

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

March 7, 2016

6:30 p.m.

Daniel Tunstall
P&Z CHAIRPERSON

Thomas Duncan
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Troy Pradia



Derrell Isenberg

Mary Starr

Ginger McFadden

David Selsky

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 7, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Approve the Minutes of the February 15, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner David Selsky from the February 15, 2016 P&Z Regular Meeting.

**Decision
Date
3.11.16**

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1A, creating 65 single family lots and 11 reserves on 39.779 acres of land.

Legal Description: A subdivision of 39.779 acres of land situated in the A. C. H & B. Survey, Abstract 147, and the H.T. & B.R.R. Company Survey 11, Abstract 239, City of Pearland, Brazoria County, Texas, being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Pages 317 & 318, Brazoria County map records.

General Location: Hampshire Street between Main Street and Old Alvin Road



Decision
Date
3.11.16

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF CANTERBURY PARK SECTION 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Final Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land.

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk's file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve "B", Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF THE CENTER AT PEARLAND PARKWAY, PHASE II

A request of Andrew Allemand, the applicant; on behalf of SR Pearland II, LLC owner; for approval of the Master Plat of The Center at Pearland Parkway Phase II creating 1 lot and 1 reserve on 12.8010 acres of land.

Legal Description: A subdivision of 12.8010 acres / 557,612 square feet of land, situated in the Thomas J. Green Survey, Abstract No. 198, City of Pearland, Brazoria County, Texas.

General Location: 2000 block of Pearland Parkway at Pebble Creek Drive.

B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF KSTX PEARLAND KROGER

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Master Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas



General Location: The south corner of Barry Rose Road and Pearland Parkway

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF KSTX PEARLAND KROGER (FORMERLY PEARLAND MARKETPLACE)

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Preliminary Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas

General Location: The south corner of Barry Rose Road and Pearland Parkway.

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
Zone Changes approved on February 25, 2016:
Addendum to the Center at Pearland Parkway PD, and,
Midtown at Magnolia PD.
3. Next P&Z Meeting, March 21, 2016 – JPH meeting and Regular P&Z meeting.
4. March 28, 2016 – 6:30 pm, Special JPH meeting and P&Z meeting.

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Alma Gonzales, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 3rd day of March 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant



Agenda removed _____ day of February ____, 2016.

II. Consent Agenda Items

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission.

These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (ix. Matters removed from Consent Agenda). Approval of the Consent Agenda enacts the items of legislation.

A. Approval of Minutes and Excuse of absence

1. Approve the Minutes of the February 15, 2016 Regular P&Z meeting.
2. Excuse the absence of P&Z Commissioner David Selsky from the February 15, 2016 Regular meeting.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 15, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 8:24 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall
P&Z Vice-Chairperson Thomas Duncan
P&Z Commissioner Derrell Isenberg
P&Z Commissioner Ginger McFadden
P&Z Commissioner Tony Pradia
P&Z Commissioner Mary Starr

Also present were Deputy City Attorney Lawrence Provins, City Planner Frankie Legaux, Associate Planner Vince Hustead, Assistant City Engineer Richard Mancilla, and Office Assistant Alma Gonzales.

CONSENT AGENDA

P&Z Chairperson Daniel Tunstall read the items on the consent agenda. P&Z Commissioner Ginger McFadden made the motion to approve Items from the consent agenda and P&Z Commissioner Mary Starr seconded the motion.

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Approved the Minutes of the February 1, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excused the absence of P&Z Commissioner Derrell Isenberg from the February 1, 2016 P&Z Regular Meeting.

The vote for Consent Agenda Items B – E was 6 to 0 for approval. The votes were approved by P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioner Derrell Isenberg, P&Z Commissioner Ginger McFadden, P&Z Commissioner Tony Pradia and P&Z Commissioner Mary Starr.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1B

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 1B, creating 48 single family lots and 2 reserves on 10.492 acres of land.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION

A request by Rene Rodriguez, LJA Engineering Inc., applicant; on behalf of Ethan Springer, Savannah Development, Ltd.; for approval of a Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, a non-residential subdivision of 3 reserves on approximately 24.5 acres of land within the Savannah Development on the following described property, to wit:

Legal Description: Being 24.439 acres of land situated in the H.T. & B.R.R. Company Survey, Section 77, Abstract 302 and the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

General Location: about 600 feet north of County Road 58 at the end of Savannah Parkway.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 12

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner for approval of the Final Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

Legal Description: A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: South side of the Southlake and Spicewood Lane intersection.

MATTERS REMOVED FROM CONSENT AGENDA

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2016-02Z

A request of Bryan Smith, applicant; on behalf of Castlerock Communities LP., owner; for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); on approximately 29 acres of land; located at the intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), to wit:

Legal Description: The herein described 29.32 acres of land situated in the H.T.& B.R.R Company Survey Abstract 547, Brazoria County, Texas; said 29.32 acre tract of land being the Southwest ¼ of the Southwest ¼ of Section 18 (also referred to as Lot 26) of said H.T. & B.R.R. Company Survey. Save and except Block 1 Lot and Block 2, Lots 9, 11, 12, 14, 15, 16, and 18, as shown on the Final Plat of Cullen Park Estates dated April 13, 2009.

General Location: The intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), Pearland, TX.

The vote was 6-0. Removal of Zone Change Application No. 2016-02Z from the Consent Agenda was approved.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION –CONDITIONAL USE APPLICATION NO. 2016-02

P&Z Commissioner Derrell Isenberg made the motion to approve Conditional Use Application No. 2016-02, P&Z Vice-Chairperson seconded the motion.

A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, to wit:

Legal Description: A tract or parcel containing 2.157 acres of land, being all of Lot 1, Block 1, JKJ Development recorded under Brazoria County Clerks File (B.C.C.F.) No. 2008015246, and all of a called 0.65 acre tract as described by deed recorded under B.C.C.F. No. 2013054148, situated in the R.B. Lyle Survey, Sec. 4, A-543, City of Pearland, Brazoria County, Texas.

General Location: NW corner of Orange Street, Pearland, TX.

P&Z Chairperson Daniel Tunstell commented on the popular opposition of the public. P&Z Vice-Chairperson Thomas Duncan stated he did not feel the design for the entry and exits of the facility site were workable. P&Z Commissioner Derrell Isenberg added his concerns with the staging area becoming a “Truck Stop” and the need for much needed road improvements. A discussion ensued by P&Z Commissioner Tony Pradia and Assistant

City Engineer Richard Mancilla in regards to the start of the Mykawa Road project and how the traffic would be addressed. City Engineer Richard Mancilla informed the Commission of the 2020 Mykawa Road project status and explained the City Traffic Analysis and the mitigation improvements. P&Z Vice-Chairperson Thomas Duncan added the explanation of the traffic studies. P&Z Chairperson Daniel Tunstell inquired where gas stations are allowed. City Planner Frankie Legeaux informed of the allowed zones which are: Neighborhood Services, GB and GC with a Conditional Use Permit. The applicant James Elmore added the subject property is zoned Industrial which is allowed by right.

The vote was 0-5, Conditional Use Application No. 2016-02 was denied. The votes were approved by P&Z Chairperson Daniel Tunstell, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioner Derrell Isenberg, P&Z Commissioner Ginger McFadden and P&Z Commissioner Tony Pradia.

Deputy City Attorney Lawrence Province noted that P&Z Commissioner Mary Starr recused herself from the vote.

CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

P&Z Chairperson Daniel Tunstall made the motion to approve Amendments to the Unified Development Code, P&Z Commissioner Mary Starr seconded the motion.

A request the of the City of Pearland for approval of a Unified Development Code (UDC) amendments to the Land Use Matrix , for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix. The changes consist of consistency of use with other zoning districts, correction of typographical errors, clarification and expansion of definition and suitability of use in the zoning district through Conditional Use Permit as opposed to being permitted by right.

Legal Description: N/A

General Location: N/A

P&Z Commissioner Tony Pradia requested clarification on a CUP requirement for Satellite Dishes and City Planner Frankie Legeaux explained the appropriate areas.

The vote was 6-0, Amendments to the Unified Development Code (UDC) was approved. The votes were approved by P&Z Chairperson Daniel Tunstell, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioner Derrell Isenberg, P&Z Commissioner Ginger McFadden, P&Z Commissioner Tony Pradia and P&Z Commissioner Mary Starr.

DISCUSSION ITEMS

1. Commissioners Activity Report – P&Z Commissioner Mary Starr attended the Mayor’s State of the City Luncheon.
2. Zoning Update: None at this time.
3. Next P&Z Meeting, March 7, 2016 – Regular P&Z Meeting at 6:30 p.m.
4. National APA Conference – April 2-5, 2016 in Phoenix Arizona

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 8:45 p.m.

These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 7th day of March 2016, A.D.

Daniel Tunstall, P & Z Chairperson

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1A, creating 65 single family lots and 11 reserves on 39.779 acres of land.



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: March 7, 2016

Re: Final Plat of Bakers Landing Section 1A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1A, creating 65 single family lots and 11 reserves on 39.779 acres of land.

Legal Description: A subdivision of 39.779 acres of land situated in the A. C. H & B. Survey, Abstract 147, and the H.T. & B.R.R. Company Survey 11, Abstract 239, City of Pearland, Brazoria County, Texas, being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Pages 317 & 318, Brazoria County map records.

General Location: Hampshire Street between Main Street and Old Alvin Road

Summary of Request

The request will result in the creation of 65 single family residential lots and 11 reserves in conformance to the Master Plat of Bakers Landing and the approved Bakers Landing Planned Development. The lots will be about 55 feet wide and 125 feet deep.

Site History

This plat is located in the area covered by the Bakers Landing Master Plat approved on January 4, 2016.

Staff Recommendation

Staff recommends approval of the Final Plat of Bakers Landing Section 1A, as proposed by the applicant, for the following reasons:

1. The proposed final plat conforms to the Preliminary Plat of Bakers Landing Section 1A.

2. The proposed final plat conforms to the Master Plat of Bakers Landing.
3. The proposed final plat conforms to the Bakers Landing Planned Development.

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the area under review designated as Village District. All of the surrounding property including the non-residential property to the north is shown as Village District.

Conformance with Unified Development Code

The applicant's property is located in the recently approved Bakers Landing Planned Development district. The non-residential property to the north along Beechcraft Street and to the south along Swenson Road is zoned GC- General Commercial.

	ZONING	LAND USE
NORTH	General Commercial (GC)	Commercial
SOUTH	The Bakers Landing PD	Undeveloped
EAST	R-1 Single Family Residential	Residential
WEST	General Commercial (GC)	Commercial

Conformance with Thoroughfare Plan

Hampshire Street is shown as a Minor Collector Street of Sufficient Width. The future Merlin Lane, Kaman Lane, and extension of S. Galveston Avenue will be local streets with 50 feet of right-of-way.

Utilities and Infrastructure

Water and sewer lines are located along Main Street, Hampshire Street, Galveston Avenue and Old Alvin Road. Water and sewer lines will need to be extended to the lots located in Bakers Landing Section 1A.

Drainage

A Detention Improvement Agreement has been approved by the City.

Parks, Open Space, and Trees

This plat will dedicate 23.687 acres of open space.

Additional Comments

This request has been reviewed by the city's Development Review Committee and there were no additional comments.

Exhibits

1. Aerial Map
2. Zoning Map
3. Land Use Plan 2015
4. Final Plat of Bakers Landing Section 1A



Aerial Map

Final Plat Bakers Landing Section 1A

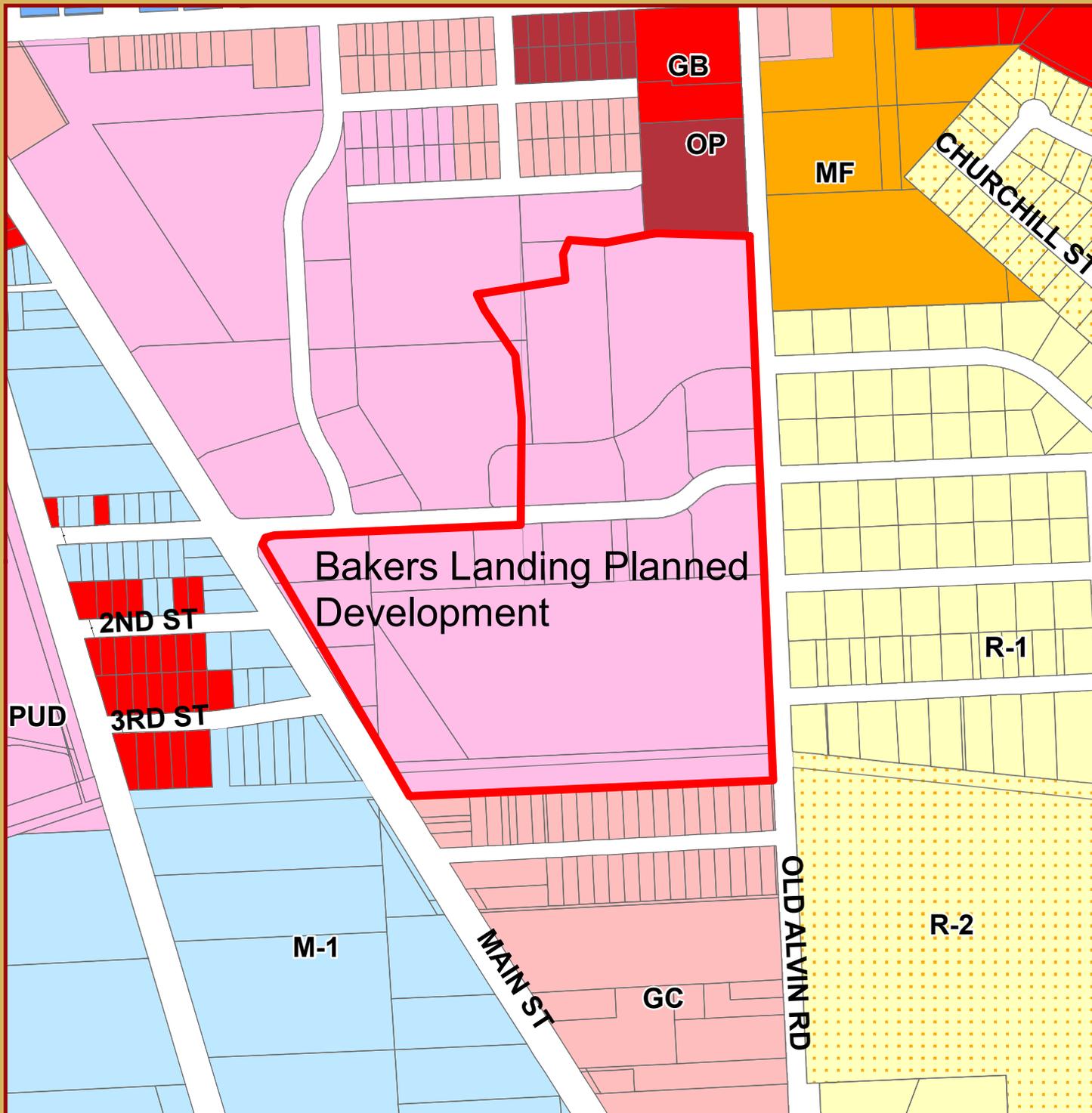


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat Bakers Landing Section 1A

