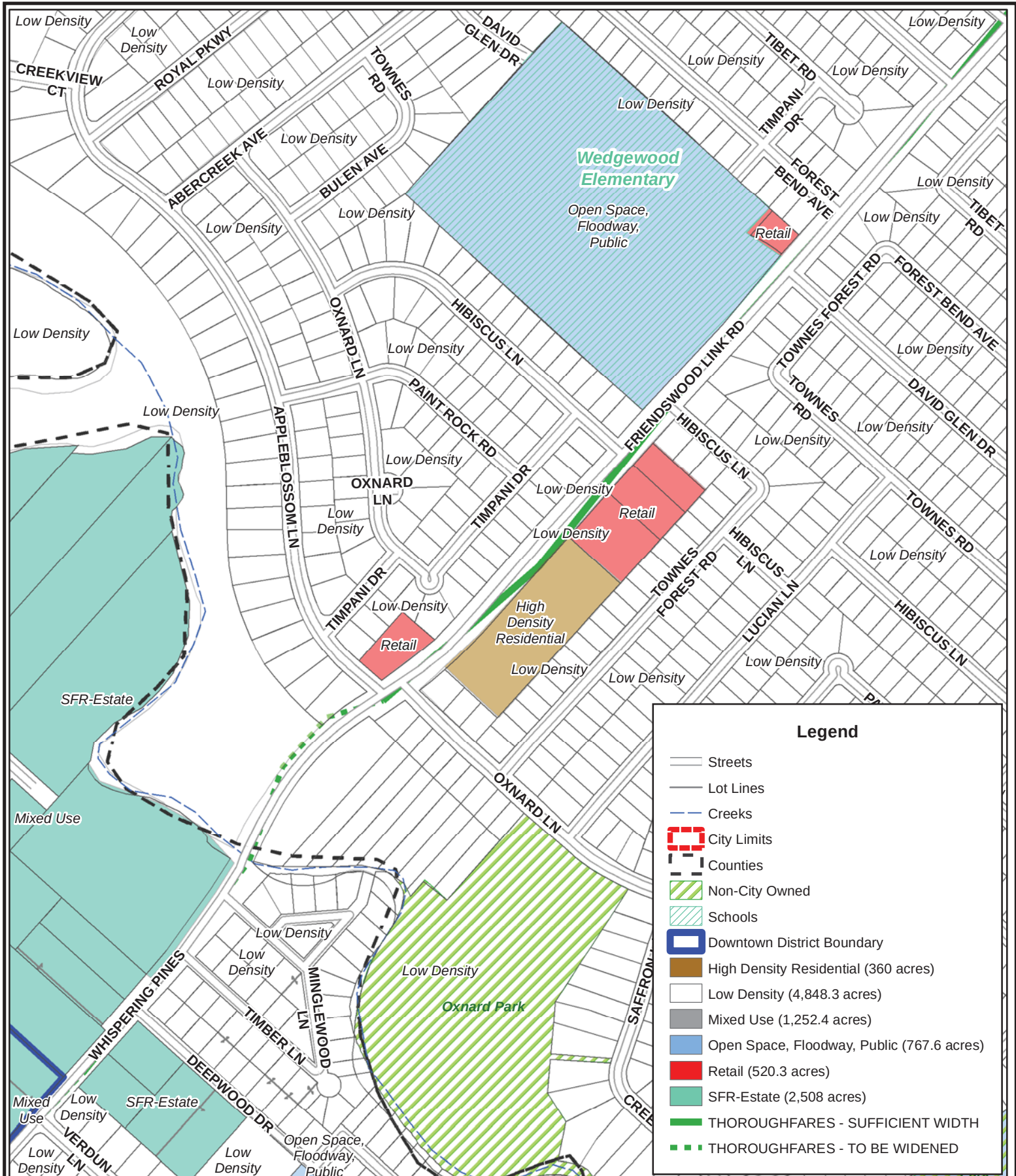


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
 Page 106 of 116



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 424'
 Page 107 of 116

Rezoning Report

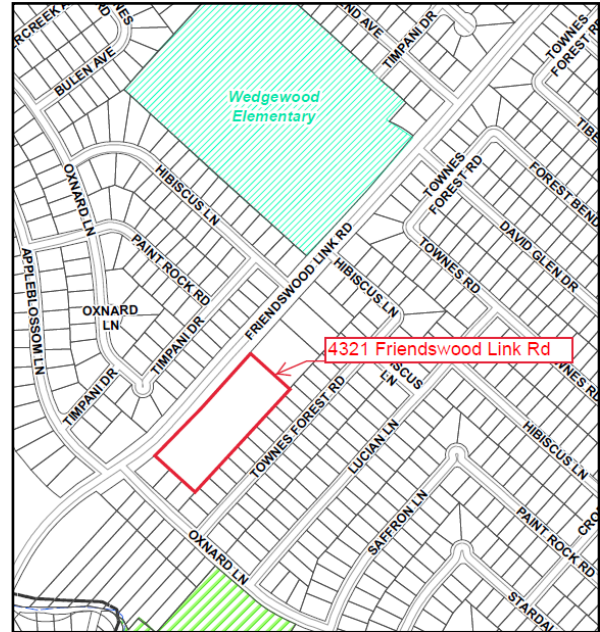
July 2020

Project: Zone Change

Address: 4321 Friendswood Link Rd.

Legal: 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas

Request: Zone classification change from Multi-Family Residential-Garden Home District (MFR-GHD) to Multi-Family Residential-High Density (MFR-H)



Applicable Zoning Ordinance Excerpts:

Appendix C

Zoning Ordinance

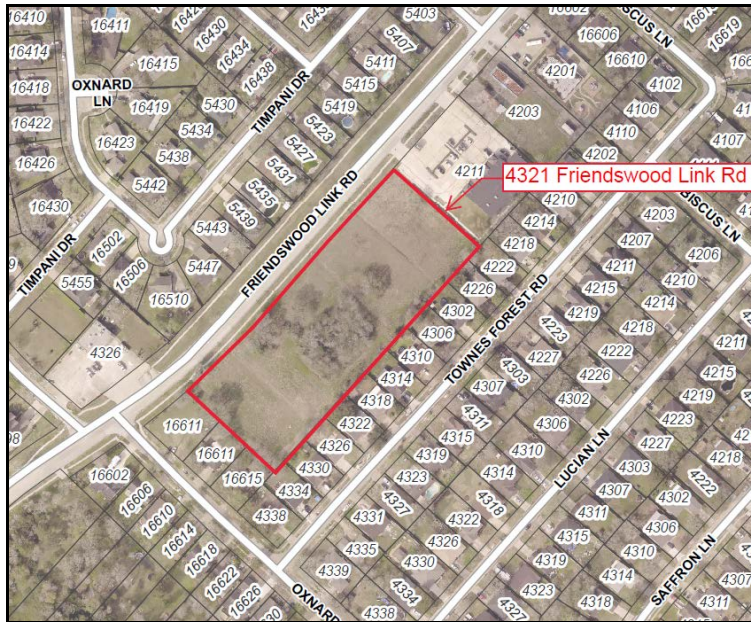
Section 7. Schedule of District Regulations

D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

Existing Use/Site Attributes:

The subject property is 3.2895 acres of undeveloped land.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property is currently Multi-Family Residential-Garden Home District (MFR_GHD).

Adjacent Zoning/Land Use:

The property is located along Friendswood Link Rd. The property to the northeasterly side is zoned Neighborhood Commercial (NC) and the property to the rear and other side is all Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:

The property will require preliminary and final plats prior to development.

Planning Analysis:

MFR-H zoning district requires site plan approval by the Planning and Zoning Commission. The property is subject to a 50-foot building line that was on the original plat of Forest Creek Subdivision. Additionally, since the development would abut residentially zoned property, an 8-foot opaque fence and a 10-foot landscape buffer with a tree planted every 25 feet will be required.

The applicant has provided conceptual drawings of their plans for the property; however, approval of the zone change does not bind them to this plan. They will be required to meet the minimum standards of the MFR-H zoning district, if approved.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as High Density Residential.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

The property will be required to provide on-site detention.

Utilities:

City water and sewer services are available to the property.

Access:

Access will be from two driveways to Friendswood Link Rd. All driveways and parking spaces will be required to meet the current minimum design standards detailed in the Design Criteria Manual.

Park/Open Space:

Park Dedication Fees of \$600 per lot will be due at the time of Building Permit Issuance.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Discussion regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

Action: Significant

SUMMARY / ORIGINATING CAUSE

At the Joint Work Session between City Council and the Planning and Zoning Commission on Monday, July 6, City Council communicated that they would like for First Baptist Church to be allowed to construct their building, tower and steeple combination of 90 feet 10 inches.

Staff provided two options at the last P&Z meeting on July 23. Following that meeting, staff received more detailed direction requesting the Commission to go with Option 1 and present a recommendation for an ordinance change, rather than allowing the church to amend their SUP.

Option 1: Change the Zoning Ordinance to allow an exception to 90 feet for any and all structures in the Downtown District (DD). The goal would be to write the ordinance in such a way to avoid any unintended consequences. Restrictions could be included for the types of structures that can exceed the building height such as stipulating that it cannot be habitable, it cannot be combustible, and clarify that it must be decorative. Limiting the size may also be an option.

Additionally, staff is working to remove the exceptions that allow or require the Commission and/or City Council to determine alternatives to what the ordinance requires.

Staff is working on an ordinance and will present a draft at the next regular meeting, August 27. The goal will be to advertise an ordinance change in September to hold the P&Z public hearing and vote on a recommendation on October 8, 2020, and the City Council public hearing and first consideration of the ordinance change at the November 2 Council meeting.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the height ordinance will allow for more clear interpretation.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2020

Subject: Consideration and possible action regarding appointments to the Planning Subcommittee and Ordinance Subcommittee

Action: Significant

SUMMARY / ORIGINATING CAUSE

Two standing subcommittees made up of three commissioners each were formed several years ago to facilitate handling various topics that the Commission researches and provides recommendations. The Planning Subcommittee considers and studies long-term plans such as the Future Land Use Map, Comprehensive Plan, Official Zoning Map, etc. The Ordinance Subcommittee considers and studies proposed changes to the Subdivision Ordinance, Zoning Ordinance and any other ordinance topics as requested by City Council. Once the subcommittees have a recommendation or need additional input, the discussion items are then presented to the full Commission for further discussion and deliberation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

The proposed assignments are included in the attachment.

ATTACHMENTS

1. PZ Commission Subcommittee Assignments 2020

2020 Planning and Zoning Commission Subcommittees

Planning Subcommittee – standing committee to consider and study long-term plans such as the Future Land Use Map, Comprehensive Plan, Official Zoning Map, etc.

Brett Banfield

Marc Perry

Lisa Lundquist

Ordinance Subcommittee – standing subcommittee to consider and study proposed changes to the Subdivision Ordinance, Zoning Ordinance and any other ordinance topics as requested by City Council.

Richard Sasson

Dick Clark

Thomas Hinckley

2020 P&Z Liaison Schedule

City Council 1st Monday - monthly - at 4:30pm City Hall Contact: Melinda Welsh Commissioner: Joe Matranga
Galveston County Consolidated Drainage District (GCCDD) 2nd & 4th Tuesdays at 8am 1605 Whitaker Dr. Contact: Joseph Anderson Commissioner: Dick Clark
Construction Board Of Adjustment (CBOA) as needed Council Chambers at City Hall Contact: Brian Rouane Commissioner: Brett Banfield
Zoning Board Of Adjustment (ZBOA) 4th Tuesday as needed at 7pm Council Chambers at City Hall Contact: Brian Rouane/ Becky Bennett Commissioner: Richard Sasson
Keep Friendswood Beautiful (KFB) 4th Tuesday monthly at 6:30pm 2nd Floor Conference Room at City Hall Contact: Kim Ramirez Commissioner: Lisa Lundquist
Friendswood Downtown Economic Development Corporation (FDEDC) 2nd Tuesday monthly at 4pm Friendswood Library Contact: Karen Capps Commissioner: Marc Perry

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: August 10, 2020
 Re: DRC Report

The following DRC Meetings were held in July 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Friendswood Trails Sections 3 and 4 Construct boulevard and develop next section	PUD	No	Plats and engineered drainage and utility plans in accordance with the existing PUD 2016-19 are required in order to develop the next section; a traffic light is required at the intersection of FM 528/ Friendswood Trail by the end of Section 3. Additionally, the boulevard, which was started with Sections 1 and 2 will need to be widened. The acquisition of some of the lots by Denbury will affect the construction of Section 3 (mostly lots 1-66 on the approved General Land Use and Density Plan).	

702 Cowards Creek Drive Subdivide into 2 residential lots	SFR	No	Preliminary and Final plats required; 10-foot right-of-way dedication to Sunset Drive is required; minimum landscaping and parking regulations for residential apply; water and sewer services are available; eligible to purchase regional detention; no hazardous flood zones exist on the property;	
1 Oak Tree Dr. Expand veterinary clinic by adding 4,000 sqft	OPD	No	Property is platted; site plan approval required for expansion; property is subject to the Community Overlay District (COD) requirements; utility connections are existing – verify adequate lines sizes; may apply to purchase regional detention; property is located in the Shaded X flood zone – finished floor is required to be 24” above natural grade or 18” above back of curb, whichever is greater;	