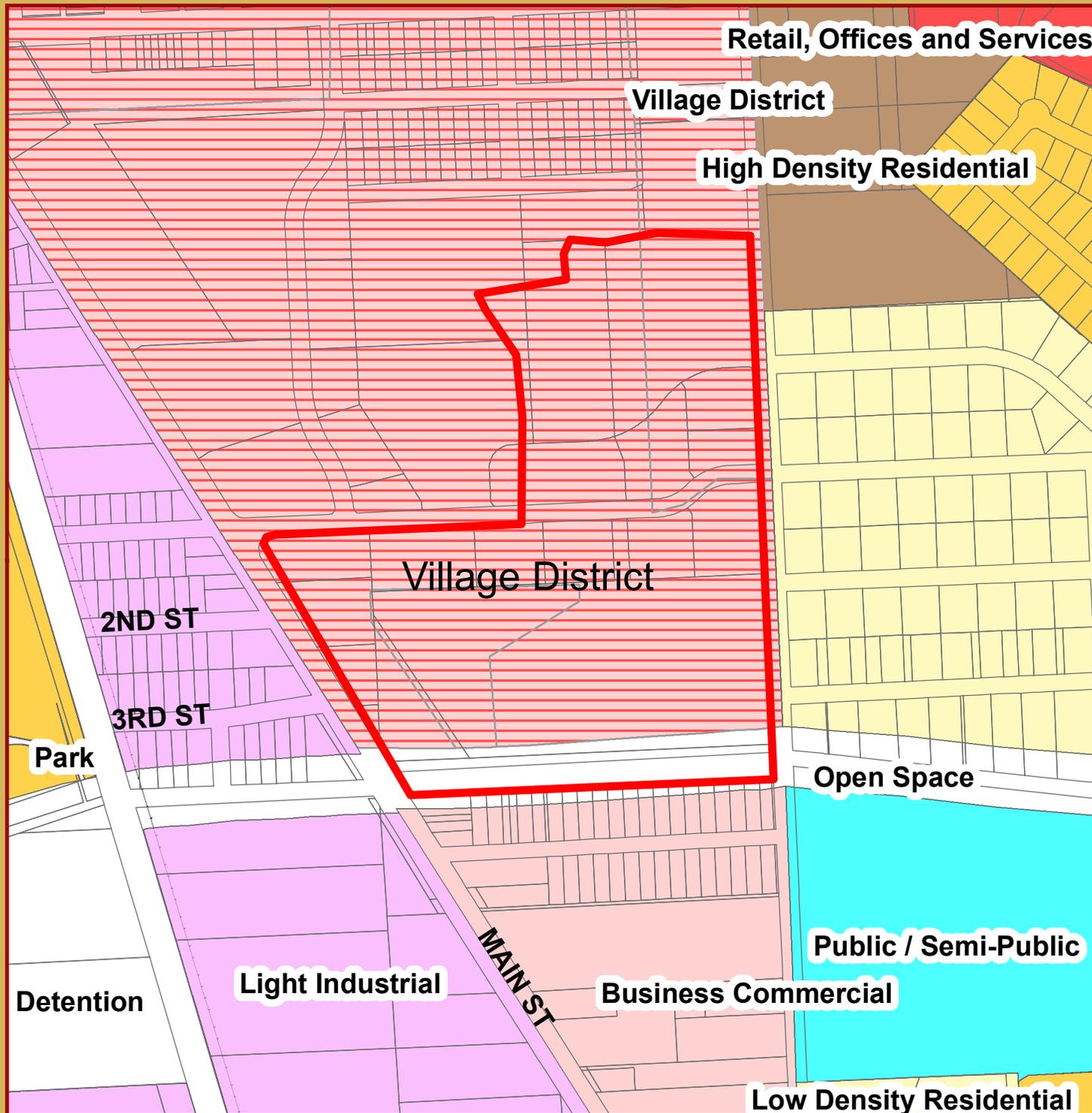


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OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Final Plat
Bakers Landing
Section 1A**



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1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HERINAFTER REFERRED TO AS OWNERS OF THE 39.779 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BAKERS LANDING SECTION 1A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2016.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED (SEE NOTE 4).

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BAKERS LANDING SECTION 1A AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

DANIEL TUNSTALL, CHAIRPERSON
CITY PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

SUSAN POLKA, P.E.
CITY OF PEARLAND, CITY ENGINEER

BEING 39.779 ACRES OF LAND, LOCATED IN THE A.C.H. & B. SURVEY, A-147 AND THE H.T. & B. R.R. CO. SURVEY 11, A-239, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS D, K, N, O, Q, R, S, T, U, A PORTION OF LOTS P, M AND V, AND THE 2.011 ACRE TRACT CONVEYED TO THE FELTON M. AND MARY C. BAKER REVOCABLE TRUST, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2005019398, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.O.R.), ALSO OUT OF A PORTION OF THE 4.0033 ACRE TRACT (DESCRIBED AS TRACT TWO), AND THE TRACT DESCRIBED AS TRACT THREE CONVEYED TO FELTON M. BAKER, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1990018373, B.C.O.R., ALSO BEING OUT OF THE REPLAT OF PEARLAND PAVILION, A SUBDIVISION RECORDED UNDER VOLUME 17, PAGE 395, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND THE 20' DRAINAGE ACCESS EASEMENT AND THE 105' DRAINAGE EASEMENT SHOWN ON THOMAS & GILBERT INDUSTRIAL TRACT, A SUBDIVISION RECORDED UNDER VOLUME 15, PAGE 317, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 39.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT).

PART 1

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID TRACT THREE, COMMON TO THE SOUTHWEST CORNER OF THE 3.00 ACRE TRACT CONVEYED TO MONA KUESING BOHMSBURGER BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1987021443, B.C.O.R., AND THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 19' 35" EAST, 334.83 FEET TO THE NORTHEAST CORNER OF SAID TRACT THREE, COMMON TO THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT, IN THE WEST RIGHT-OF-WAY LINE OF OLD ALVIN ROAD (50' WIDE), COMMON TO THE EAST LINE OF SAID LOT P;

THENCE, SOUTH 02° 42' 08" EAST, ALONG THE EAST LINE OF SAID TRACT THREE, COMMON TO THE EAST LINE OF SAID LOT P, AND THE SAID WEST RIGHT-OF-WAY LINE (AT 419.86 FEET PASSING THE COMMON EAST CORNER OF SAID TRACT THREE, LOT P AND SAID LOT S), (AT 640.14 FEET PASSING THE COMMON EAST CORNER OF SAID LOT S AND SAID LOT T), CONTINUING FOR A TOTAL DISTANCE OF 755.34 TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT T, COMMON TO THE NORTH END OF THE NORTHWEST RIGHT-OF-WAY CUTBACK CURVE AT THE INTERSECTION OF OLD ALVIN ROAD AND HAMPSHIRE STREET (60' WIDE) AS SHOWN IN VOLUME 17, PAGE 387, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), THE BEGINNING OF A CURVE, FROM WHICH A FOUND 5/8-INCH IRON ROD (BENT) BEARS NORTH 17° 44' 23" EAST, 0.49 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY CUTBACK CURVE, 31.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF [89° 09' 05"], AND A CHORD WHICH BEARS SOUTH 42° 17' 25" WEST, 28.28 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT T, COMMON TO THE WEST END OF SAID NORTHWEST RIGHT-OF-WAY CUTBACK CURVE FROM WHICH A FOUND 5/8-INCH IRON ROD (BENT) BEARS NORTH 87° 16' 57" EAST, 0.45 FEET;

THENCE, SOUTH 87° 16' 57" WEST, ALONG THE SOUTH LINE OF SAID LOT T AND SAID NORTH RIGHT-OF-WAY LINE OF SAID HAMPSHIRE STREET, 66.57 FEET TO A FOUND 5/8-INCH IRON ROD, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT T AND SAID NORTH RIGHT-OF-WAY LINE, (AT 125.65 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT T AND THE AFOREMENTIONED LOT Q), CONTINUING FOR A TOTAL DISTANCE OF 155.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 248.87 FEET, A CENTRAL ANGLE OF 35° 50' 20", AND A CHORD WHICH BEARS SOUTH 69° 21' 47" WEST, 153.15 FEET TO A FOUND 5/8-INCH IRON ROD, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE SOUTH LINE OF SAID LOT Q AND SAID NORTH RIGHT-OF-WAY LINE, 118.60 FEET, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 189.17 FEET, A CENTRAL ANGLE OF 35° 55' 14", AND A CHORD WHICH BEARS SOUTH 69° 24' 14" WEST, 116.66 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE, SOUTH 87° 21' 51" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT Q AND SAID NORTH RIGHT-OF-WAY LINE, (AT 97.03 FEET PASSING A 1/2-INCH IRON ROD (BENT) FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT Q AND THE AFOREMENTIONED LOT M), CONTINUING FOR A TOTAL DISTANCE OF 255.85 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 38' 09" WEST, 180.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10° 04' 23" WEST, (AT 20.14 FEET PASSING THE COMMON LINE OF SAID LOT M AND THE AFOREMENTIONED 4.0033 ACRE TRACT AND AFOREMENTIONED LOT P), CONTINUING FOR A TOTAL DISTANCE OF 103.46 FEET TO A POINT FOR CORNER;

THENCE, NORTH 22° 56' 30" WEST, 99.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 28° 53' 55" WEST, 127.26 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10° 51' 35" WEST, 4.54 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 69° 48' 44" EAST, (AT 248.60 FEET PASSING THE COMMON LINE OF SAID 4.0033 ACRE TRACT AND THE AFOREMENTIONED TRACT THREE), CONTINUING FOR A TOTAL DISTANCE OF 308.62 FEET TO A POINT FOR CORNER;

THENCE, NORTH 12° 21' 00" WEST, 46.88 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 51' 13" WEST, 168.53 FEET TO A POINT FOR CORNER;

THENCE, NORTH 21° 57' 00" EAST, 50.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 72.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 15° 11' 30", AND A CHORD WHICH BEARS SOUTH 60° 27' 15" EAST, 72.70 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 38' 05" WEST, 49.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.385 ACRES OF LAND.

PART 2

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THE AFOREMENTIONED 2.011 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A 10' RESERVE FOR ROAD WIDENING AS SHOWN ON AFORESAID REPLAT OF PEARLAND PAVILION, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 (100' WIDE) AS DESCRIBED IN VOLUME 210, PAGE 348, OF THE DEED RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.D.R.);

THENCE, NORTH 86° 45' 33" EAST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID 2.011 ACRE TRACT, 10.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BROWN & GAY FOUND FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT D;

THENCE, NORTH 32° 13' 59" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT D, 110.32 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT D, COMMON TO THE SOUTH END OF SOUTHEAST RIGHT-OF-WAY CUTBACK CURVE AT THE INTERSECTION OF SAID STATE HIGHWAY 35 AND AFORESAID HAMPSHIRE STREET, THE BEGINNING OF A CURVE, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 82° 42' 52" EAST, 1.04 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY CUTBACK CURVE, 83.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 119° 35' 45", AND A CHORD WHICH BEARS NORTH 27° 33' 58" EAST, 69.14 TO THE EAST END OF SAID SOUTHEAST RIGHT-OF-WAY CUTBACK CURVE, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 89° 53' 35" EAST, 0.83 FEET;

THENCE, NORTH 87° 21' 51" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HAMPSHIRE STREET, COMMON TO THE NORTH LINE OF SAID LOT D, (AT 319.25 FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT D AND THE AFOREMENTIONED LOT K), CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT K, (AT 661.92 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT K AND THE AFOREMENTIONED LOT N), CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT N, (AT 886.82 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT N AND THE AFOREMENTIONED LOT O), CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT O, (AT 1,109.98 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT O AND THE AFOREMENTIONED LOT V), CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT V, (AT 1,161.78 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT V AND THE AFOREMENTIONED LOT R), CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT R, FOR A TOTAL DISTANCE OF 1,257.10 FEET TO A FOUND 1/2-INCH IRON ROD, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT R, (AT 108.13 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT R AND THE AFOREMENTIONED LOT U), CONTINUING FOR A TOTAL DISTANCE OF 156.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 249.17 FEET, A CENTRAL ANGLE OF 35° 55' 14", AND A CHORD WHICH BEARS NORTH 69° 24' 14" EAST, 153.87 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 24° 52' 31" WEST, 0.37 FEET;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT U, 118.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 188.87 FEET, A CENTRAL ANGLE OF 35° 50' 20", AND A CHORD WHICH BEARS NORTH 69° 21' 47" EAST, 116.22 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE, NORTH 87° 16' 57" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT U, (AT 108.13 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST RIGHT-OF-WAY CUTBACK CURVE AT THE INTERSECTION OF SAID HAMPSHIRE STREET AND SAID OLD ALVIN ROAD, THE BEGINNING OF A CURVE;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY CUTBACK CURVE, 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90° 00' 55", AND A CHORD WHICH BEARS SOUTH 47° 42' 35" EAST, 28.29 FEET TO THE SOUTH END OF SAID SOUTHWEST RIGHT-OF-WAY CUTBACK CURVE, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS [NORTH 19° 13' 27" EAST], 2.71 FEET;

THENCE, SOUTH 02° 42' 08" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID OLD ALVIN ROAD, COMMON TO THE EAST LINE OF AFORESAID LOT U, (AT 263.17 FEET PASSING A 1/2-INCH IRON ROD (BENT) FOUND FOR THE COMMON EAST CORNER OF SAID LOT U AND THE AFOREMENTIONED LOT V), CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT V, (AT 837.31' PASSING THE INTERSECTION OF THE NORTH LINE OF AFORESAID THOMAS & GILBERT INDUSTRIAL TRACTS, AND THE EAST LINE OF SAID REPLAT OF PEARLAND PAVILION), THEN CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A TOTAL DISTANCE OF 962.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 22' 24" WEST - 194.59', ALONG THE NORTH LINES OF LOTS 18-22 OF SAID THOMAS & GILBERT INDUSTRIAL TRACTS, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA-ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF SAID LOT 18;

THENCE SOUTH 88° 00' 37" WEST - 200.03', ALONG THE NORTH LINES OF LOTS 14-18 OF SAID THOMAS & GILBERT INDUSTRIAL TRACTS, TO A 1/2" IRON ROD (BENT) FOUND FOR AN ANGLE CORNER OF SAID LOT V, IN THE NORTH LINE OF SAID LOT 14;

THENCE SOUTH 87° 56' 38" WEST - 200.06', ALONG THE NORTH LINES OF LOTS 10-14 OF SAID THOMAS & GILBERT INDUSTRIAL TRACTS, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA-ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF SAID LOT 10;

THENCE SOUTH 89° 45' 38" WEST - 200.25', ALONG THE NORTH LINES OF LOTS 6-10 OF SAID THOMAS & GILBERT INDUSTRIAL TRACTS, TO AN ANGLE CORNER, IN THE NORTH LINE OF SAID LOT 6, FROM WHICH A BRASS DISK BEARS NORTH 31° 23' 10" EAST - 1.26';

THENCE SOUTH 88° 45' 26" WEST - 199.91', ALONG THE NORTH LINES OF LOTS 3-6 OF SAID THOMAS & GILBERT INDUSTRIAL TRACTS, TO THE NORTHWEST CORNER OF SAID LOT 3, COMMON TO THE NORTHEAST CORNER OF THE 0.3580 ACRE TRACT DESCRIBED IN THE DEED FROM THOMAS AND GILBERT ENTERPRISES, INC. TO JAMES N. WALLACE AND HENRY C. ROBSON, JR., RECORDED UNDER DOCUMENT NUMBER 1981024192, OF THE COUNTY CLERK RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH A BRASS DISK BEARS NORTH 19° 40' 36" EAST - 1.31';

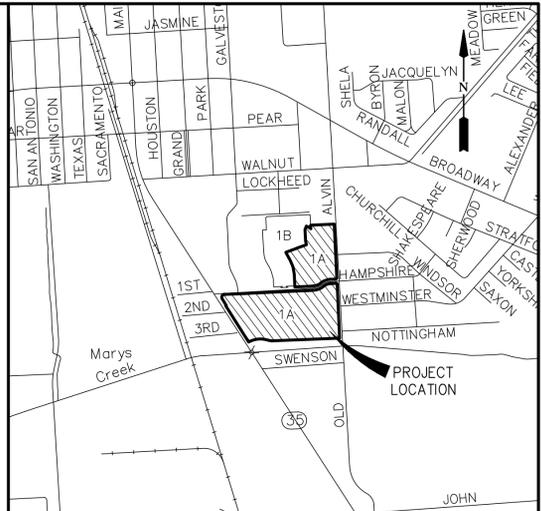
THENCE SOUTH 88° 19' 12" WEST - 178.72', ALONG THE NORTH LINE OF SAID 0.3580 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED BROWN & GAY FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER AFORESAID REPLAT OF PEARLAND PAVILION, COMMON TO THE SOUTHEAST CORNER OF THE 10' RESERVE FOR ROAD WIDENING AS SHOWN ON SAID REPLAT OF PEARLAND PAVILION, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 (110' WIDE) (VOLUME 213, PAGE 64, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND VOLUME 17, PAGE 395 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS);

THENCE NORTH 32° 13' 54" WEST - 203.43', ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (AT 121.59' PASSING A 1/2" IRON ROD WITH CAP STAMPED BROWN & GAY) (AT 144.99' PASSING THE INTERSECTION OF THE NORTH LINE OF AFORESAID THOMAS & GILBERT INDUSTRIAL TRACTS, AND THE SOUTHWEST LINE OF SAID REPLAT OF PEARLAND PAVILION), TO A 5/8" IRON ROD WITH CAP STAMPED "LJA-ENG" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT V, IN THE EAST LINE OF AFORESAID 2.011 ACRE TRACT;

THENCE SOUTH 03° 18' 29" EAST - 15.42, ALONG THE WEST LINE OF SAID LOT V, COMMON TO THE EAST LINE OF SAID 2.011 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA-ENG" SET FOR THE SOUTH CORNER OF SAID 2.011 ACRE TRACT, THE WEST CORNER OF A 10' RESERVE FOR ROAD WIDENING AS SHOWN ON AFORESAID REPLAT OF PEARLAND PAVILION, THE NORTH CORNER OF THE RIGHT-OF-WAY DEED RECORDED UNDER VOLUME 213, PAGE 64, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE EAST CORNER OF THE RIGHT-OF-WAY DEED RECORDED UNDER VOLUME 210, PAGE 348, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 (100' WIDE);

THENCE, NORTH 32° 23' 13" WEST, ALONG THE COMMON LINE OF SAID 2011 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, 642.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.394 ACRES OF LAND.

PART 1 BEING 10.385 ACRES OF LAND AND PART 2 BEING 29.394 ACRES OF LAND FOR A TOTAL OF 39.779 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 615P

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 15039030411, DATED JANUARY 15, 2016.
3. ALL BEARINGS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STRIET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
5. BENCHMARK: CITY OF PEARLAND MONUMENT GPS-1: BRASS CAP SET FLUSH IN CONCRETE IN FRONT OF CITY HALL 3519 LIBERTY DRIVE PEARLAND TX, 77581. POINT IS LOCATED +/- 46 FEET NORTHWEST OF THE NORTHERLY CORNER OF THE CONCRETE CITY HALL SIGN AND +/- 15 FEET SOUTHEAST OF THE SOUTHEASTERLY EDGE OF PAVEMENT OF LIBERTY DRIVE.

ELEVATION = 45.19 FEET NGVD29 1987 ADJ.

6. TBM INDICATES TEMPORARY BENCHMARK. TBM "A": TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED LJA CONTROL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH MAIN STREET AND HAMPSHIRE STREET. THE POINT IS LOCATED +/- 5 FEET SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF HAMPSHIRE STREET AND +/- 39 FEET EAST OF THE PROJECTED EASTERLY EDGE OF PAVEMENT LINE OF SOUTH MAIN STREET.

ELEVATION = 48.00 FEET NGVD29 1987 ADJ.

7. THIS TRACT LIES IN ZONE "AE" AND "X" OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C OTHER CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

ALL FLOOD PLAIN INFORMATION IN THE PLAT REFLECTS THE STATUS PER THE FEMA MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

9. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.

13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

15. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.

FINAL PLAT OF BAKERS LANDING SECTION 1A

A SUBDIVISION OF 39.779 ACRES OF LAND SITUATED IN THE
A. C. H. & B. SURVEY, ABSTRACT 147, AND THE H.T. & B.R.R. COMPANY
SURVEY 11, ABSTRACT 239, CITY OF PEARLAND, BRAZORIA COUNTY,
TEXAS, BEING A PARTIAL REPLAT OF THOMAS AND GILBERT INDUSTRIAL
TRACTS, VOLUME 15, PAGES 317 & 318,
BRAZORIA COUNTY MAP RECORDS.

65 LOTS 11 RESERVES (23.687 ACRES) 4 BLOCKS

FEBRUARY 9, 2016

JOB NO. 1931-1910C-310

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501



SHEET 2 OF 2

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C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF CANTERBURY PARK SECTION 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Final Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land.



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: March 7, 2016

Re: Final Plat of Canterbury Park Section 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Final Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land.

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk's file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve "B", Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.

Summary of Request

This request will create 64 single family lots that are generally 75 feet wide and 115 feet deep located in the Canterbury Park Planned Unit Development.

Site History

The Canterbury Park PUD was approved by Ordinance 509-58J on February 12, 2002. This is the fourth subdivision plat and is located at the northern end of the area covered by the PUD. In addition, the Preliminary Plat of Canterbury Park Section 4 was approved at the February 1, 2016 Planning and Zoning Commission meeting.

Staff Recommendation

Staff recommends approval of the Final Plat of Canterbury Park Section 4 as proposed by the applicant, for the following reasons:

1. This request is in conformance to the comprehensive plan.
2. The plat is in conformance with the approved development agreement.
3. The plat is in conformance to the preliminary plat.

Conformance to Comprehensive Plan

The subject property is shown as Light Industrial on the Land Use Plan 2015. The property is accessed exclusively from the area shown as Low Density Residential to the south which is located in the Canterbury Park PUD. The applicant's property is separated from the area shown as Light Industrial to the east by a detention pond and railroad tracts. The proposed street network in the plat will not provide access to the industrial property to the north.

Conformance with Unified Development Code

The subject property is bordered by industrial land to the north and east and residential properties to the south and east. A narrow strip of the Canterbury Park PUD separates the land located in the plat application from the railroad tracts to the east.

	ZONING	LAND USE
NORTH	M-2 Heavy Industrial	Industrial
SOUTH	PUD – Canterbury Park	Single Family Residential
EAST	PUD – Canterbury Park	Single Family Residential
WEST	R-2 Single Family	Single Family Residential

Conformance with Thoroughfare Plan

This section of Canterbury Park will be accessed from Belmore Lane and Banbury Lane which have been platted with a 50 foot right of way.

Traffic and Transportation

A Traffic Impact Analysis has been reviewed and approved. A subdivision improvement agreement has been approved for paving.

Drainage

A drainage plan has been submitted and approved by the time of this application.

Availability of Utilities

The property is located wholly within Brazoria County Municipal Utility District (MUD) No. 28. Water and sewer service is available for this subdivision. A subdivision improvement agreement has been approved for water and sewer.

Parks, Open Space and Trees

A subdivision improvement agreement has been approved for park improvements.

Impact on Existing and Future Development

The proposed plat will complete the northern portion of residential development in the Canterbury Park PUD.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of Canterbury Park Section 4



Aerial Map

Final Plat Canterbury Park Section 4

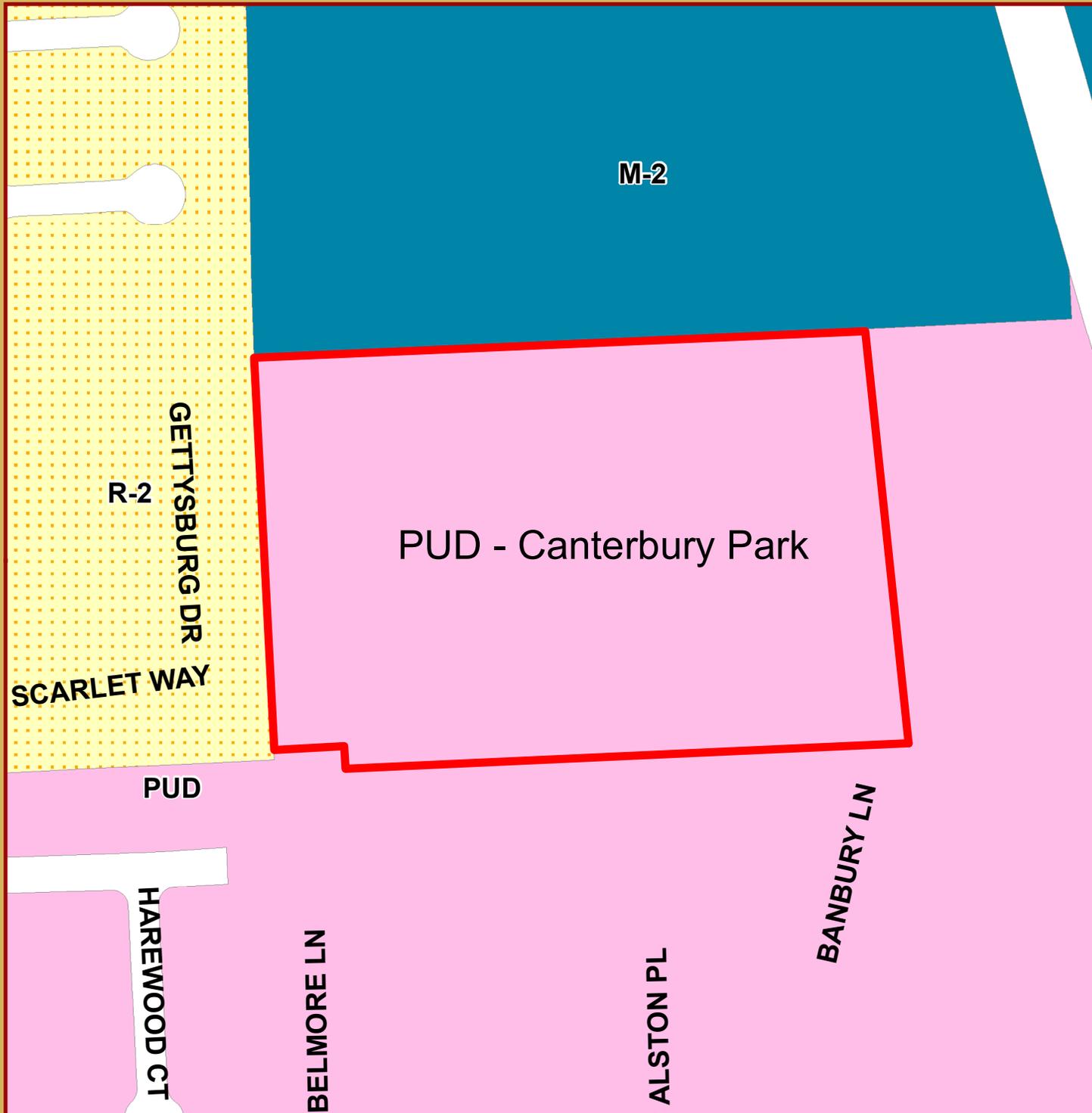


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat Canterbury Park Section 4



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.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT



Light Industrial

Site

GETTYSBURG DR
SCARLET WAY

HAREWOOD CT

BELMORE LN

Low Density Residential

BANBURY LN

Future Land Use Plan 2015

Final Plat Canterbury Park Section 4



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.

1 inch = 237 feet

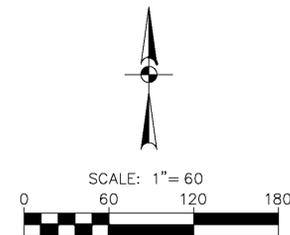
OCTOBER 2014
PLANNING DEPARTMENT



MAGI NATION LLC
9.681 ACRES
CCF 2012019512 BCOPR

JONES & JONES FAMILY
LIMITED PARTNERSHIP
9.982 ACRES
CCF 2007070962 BCOPR

JONES & JONES FAMILY
LIMITED PARTNERSHIP
10.473 ACRES
CCF 2007070962 BCOPR



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP PG. 615 W

LINE #	BEARING	LENGTH
L1	N77°14'41"W	50.00'
L2	S87°13'35"W	67.76'
L3	S47°47'46"E	20.86'
L4	S42°23'48"W	9.89'
L5	N30°09'56"E	30.23'
L6	N8°01'05"W	17.79'
L7	N32°27'56"E	30.68'
L8	N8°23'58"W	16.41'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	83°44'52"	S4°43'42"E	66.75'	73.08'
C2	25.00'	39°51'27"	S17°13'00"W	17.04'	17.39'
C3	1390.00'	14°15'14"	S4°24'54"W	344.91'	345.80'
C4	1369.00'	21°7'32"	N13°54'05"E	54.76'	54.77'
C5	1344.00'	6°26'29"	S15°57'13"W	151.02'	151.10'
C6	500.00'	21°53'11"	N8°13'53"E	189.83'	190.99'
C7	50.00'	89°59'07"	S42°16'51"W	70.70'	78.53'
C8	50.00'	90°00'52"	N47°43'09"W	70.72'	78.55'
C9	1365.00'	14°31'04"	N4°32'49"E	344.95'	345.87'
C10	805.00'	19°50'38"	N7°12'36"E	277.41'	278.80'
C11	1085.00'	14°42'20"	N4°38'27"E	277.71'	278.48'
C12	1276.71'	4°26'56"	N17°03'59"E	99.11'	99.13'
C13	474.32'	21°53'13"	N8°14'48"E	180.09'	181.19'
C14	25.00'	48°11'23"	N26°48'24"W	20.41'	21.03'
C15	50.00'	186°21'53"	N42°16'51"E	99.85'	162.63'
C16	25.00'	48°11'23"	S68°37'54"E	20.41'	21.03'
C17	25.00'	39°39'09"	N67°26'50"E	16.96'	17.30'
C18	50.00'	85°46'36"	S89°29'26"E	68.06'	74.85'
C19	1340.00'	14°47'31"	N4°41'02"E	344.99'	345.95'
C20	25.00'	90°00'53"	N47°43'09"W	35.36'	39.28'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	25.00'	89°59'08"	S42°16'51"W	35.35'	39.26'
C22	1110.00'	11°49'08"	S31°15'11"W	228.56'	228.97'
C23	25.00'	46°45'46"	S14°16'28"E	19.84'	20.40'
C24	50.00'	276°20'43"	N79°28'59"W	66.69'	241.16'
C25	25.00'	49°43'08"	N33°49'48"E	21.02'	21.69'
C26	1060.00'	11°40'58"	N3°07'46"E	215.76'	216.14'
C27	25.00'	90°00'52"	N47°43'09"W	35.36'	39.28'
C28	25.00'	89°59'04"	S42°16'51"W	35.35'	39.26'
C29	830.00'	15°58'57"	N5°16'45"E	230.77'	231.52'
C30	25.00'	46°17'17"	S9°52'25"E	19.65'	20.20'
C31	50.00'	276°19'03"	N74°51'32"W	66.71'	241.13'
C32	25.00'	50°16'38"	N38°09'40"E	21.24'	21.94'
C33	780.00'	15°44'04"	N5°09'19"E	213.53'	214.20'
C34	25.00'	90°00'53"	N47°43'09"W	35.36'	39.28'
C35	25.00'	89°59'09"	S42°16'50"W	35.35'	39.26'
C36	524.33'	21°53'12"	N8°14'43"E	199.07'	200.29'
C37	1307.04'	6°30'03"	S15°56'21"W	148.22'	148.30'

RESTRICTED RESERVE "A"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.35 AC
15,193 SQ.FT.

RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.02 AC
848 SQ.FT.

RESTRICTED RESERVE "C"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.02 AC
861 SQ.FT.

OWNER:
KB HOME LONE STAR, INC., A TEXAS CORPORATION
MARK EUBANKS
VICE PRESIDENT OF FINANCE
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3800

PLAT NO. _____
FINAL PLAT

CANTERBURY PARK SEC 4

4000 BLOCK OF SPRINGFIELD AVENUE

A SUBDIVISION OF 17.082 ACRES, BEING A PORTION OF A
55.626 ACRE TRACT, CONVEYED TO KB HOME LONE STAR,
INC. AND DESCRIBED IN COUNTY CLERK'S FILE 2013013873
OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS,
SITUATED IN THE F.B. DRAKE SURVEY, A-508 OUT OF
RESTRICTED RESERVE "B", CANTERBURY PARK SEC 1 AS
RECORDED UNDER VOLUME 24, PAGE 112, BRAZORIA
COUNTY PLAT RECORDS IN THE CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS 77584

64 LOTS 3 RESERVES 2 BLOCKS
SCALE: 1"=60' JANUARY 2016



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2420

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974



| L.F. @ B.L. |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| BLK & LOT # LINEAR FT |
BLK 1 LOT 1 71.09'	BLK 1 LOT 9 70.00'	BLK 1 LOT 17 70.00'	BLK 2 LOT 6 67.22'	BLK 2 LOT 14 80.90'	BLK 2 LOT 22 66.73'	BLK 2 LOT 30 68.37'	BLK 2 LOT 38 76.50'
BLK 1 LOT 2 70.03'	BLK 1 LOT 10 70.00'	BLK 1 LOT 18 70.00'	BLK 2 LOT 7 66.73'	BLK 2 LOT 15 68.95'	BLK 2 LOT 23 76.50'	BLK 2 LOT 31 84.83'	BLK 2 LOT 39 66.77'
BLK 1 LOT 3 70.00'	BLK 1 LOT 11 70.00'	BLK 1 LOT 19 60.12'	BLK 2 LOT 8 76.50'	BLK 2 LOT 16 86.83'	BLK 2 LOT 24 66.77'	BLK 2 LOT 32 70.03'	BLK 2 LOT 40 67.00'
BLK 1 LOT 4 70.00'	BLK 1 LOT 12 70.00'	BLK 2 LOT 1 72.38'	BLK 2 LOT 9 66.77'	BLK 2 LOT 17 70.11'	BLK 2 LOT 25 67.00'	BLK 2 LOT 33 70.76'	BLK 2 LOT 41 70.01'
BLK 1 LOT 5 72.77'	BLK 1 LOT 13 70.00'	BLK 2 LOT 2 74.77'	BLK 2 LOT 10 67.00'	BLK 2 LOT 18 71.36'	BLK 2 LOT 26 70.02'	BLK 2 LOT 34 70.25'	BLK 2 LOT 42 70.19'
BLK 1 LOT 6 62.51'	BLK 1 LOT 14 70.00'	BLK 2 LOT 3 73.26'	BLK 2 LOT 11 70.04'	BLK 2 LOT 19 70.45'	BLK 2 LOT 27 70.30'	BLK 2 LOT 35 70.02'	BLK 2 LOT 43 70.57'
BLK 1 LOT 7 65.31'	BLK 1 LOT 15 70.00'	BLK 2 LOT 4 71.00'	BLK 2 LOT 12 70.58'	BLK 2 LOT 20 70.03'	BLK 2 LOT 28 70.87'	BLK 2 LOT 36 67.00'	BLK 2 LOT 44 71.16'
BLK 1 LOT 8 71.36'	BLK 1 LOT 16 70.00'	BLK 2 LOT 5 69.84'	BLK 2 LOT 13 71.76'	BLK 2 LOT 21 67.00'	BLK 2 LOT 29 78.79'	BLK 2 LOT 37 66.73'	BLK 2 LOT 45 62.93'

LEGEND:

- TEMPORARY BENCHMARK
- SET 3/4" IRON ROD (PAPE DAWSON CAP)
- FOUND MONUMENTATION (AS NOTED)
- AC = ACRE
- AE = AERIAL EASEMENT
- WE = WATER & SEWER EASEMENT
- UE = UTILITY EASEMENT
- EE = ELECTRICAL EASEMENT
- SE = STORM SEWER EASEMENT
- SSE = SANITARY SEWER EASEMENT
- EX = EXISTING
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- * = PROPOSED STREET LIGHT
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCPR = BRAZORIA COUNTY PLAT RECORDS
- CCF = COUNTY CLERK'S FILE
- BCOPR = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- IR = IRON ROD
- FND = FOUND

Date: Feb. 23, 2016, 3:19pm, User: JD, Drawing: Final.dwg
 Title: K:\Projects\400\40030\2-0 Design\2-3 Plat\2-3-2 Final\PL4004330- Final.dwg

FIELD NOTES
FOR
CANTERBURY PARK, SECTION 4

A 17.082 ACRE, OR 744,079 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF A 55.626 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC. AND DESCRIBED IN A DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2013013873 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF RESTRICTED RESERVE "B", CANTERBURY PARK SECTION 1, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 17.082 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00;

BEGINNING: AT A SET 3/4 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTH LINE OF LOT 2, BLOCK 1, CANTERBURY PARK SECTION 2, RECORDED IN COUNTY CLERK'S FILE NO. 2014019708, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AT A WESTERN CORNER OF SAID RESTRICTED RESERVE "B", THE SOUTHEAST CORNER OF LOT 13, BLOCK 5, ORCHARD GLEN SUBDIVISION, RECORDED IN COUNTY CLERK'S FILE NO. 2014010471 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: N 04°49'59" W, ALONG AND WITH THE COMMON LINE BETWEEN SAID ORCHARD GLEN SUBDIVISION AND SAID RESTRICTED RESERVE "B", A DISTANCE OF 658.68 FEET TO A FOUND 1 INCH IRON PIPE FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "B", THE SOUTHEAST CORNER OF A 9.681 ACRE TRACT OF LAND CONVEYED TO MAGI NATION, LLC AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 2012019512 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: N 87°16'25" E, DEPARTING THE EAST LINE OF SAID ORCHARD GLEN SUBDIVISION, ALONG AND WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "B", THE SOUTH LINE OF SAID 9.681 ACRE TRACT, PASSING THE SOUTHWEST CORNER OF SAID 9.681 ACRE TRACT, THE SOUTHWEST CORNER OF A 9.982 ACRE TRACT OF LAND, CONVEYED TO JONES & JONES FAMILY LIMITED PARTNERSHIP AND DESCRIBED IN A DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007070962 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AT A DISTANCE OF 499.99 FEET, CONTINUING ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE SOUTH LINE OF SAID 9.982 ACRE TRACT, AN ADDITIONAL DISTANCE OF 410.53 FEET TO A FOUND IRON ROD WITH CAP MARKED "WILSON SURVEYING GROUP" AT THE SOUTHWEST CORNER OF SAID 9.982 ACRE TRACT, THE SOUTHWEST CORNER OF A 10.473 ACRE TRACT OF LAND CONVEYED TO JONES & JONES FAMILY LIMITED PARTNERSHIP AND DESCRIBED IN SAID DEED RECORDED IN CLERK'S FILE NO. 2007070962 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE SOUTH LINE OF SAID 10.473 ACRE TRACT AN ADDITIONAL DISTANCE OF 142.85 FEET, FOR A TOTAL DISTANCE OF 1,053.37 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF CANTERBURY PARK, SECTION 3, A SUBDIVISION RECORDED IN COUNTY CLERK'S FILE NO. 2015017273 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: DEPARTING THE NORTH LINE OF SAID RESTRICTED RESERVE "B", OVER AND ACROSS SAID RESTRICTED RESERVE "B", ALONG AND WITH THE WEST LINE OF SAID CANTERBURY PARK, SECTION 3 THE FOLLOWING COURSES AND DISTANCES:

S 02°42'43" E, A DISTANCE OF 133.09 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 43°23'52" W, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 83°44'52", AND A CHORD BEARING AND DISTANCE OF S 04°43'42" E, 66.75 FEET, FOR AN ARC LENGTH OF 73.08 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON",

SOUTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'27", A CHORD BEARING AND A DISTANCE OF S 17°13'00" W, 17.04 FEET, FOR AN ARC LENGTH OF 17.39 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON",

S 02°42'43" E, A DISTANCE OF 168.40 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", AND SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,390.00 FEET, A CENTRAL ANGLE OF 14°15'14", A CHORD BEARING AND A DISTANCE OF S 04°24'54" W, 344.91 FEET, FOR AN ARC LENGTH OF 345.80 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON",

THENCE: S 87°25'59" W, CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "B" NOW ALONG AND WITH THE NORTH LINE OF SAID CANTERBURY PARK, SECTION 3, PASSING A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT A NORTHWEST CORNER OF SAID CANTERBURY PARK, SECTION 3, THE NORTHWEST CORNER OF SAID CANTERBURY PARK, SECTION 2, AT A DISTANCE OF 466.08 FEET, CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE NORTH LINE OF SAID CANTERBURY PARK, SECTION 2, AN ADDITIONAL DISTANCE OF 416.37 FEET, FOR A TOTAL DISTANCE OF 882.45 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: CONTINUING ALONG AND WITH THE NORTH LINE OF CANTERBURY PARK, SECTION 2 THE FOLLOWING COURSES AND DISTANCES:

N 77°14'41" W, A DISTANCE OF 50.00 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 77°14'41" E, A RADIUS OF 1,369.00 FEET, A CENTRAL ANGLE OF 02°17'32", A CHORD BEARING AND A DISTANCE OF N 13°54'05" E, 54.76 FEET, FOR AN ARC LENGTH OF 54.77 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", AND S 87°13'35" W, A DISTANCE OF 67.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.082 ACRES OF LAND IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ITS OFFICERS, MARK EUBANKS, VICE PRESIDENT OF FINANCE, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF CANTERBURY PARK SECTION 4, 17.08 ACRES OR 744,048.36 SQUARE FEET, MORE OR LESS, BEING A PORTION OF RESTRICTED RESERVE "A" AND RESTRICTED RESERVE "B", CANTERBURY PARK SECTION 1 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR, INC., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF PEARLAND, BRAZORIA COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DOES 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 INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "CITY OF PEARLAND LAND USE AND URBAN DEVELOPMENT" ORDINANCE NO. 509-H.

IN TESTIMONY HERETO, KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE, THIS _____ DAY OF _____ 20____

BY: KB HOME LONE STAR, INC., A TEXAS CORPORATION

BY: MARK EUBANKS
VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE, OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____ 20____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, ANGELA M. CARLIN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

ANGELA M. CARLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5981

LOT LISTING	
BLK & LOT #	AREA
BLK 1 LOT 1	0.217 AC.
BLK 1 LOT 2	0.232 AC.
BLK 1 LOT 3	0.237 AC.
BLK 1 LOT 4	0.242 AC.
BLK 1 LOT 5	0.237 AC.
BLK 1 LOT 6	0.426 AC.
BLK 1 LOT 7	0.238 AC.
BLK 1 LOT 8	0.213 AC.
BLK 1 LOT 9	0.217 AC.
BLK 1 LOT 10	0.217 AC.
BLK 1 LOT 11	0.217 AC.
BLK 1 LOT 12	0.217 AC.
BLK 1 LOT 13	0.217 AC.
BLK 1 LOT 14	0.217 AC.
BLK 1 LOT 15	0.217 AC.
BLK 1 LOT 16	0.217 AC.

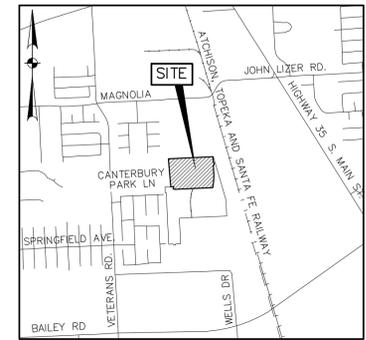
LOT LISTING	
BLK & LOT #	AREA
BLK 1 LOT 17	0.217 AC.
BLK 1 LOT 18	0.217 AC.
BLK 1 LOT 19	0.196 AC.
BLK 2 LOT 1	0.192 AC.
BLK 2 LOT 2	0.196 AC.
BLK 2 LOT 3	0.190 AC.
BLK 2 LOT 4	0.186 AC.
BLK 2 LOT 5	0.184 AC.
BLK 2 LOT 6	0.198 AC.
BLK 2 LOT 7	0.200 AC.
BLK 2 LOT 8	0.202 AC.
BLK 2 LOT 9	0.200 AC.
BLK 2 LOT 10	0.198 AC.
BLK 2 LOT 11	0.186 AC.
BLK 2 LOT 12	0.188 AC.
BLK 2 LOT 13	0.192 AC.

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. # 1017002903, EFFECTIVE DATE NOVEMBER 1, 2012.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN THE DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF THE (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4
- THE PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28 AT TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AND INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THIS LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- CANTERBURY PARK SEC. 3, (14.336 ACRES), RESIDUE OF 55.626 ACRES, RESTRICTED RESERVE "B", CANTERBURY PARK SEC. 1 VOLUME 24, PAGE 112 BOPR
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- THIS PLAT DOES NOT CHANGE ANY EXISTING DEED RESTRICTIONS.
- CANTERBURY PARK SEC. 4 CONTAINS FIFTEEN (15) STREET LIGHTS.
- CORNER LOTS ARE NOT TO HAVE SIDE ACCESS. OTHERWISE, A 20 FOOT SIDE LOT BUILDING LINE WILL BE REQUIRED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- FOUR FOOT (4') WIDE SIDEWALKS ARE REQUIRED ON ALL LOCAL STREETS AND SIX-FOOT (6') SIDEWALKS ARE REQUIRED ON ALL COLLECTOR AND THROUGHFARE STREETS.
- BENCHMARK**
CITY OF PEARLAND BENCHMARK NUMBER GPS-7 BEING A BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND GPS MONU #7, 1995" LOCATED SOUTHEAST CORNER OF F.M. 518 AND WEST OAKS BOULEVARD. ELEVATION: 50.33' (1987 ADJUSTMENT)
CITY OF PEARLAND BENCHMARK NUMBER GPS-2 BEING A BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995" LOCATED SOUTHEASTERLY INTERSECTION OF BROADWAY ROAD (F.M. 518) AND LIBERTY. ELEVATION: 42.48' (1987 ADJUSTMENT)
- TM-71:**
CHISELED SQUARE
NORTHING = 13762562; EASTING = 3149861
ELEVATION = 49.42'
TM-72:
CHISELED 'X'
NORTHING = 13762636; EASTING = 3150175
ELEVATION = 50.56'
- FLOODPLAIN NOTE:**
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4803900045J, WITH THE EFFECTIVE DATE SEPTEMBER 22, 1999, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED).
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.).
ZONE X (UNSHADED), DEFINED AS: "OTHER FLOOD AREAS".
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- COORDINATES SHOWN ARE DISPLAYED AS GRID VALUES (US SURVEY FEET), BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000127866.
- STREET NAMES SHOWN ON SHEET 1 OF 2 OF THIS PLAT WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS FOR UTILITIES, INFRASTRUCTURE, AND AMENITIES.

LOT LISTING	
BLK & LOT #	AREA
BLK 2 LOT 14	0.174 AC.
BLK 2 LOT 15	0.193 AC.
BLK 2 LOT 16	0.167 AC.
BLK 2 LOT 17	0.179 AC.
BLK 2 LOT 18	0.187 AC.
BLK 2 LOT 19	0.185 AC.
BLK 2 LOT 20	0.184 AC.
BLK 2 LOT 21	0.198 AC.
BLK 2 LOT 22	0.199 AC.
BLK 2 LOT 23	0.202 AC.
BLK 2 LOT 24	0.200 AC.
BLK 2 LOT 25	0.198 AC.
BLK 2 LOT 26	0.186 AC.
BLK 2 LOT 27	0.186 AC.
BLK 2 LOT 28	0.188 AC.
BLK 2 LOT 29	0.172 AC.

LOT LISTING	
BLK & LOT #	AREA
BLK 2 LOT 30	0.186 AC.
BLK 2 LOT 31	0.168 AC.
BLK 2 LOT 32	0.178 AC.
BLK 2 LOT 33	0.186 AC.
BLK 2 LOT 34	0.185 AC.
BLK 2 LOT 35	0.184 AC.
BLK 2 LOT 36	0.198 AC.
BLK 2 LOT 37	0.200 AC.
BLK 2 LOT 38	0.202 AC.
BLK 2 LOT 39	0.200 AC.
BLK 2 LOT 40	0.198 AC.
BLK 2 LOT 41	0.185 AC.
BLK 2 LOT 42	0.186 AC.
BLK 2 LOT 43	0.187 AC.
BLK 2 LOT 44	0.189 AC.
BLK 2 LOT 45	0.194 AC.



VICINITY MAP

SCALE: 1" = 2000'
KEY MAP PG. 615 W

CITY OF PEARLAND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS FINAL PLAT AND SUBDIVISION OF CANTERBURY PARK SECTION 4 AND IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ OF _____ 20____

DANIEL TUNSTALL, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED BY THE CITY OF PEARLAND, TEXAS THIS _____ OF _____ 20____

DARRIN COKER
CITY ATTORNEY

SUSAN POLKA, P.E.
CITY ENGINEER

OWNER:
KB HOME LONE STAR, INC., A TEXAS CORPORATION
MARK EUBANKS
VICE PRESIDENT OF FINANCE
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77062
TEL. 713.668.3800

PLAT NO. _____
FINAL PLAT

CANTERBURY PARK SEC 4

4000 BLOCK OF SPRINGFIELD AVENUE

A SUBDIVISION OF 17.082 ACRES, BEING A PORTION OF A 55.626 ACRE TRACT, CONVEYED TO KB HOME LONE STAR, INC. AND DESCRIBED IN COUNTY CLERK'S FILE 2013013873 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE F.B. DRAKE SURVEY, A-508 OUT OF RESTRICTED RESERVE "B", CANTERBURY PARK SEC 1 AS RECORDED UNDER VOL 24, PG 112, BRAZORIA COUNTY PLAT RECORDS IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS 77584

64 LOTS 3 RESERVES 2 BLOCKS
SCALE: 1"=60' JANUARY 2016



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2420

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

**III. MATTERS REMOVED FROM
CONSENT AGENDA**

IV. NEW BUSINESS

**A. CONSIDERATION AND
POSSIBLE ACTION – MASTER
PLAT OF THE CENTER AT
PEARLAND PARKWAY, PHASE II**

A request of Andrew Allemand, the applicant; on behalf of SR Pearland II, LLC owner; for approval of the Master Plat of The Center at Pearland Parkway Phase II creating 1 lot and 1 reserve on 12.8010 acres of land.



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: March 7, 2016

Re: Master Plat of the Center at Pearland Parkway
Phase II

A request of Andrew Allemand, the applicant; on behalf of SR Pearland II, LLC owner; for approval of the Master Plat of The Center at Pearland Parkway Phase II creating 1 lot and 1 reserve on 12.8010 acres of land.

Legal Description: A subdivision of 12.8010 acres / 557,612 square feet of land, situated in the Thomas J. Green Survey, Abstract No. 198, City of Pearland, Brazoria County, Texas.

General Location: 2000 block of Pearland Parkway at Pebble Creek Drive.

Summary of Request

The request will result in the creation of an 11.3423 acre lot fronting Pearland Parkway and a 1.4587 unrestricted reserve at the rear of the property. The large lot is intended to accommodate retail development as specified in the recently approved Planned Development for Center at Pearland Parkway December 2015 Addendum. The unrestricted reserve located at the back of the property will provide a buffer between the future retail development on the property and the residential area located in Banbury Crossing. The buffer provided by the unrestricted reserve will add to the separation of residential and non-residential uses provided by the drainage ditch operated by Brazoria County Drainage District Number 4.

Site History

This plat is located in the area covered by the Planned Development for Center at Pearland Parkway December 2015 Addendum approved on January 24, 2016.

Staff Recommendation

Staff recommends approval of the Master Plat of the Center at Pearland Parkway Phase II, as proposed by the applicant, for the following reasons:

1. The proposed preliminary plat conforms to the Planned Development for Center at Pearland Parkway December 2015 Addendum

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the area under review designated as Retail Office and Services. The property located in The Center at Pearland Parkway and the undeveloped area to the east is also shown as Retail Office and Services. All of the neighboring residential areas are shown as Medium Density Residential.

Conformance with Unified Development Code

The applicant's property is located in the recently approved Planned Development for Center at Pearland Parkway December 2015 Addendum. The Center at Pearland Parkway is located in the Center at Pearland Parkway Planned Unit Development. The neighboring residential areas and undeveloped land is zoned R-2 Single Family.

	ZONING	LAND USE
NORTH	R-2 Single Family	Residential
SOUTH	R-2 Single Family	Residential
EAST	R-2 Single Family	Undeveloped
WEST	The Center at Pearland Parkway Planned Unit Development	Undeveloped

Conformance with Thoroughfare Plan

Pearland Parkway is shown as a Major Thoroughfare of Sufficient Width. Pebble Creek lane is a local street.

Utilities and Infrastructure

Water and sewer lines are located along Pearland Parkway.

Drainage

A Detention Impact Analysis has been submitted to the city.

Additional Comments

This request has been reviewed by the city's Development Review Committee and there were no additional comments.

Exhibits

1. Aerial Map
2. Zoning Map
3. Land Use Plan 2015
4. Master Plat of the Center at Pearland Parkway Phase II



The Center at Pearland
Parkway Phase II

Aerial Map

Master Plat The Center at Pearland Parkway Phase II

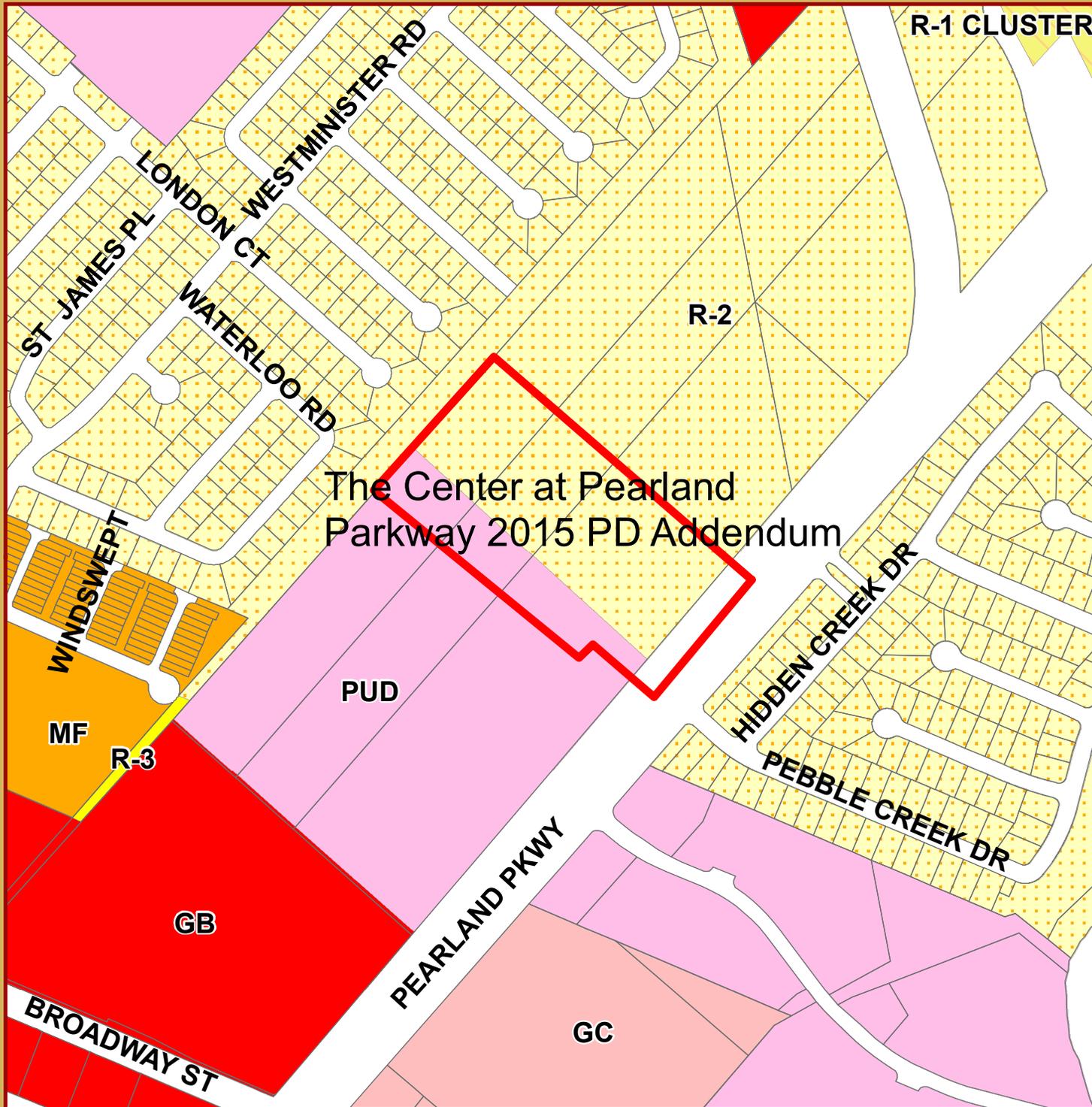


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Master Plat The Center at Pearland Parkway Phase II

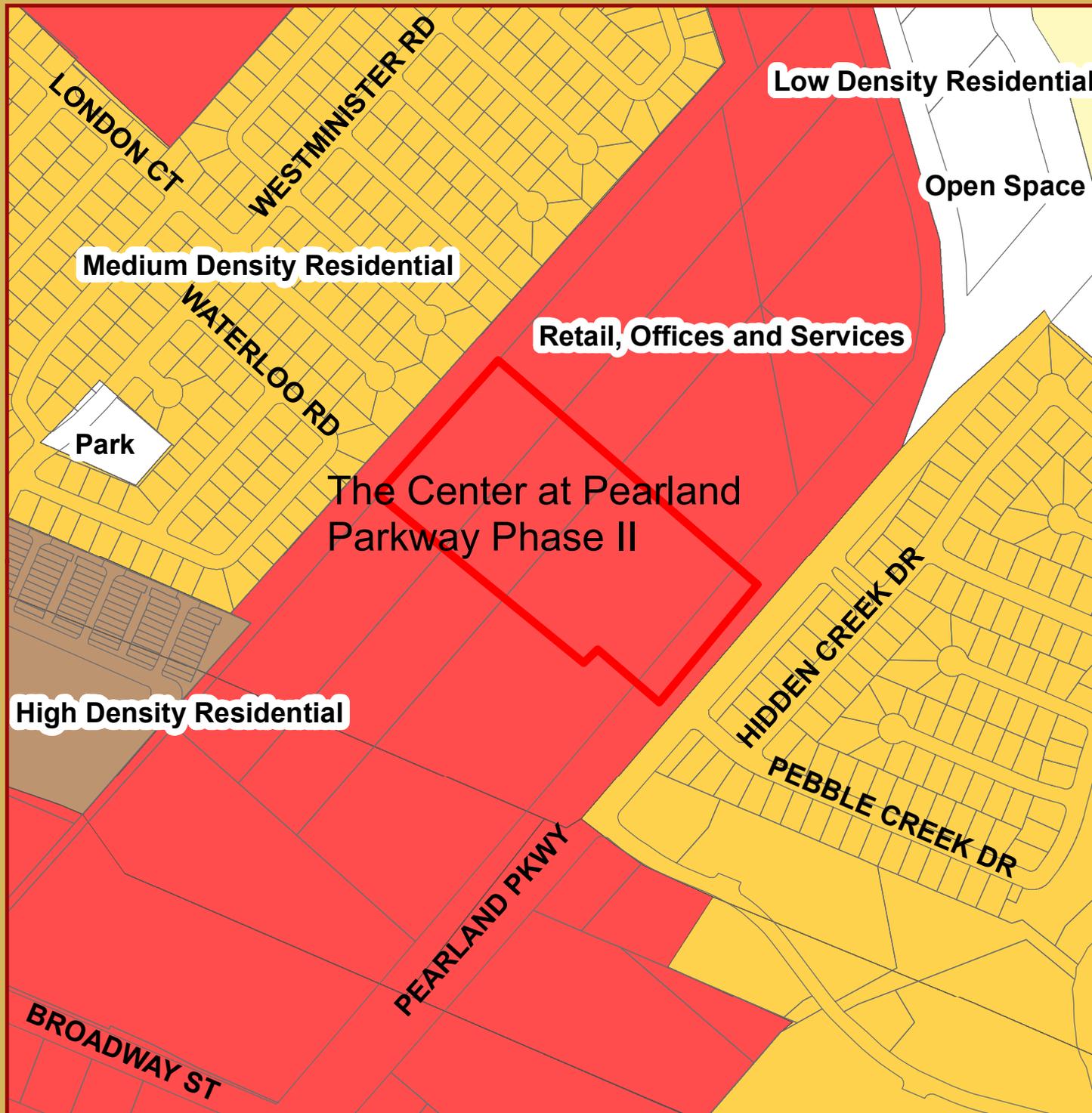


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**Future Land Use Plan
2015**

**Master Plat
The Center at
Pearland Parkway
Phase II**



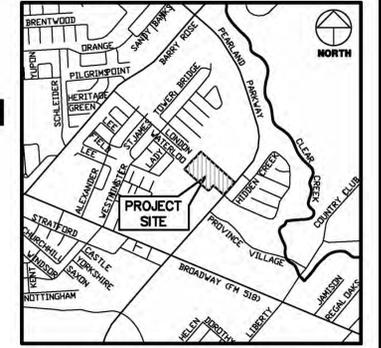
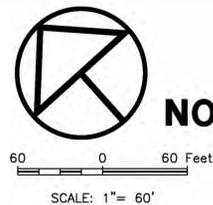
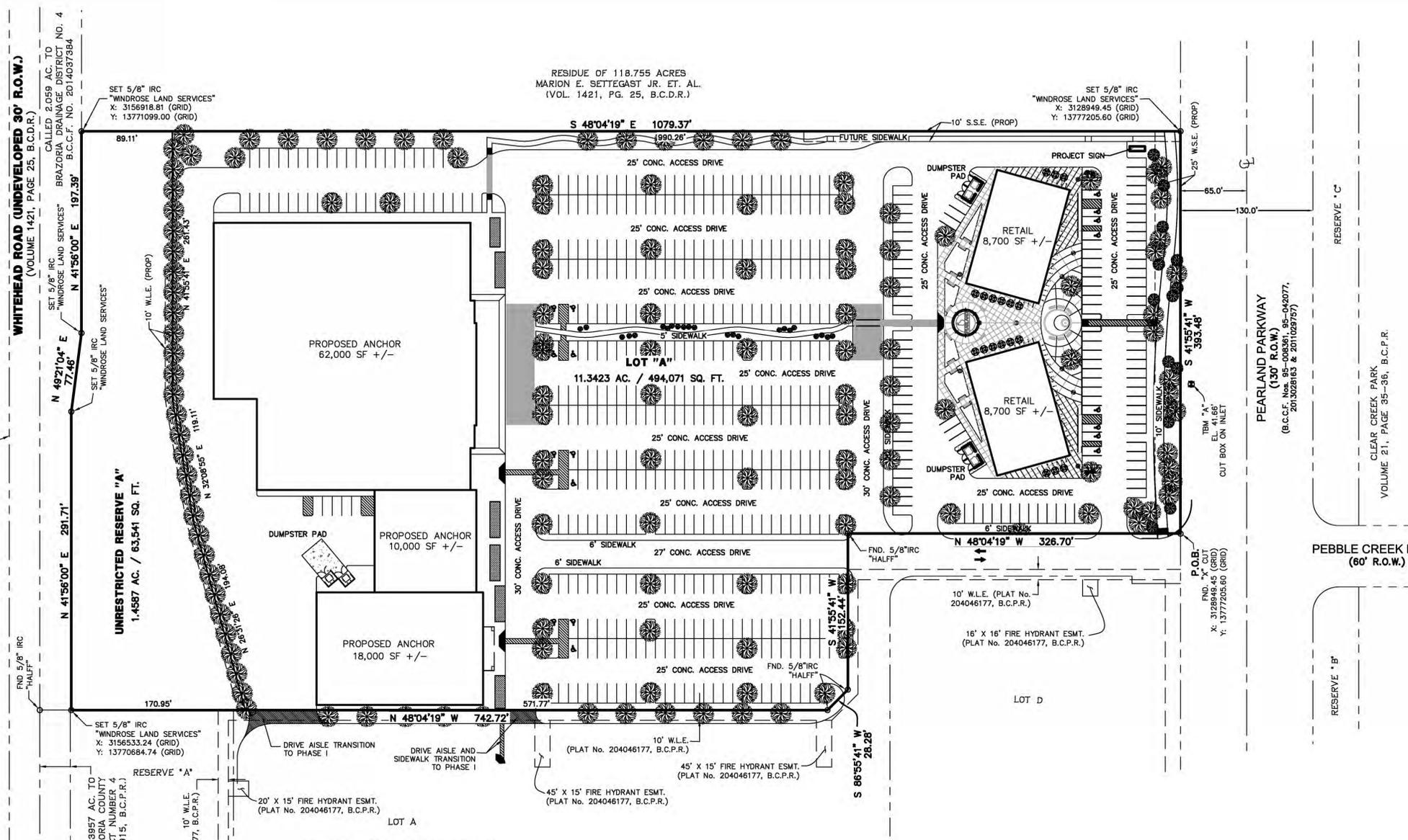
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\\WINDROSE\PROJECTS\DATA\PROJECTS\56899-THE CENTER AT PEARLAND PARKWAY\PLATTING\DRAWINGS\THE CENTER AT PEARLAND PARKWAY PHASE II.A



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS VICINITY MAP 1" = 2,000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 12,801.0 ACRES OR 557,612 SQUARE FEET OF LAND BEING THE RESIDUE OF A CALLED 118.755 ACRE TRACT OF LAND AS CONVEYED TO MARION E. SETTEGAST JR. ET AL. AS RECORDED IN VOLUME 1421, PAGE 25, B.C.D.R. ...

DISCLAIMER AND LIMITED WARRANTY This master plat has been prepared in accordance with the provisions of the City of Pearland Subdivision and Zoning Ordinances in effect at the time was prepared along with any variances(s) to the provisions of the aforementioned Ordinance, which are subsequently granted by the Pearland Planning and Zoning Commission and/or City Council.

LOT/RESERVE TABLE with columns for LOT/RESERVE, USE, and ACREAGE. Includes rows for LOT 'A', RESERVE 'A', and TOTAL.

- BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES 1. ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED. 2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.

- ABBREVIATIONS B.C.D.R. - BRAZORIA COUNTY DEED RECORDS B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS ESMT. - EASEMENT C.A.E. - CROSS ACCESS ESMT. D.E. - DRAINAGE ESMT. E.E. - ELECTRICAL ESMT. S.E. - SEWER ESMT. S.S.E. - STORM SEWER ESMT. W.E. - WATER ESMT. W.S.E. - WATER & SEWER ESMT. FND - FOUND IP - IRON PIPE IR - IRON ROD IRC - IRON ROD CAPPED SET 5/8" IRC "WINDROSE LAND SERVICES" T.B.M. - TEMPORARY BENCHMARK NO. - NUMBER P.G. - PAGE R.O.W. - RIGHT-OF-WAY AC. - ACRE(S) SQ. FT. - SQUARE FEET VOL. - VOLUME *E - EXISTING STREET LIGHT *P - PROPOSED STREET LIGHT

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, C.F. NO. TH5203240-H, EFFECTIVE DATE NOVEMBER 18, 2015. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999871578. 3. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.

B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF KSTX PEARLAND KROGER

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Master Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: March 7, 2016

Re: Master Plat of KSTX Pearland Kroger

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Master Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas

General Location: The south corner of Barry Rose Road and Pearland Parkway

Summary of Request

On behalf of A. G. Crouch, Rene Rodriguez of LJA Engineering is requesting approval of a Master Plat of KSTX Pearland Kroger, a proposed subdivision of 7 commercial reserves located on 27.292 acres. The proposed lot sizes are designed to accommodate a 123,000 square foot anchor retail space and pad sites for smaller retail and service uses. The proposed subdivision is subject to the Planned Development for Pearland Marketplace. The Pearland Marketplace will be accessed from Pearland Parkway, Barry Rose Road and a small portion of a future connection of Westminister Drive.

Site History

This plat is located in the area covered by the Pearland Marketplace Planned Development approved on July 21, 2014.

Staff Recommendation

Staff recommends approval of the Master Plat of KSTX Pearland Kroger, as proposed by the applicant, for the following reasons:

1. The proposed Master Plat conforms to the Pearland Marketplace Planned Development.
2. The request is in conformance with the comprehensive plan.

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the subject area designated as Retail, Offices, and Services. The surrounding land use designations included Public/Semi-Public to the north, Medium Density Residential to the south and west and, Open Space to the east. The subject property is proposed to include a major grocer on the largest parcel, restaurants and other national retailers on multiple pad sites which conform to Land Use category of Retail, Offices, and Services.

Conformance with Unified Development Code

The subject property is located in the Pearland Marketplace Planned Development district, approved in July of 2014. The planned development specifies the General Business (GB) zoning district as the base zoning lot sizes and setbacks. The property is also located in the Corridor Overlay District (COD) and meets all applicable requirements. Surrounding zoning districts are as shown in the following table:

	ZONING	LAND USE
NORTH	R-3 Single Family Residential	Wastewater Treatment Plant
SOUTH	R-2 Single Family Residential and General Business (GB)	Houses along Westminster Drive and undeveloped commercial along Pearland Parkway
EAST	Office Professional (OP) and General Business (GB)	Undeveloped
WEST	PUD/ New Life Lutheran Church	Undeveloped

Conformance with Thoroughfare Plan

The Subject property is served by Pearland Parkway, a major thoroughfare, and Barry Rose Road, a secondary thoroughfare. Both Roadways are shown to be of sufficient width. The plat shows that a 60 foot right of way will be dedicated for Westminster Drive will allow completion of a Minor Collector linking the existing portion of Westminster Drive to Pearland Parkway.

Utilities and Infrastructure

Water and sewer lines are located along Pearland Parkway and Barry Rose Road. An extension of the water line is also shown along the additional section of Westminster Drive.

Drainage

A drainage study will be required and approved prior to submittal of the Final Plat application.

Parks, Open Space, and Trees

The master plat does not require dedication of land for parkland or payment of parkland fees since the property will be developed for commercial uses.

Additional Comments

This request has been approved by the city's Development Review Committee and there were no additional comments.

Exhibits

1. Aerial Map
2. Zoning Map
3. Land Use Plan 2015
4. Master Plat of KSTX Pearland Kroger



Master Plat of
KSTX Pearland
Kroger

Aerial Map

Master Plat KSTX Pearland Kroger

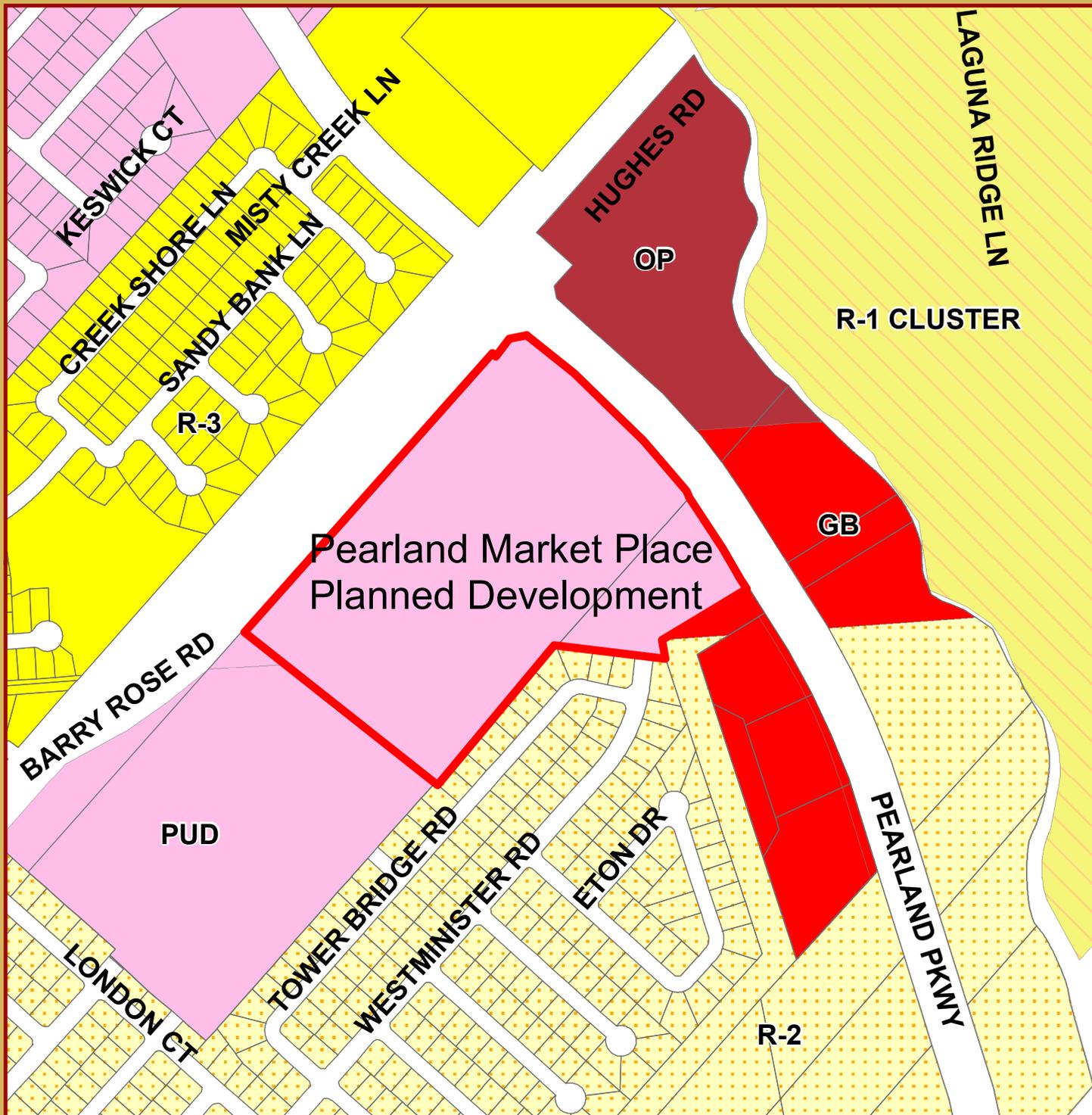


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1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Master Plat
KSTX Pearland
Kroger

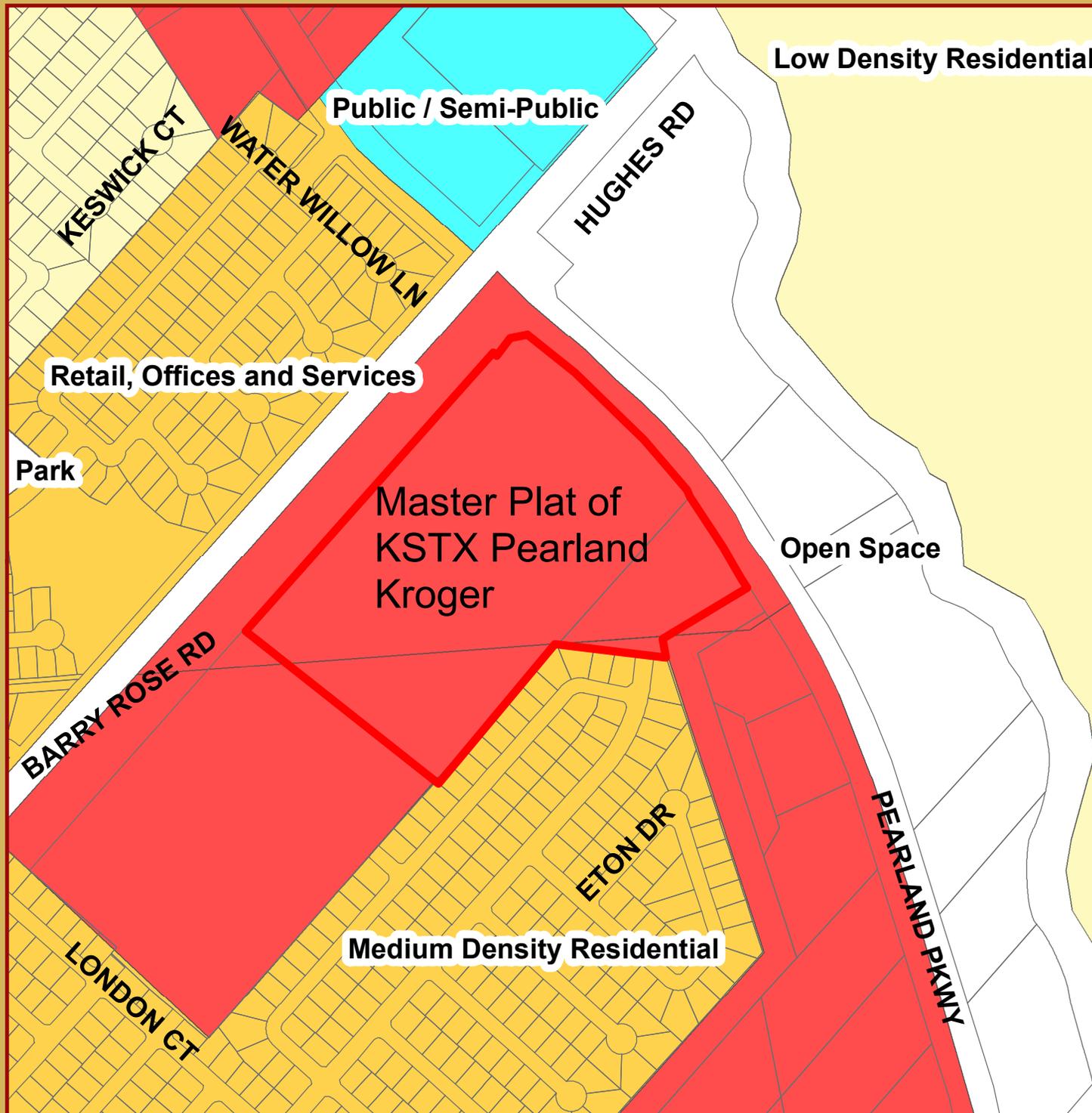


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Low Density Residential

Public / Semi-Public

Retail, Offices and Services

Park

Master Plat of
KSTX Pearland
Kroger

Open Space

Medium Density Residential

**Future Land Use Plan
2015**

**Master Plat
KSTX Pearland
Kroger**



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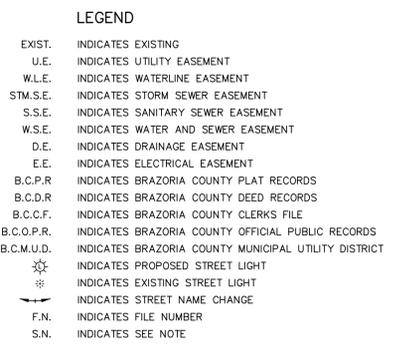
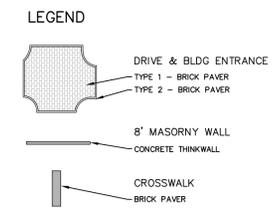
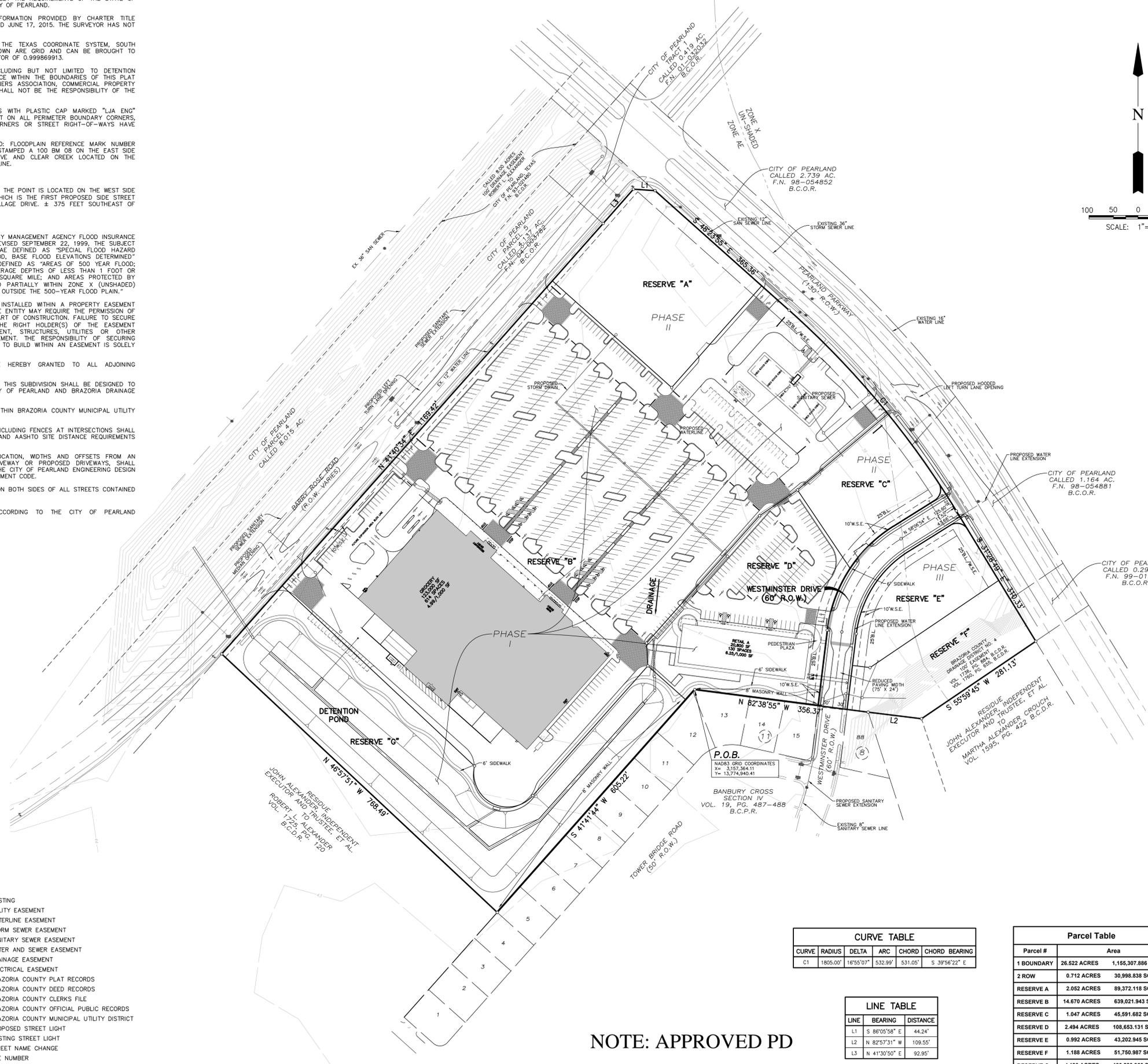
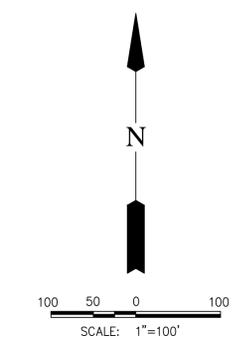
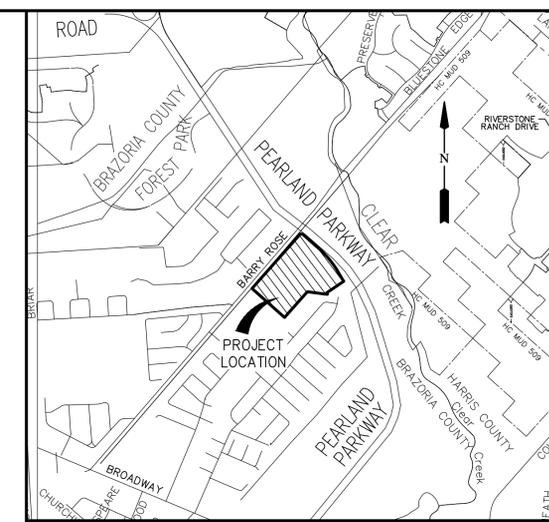
1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2015-0186, DATED JUNE 17, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.999869913.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: TSARP MONUMENT 010130: FLOODPLAIN REFERENCE MARK NUMBER 010130 IS AN HCFCD ALUMINUM DISK STAMPED A 100 BM 08 ON THE EAST SIDE OF A BRIDGE AT COUNTRY CLUB DRIVE AND CLEAR CREEK LOCATED ON THE DOWNSTREAM SIDE, AT STREAM CENTERLINE.
ELEVATION=37.22 NAVD88 2001 ADJ.
- T.B.M. "X" CUT IN CONCRETE SIDEWALK, THE POINT IS LOCATED ON THE WEST SIDE OF FUTURE PARKSIDE VILLAGE DRIVE WHICH IS THE FIRST PROPOSED SIDE STREET ON THE NORTH SIDE OF PROVINCE VILLAGE DRIVE. ± 375 FEET SOUTHEAST OF PEARLAND PARKWAY.
ELEVATION=41.98 NAVD88 2001 ADJ.
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- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
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- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
- ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1805.00'	16'95"07"	532.99'	531.05'	S 39'56"22" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°05'58" E	44.24'
L2	N 82°57'31" W	109.55'
L3	N 41°30'50" E	92.95'

Parcel Table		
Parcel #	Area	
1 BOUNDARY	26.522 ACRES	1,155,307,886 SQ.FT.
2 ROW	0.712 ACRES	30,998,838 SQ.FT.
RESERVE A	2.052 ACRES	89,372,118 SQ.FT.
RESERVE B	14.670 ACRES	639,021,943 SQ.FT.
RESERVE C	1.047 ACRES	45,591,682 SQ.FT.
RESERVE D	2.484 ACRES	108,653,131 SQ.FT.
RESERVE E	0.992 ACRES	43,202,945 SQ.FT.
RESERVE F	1.188 ACRES	51,750,987 SQ.FT.
RESERVE G	4.138 ACRES	180,230,960 SQ.FT.

NOTE: APPROVED PD

**MASTER PLAT OF
KSTX PEARLAND KROGER**

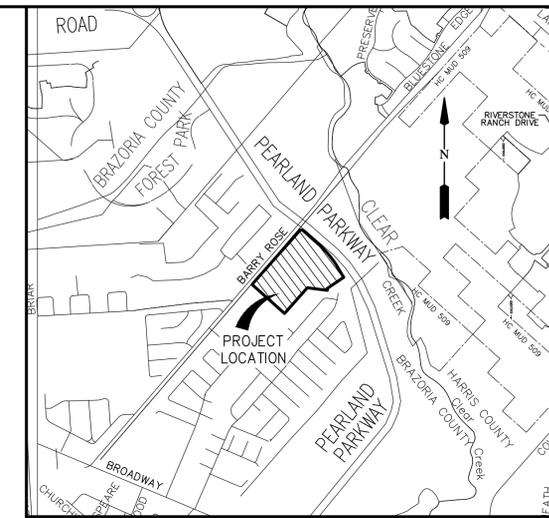
A SUBDIVISION OF 27.292 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 198, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

0 LOTS 7 RESERVES (25.812 ACRES) 0 BLOCKS

FEBRUARY 9, 2016 JOB NO. 1725-0048-305

OWNERS:
KSTX PEARLAND PARKWAY, LLC
PATRICK EGAN, VICE PRESIDENT
3120 ROGERDALE ROAD, SUITE 150
HOUSTON, TEXAS 77042
PH. (713) 292-0957

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501



VICINITY MAP
SCALE: 1"= 1,500'
KEY MAP NO. 615L

I, HEATHER L. SIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8" INCH DIAMETER IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 5).

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KSTX PEARLAND PARKWAY, LLC, ACTING BY AND THROUGH PATRICK EGAN, VICE PRESIDENT OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF KSTX PEARLAND KROGER, 27.292 ACRES OUT OF THE THOMAS J. GREEN SURVEY, ABSTRACT 198, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KSTX PEARLAND PARKWAY, LLC, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, KSTX PEARLAND PARKWAY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK EGAN, VICE PRESIDENT THIS _____ DAY OF _____, 2016.

BY: KSTX PEARLAND PARKWAY, LLC

BY: PATRICK EGAN, VICE PRESIDENT

BY: _____
PATRICK EGAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK EGAN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HEATHER L. SIDES, R.P.L.S., P.L.S., CEdS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

MICHAEL D. YOST
SUPERINTENDENT

DATE

ALFRED E. LENTZ, P.E., R.P.L.S.
DISTRICT ENGINEER

DATE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KSTX PEARLAND KROGER AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

DANIEL TUNSTALL, CHAIRPERSON
CITY PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

SUSAN POLKA, P.E.
CITY OF PEARLAND, CITY ENGINEER

MASTER PLAT OF KSTX PEARLAND KROGER

A SUBDIVISION OF 27.292 ACRES OF LAND SITUATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT 198, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 7 RESERVES (25.812 ACRES) 0 BLOCKS
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Date/Time : 14-Feb-2016 12:26:24 PM Path Name : I:\Project\PEARLAND\25\DWG\MP\PLT\Gulf Coast Kroger-Pearland_MP.dwg

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF KSTX PEARLAND KROGER (FORMERLY PEARLAND MARKETPLACE)

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Preliminary Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: March 7, 2016

Re: Preliminary Plat of KSTX Pearland Kroger

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Preliminary Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.292 acres of land.

Legal Description: A subdivision of 27.292 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas

General Location: The south corner of Barry Rose Road and Pearland Parkway

Summary of Request

On behalf of A. G. Crouch, Rene Rodriguez of LJA Engineering is requesting approval of a Preliminary Plat of KSTX Pearland Kroger, a proposed subdivision of 7 commercial reserves located on 27.292 acres. The proposed lot sizes are designed to accommodate a 123,000 square foot anchor retail space and pad sites for smaller retail and service uses. The proposed subdivision is subject to the Planned Development for Pearland Marketplace. The Pearland Marketplace will be accessed from Pearland Parkway, Barry Rose Road and a small portion of a future connection of Westminister Drive.

Site History

This plat is located in the area covered by the Pearland Marketplace Planned Development approved on July 21, 2014.

Staff Recommendation

Staff recommends approval of the Preliminary Plat of KSTX Pearland Kroger, as proposed by the applicant, for the following reasons:

1. The proposed Preliminary Plat conforms to the Pearland Marketplace Planned Development.
2. The proposed Preliminary Plat conforms to the Master Plat of Pearland Kroger.
3. The proposed preliminary plat conforms to the requirements of the subdivision ordinance.
4. The request is in conformance with the comprehensive plan.

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the subject area designated as Retail, Offices, and Services. The surrounding land use designations included Public/Semi-Public to the north, Medium Density Residential to the south and west and, Open Space to the east. The subject property proposed uses include a major grocer on the largest parcel with restaurants and other national retailers on multiple pad sites which conform to Land Use category of Retail, Offices, and Services.

Conformance with Unified Development Code

The subject property is located in the Pearland Marketplace Planned Development district, approved in July of 2014. The planned development specifies the General Business (GB) zoning district as the base zoning lot sizes and setbacks. The property is also located in the Corridor Overlay District (COD) and meets all applicable requirements. Surrounding zoning districts are as shown in the following table:

	ZONING	LAND USE
NORTH	R-3 Single Family Residential	Wastewater Treatment Plant
SOUTH	R-2 Single Family Residential and General Business (GB)	Houses along Westminster Drive and undeveloped commercial along Pearland Parkway
EAST	Office Professional (OP) and General Business (GB)	Undeveloped
WEST	PUD/ New Life Lutheran Church	Undeveloped

Conformance with Thoroughfare Plan

According to the Thoroughfare Plan, Pearland Parkway is shown with a 120 foot minimum right of way and Barry Rose Road is shown with a 100 foot minimum right of way. The Preliminary Plat shows both roadways of sufficient width. The plat shows that a 60 foot right of way will be dedicated for Westminster Drive will allow completion of a Minor Collector linking the existing portion of Westminster Drive to Pearland Parkway.

Traffic and Transportation

This plat will dedicate 60 feet of right of way for Westminster Drive which is shown as a Minor Collector Street providing access to the residential areas in Banbury Cross.

Drainage

A drainage study will be required and approved prior to submittal of the Final Plat application.

Availability of Utilities

Water and sewer lines are located along Pearland Parkway and Barry Rose Road. An extension of the water line is also shown along the additional section of Westminster Drive.

Parks, Open Space and Trees

The preliminary plat does not require dedication of land for parkland or payment of parkland fees since the property will be developed for commercial uses.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Preliminary Plat of KSTX Pearland Kroger



Preliminary Plat of
KSTX Pearland
Kroger

Aerial Map

Preliminary Plat of KSTX Pearland Kroger

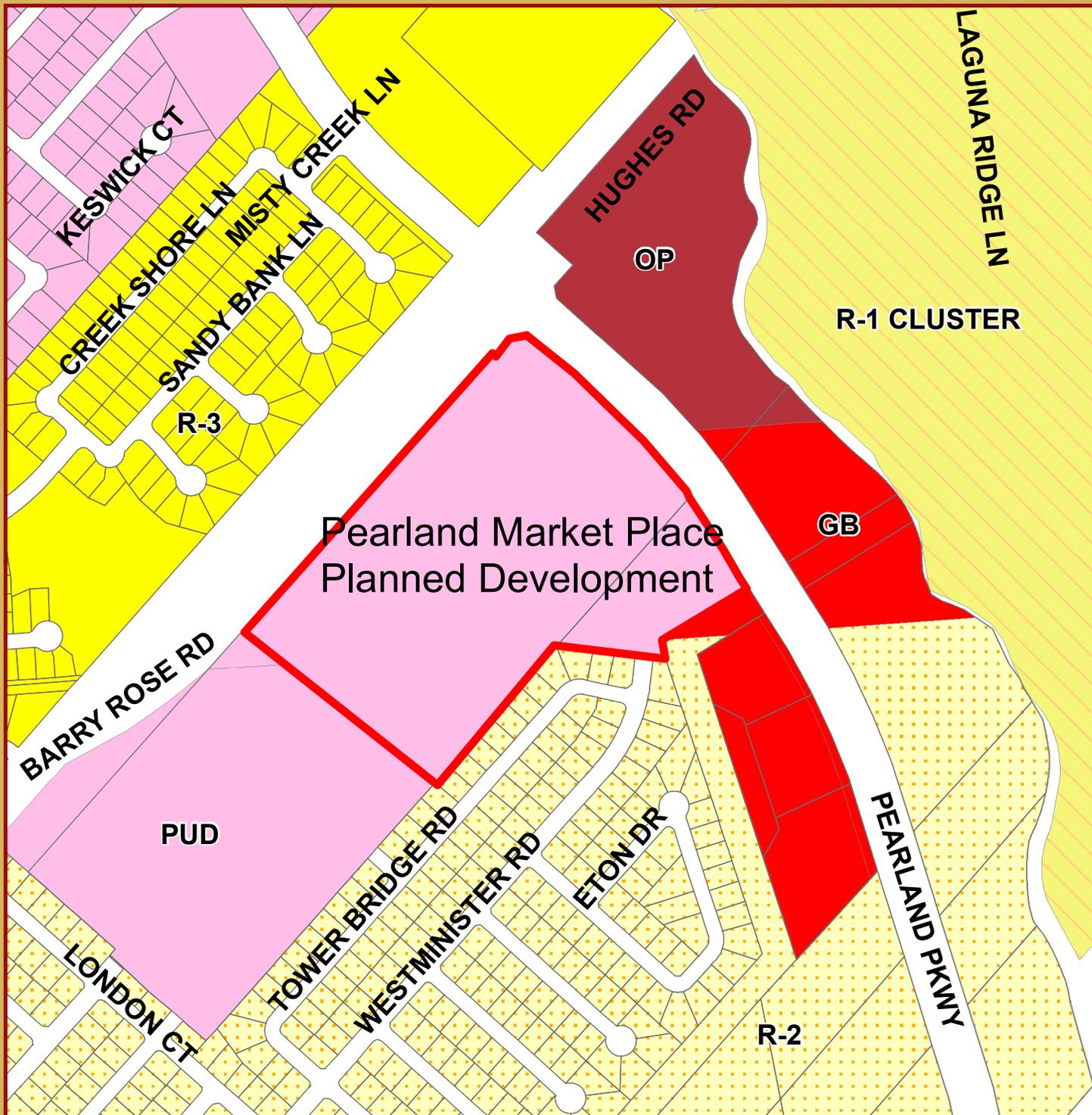


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat of KSTX Pearland Kroger

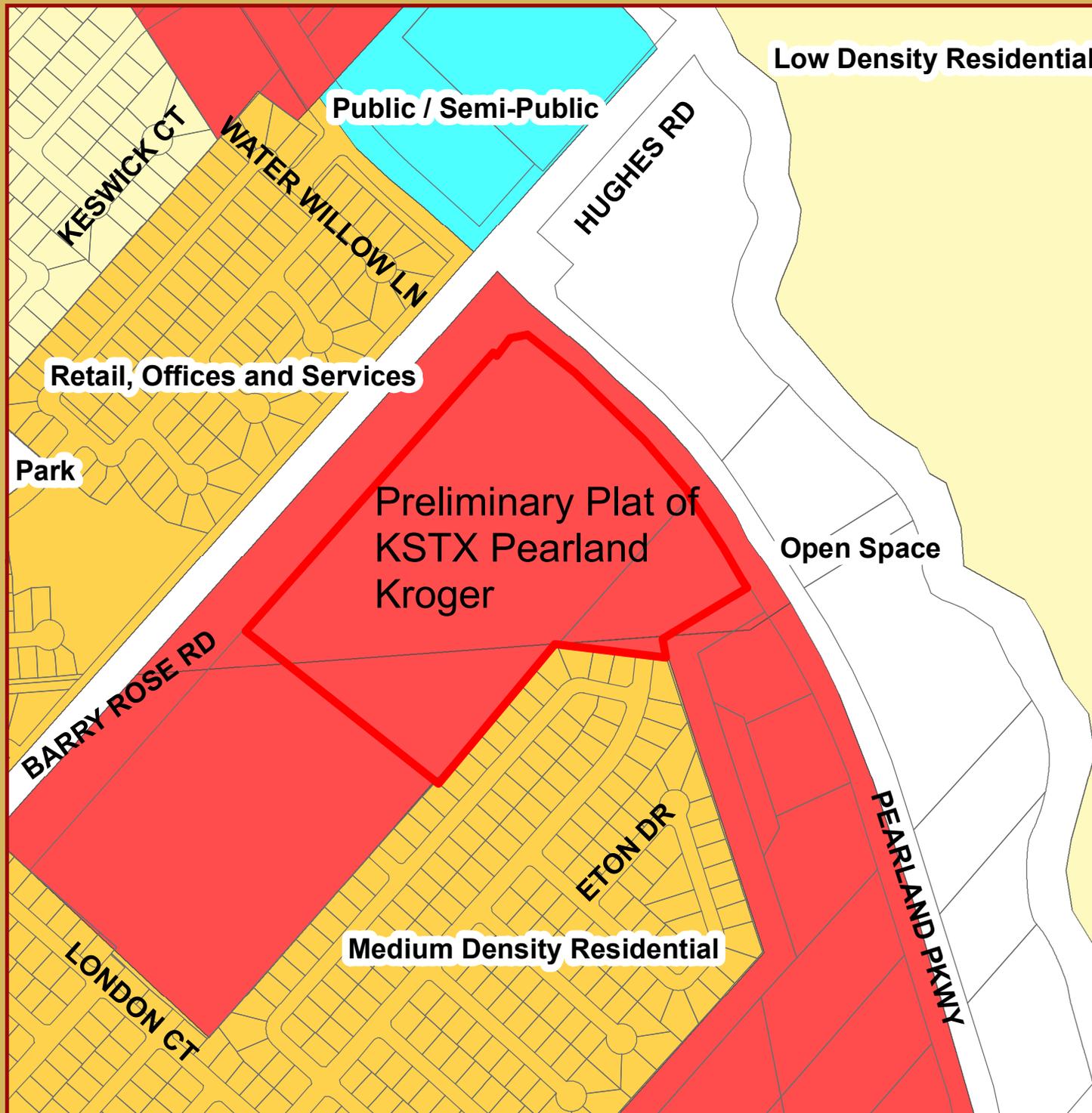


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OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Preliminary Plat of
KSTX Pearland Kroger**



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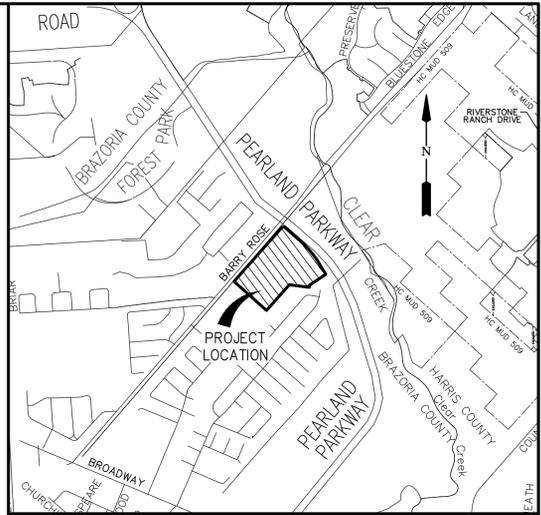
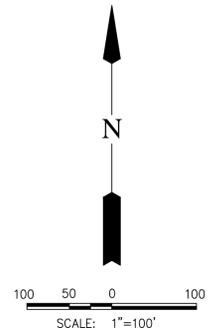
OCTOBER 2014
PLANNING DEPARTMENT



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.052	89,372	RESTRICTED TO COMMERCIAL
B	14.670	639,022	RESTRICTED TO COMMERCIAL
C	1.047	45,592	RESTRICTED TO COMMERCIAL
D	2.494	108,653	RESTRICTED TO COMMERCIAL
E	0.992	43,203	RESTRICTED TO COMMERCIAL
F	0.419	18,231	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
G	4.138	180,231	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	25.812	1,124,303	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°05'58" E	44.24'
L2	N 82°57'31" W	109.55'
L3	N 41°30'50" E	92.95'

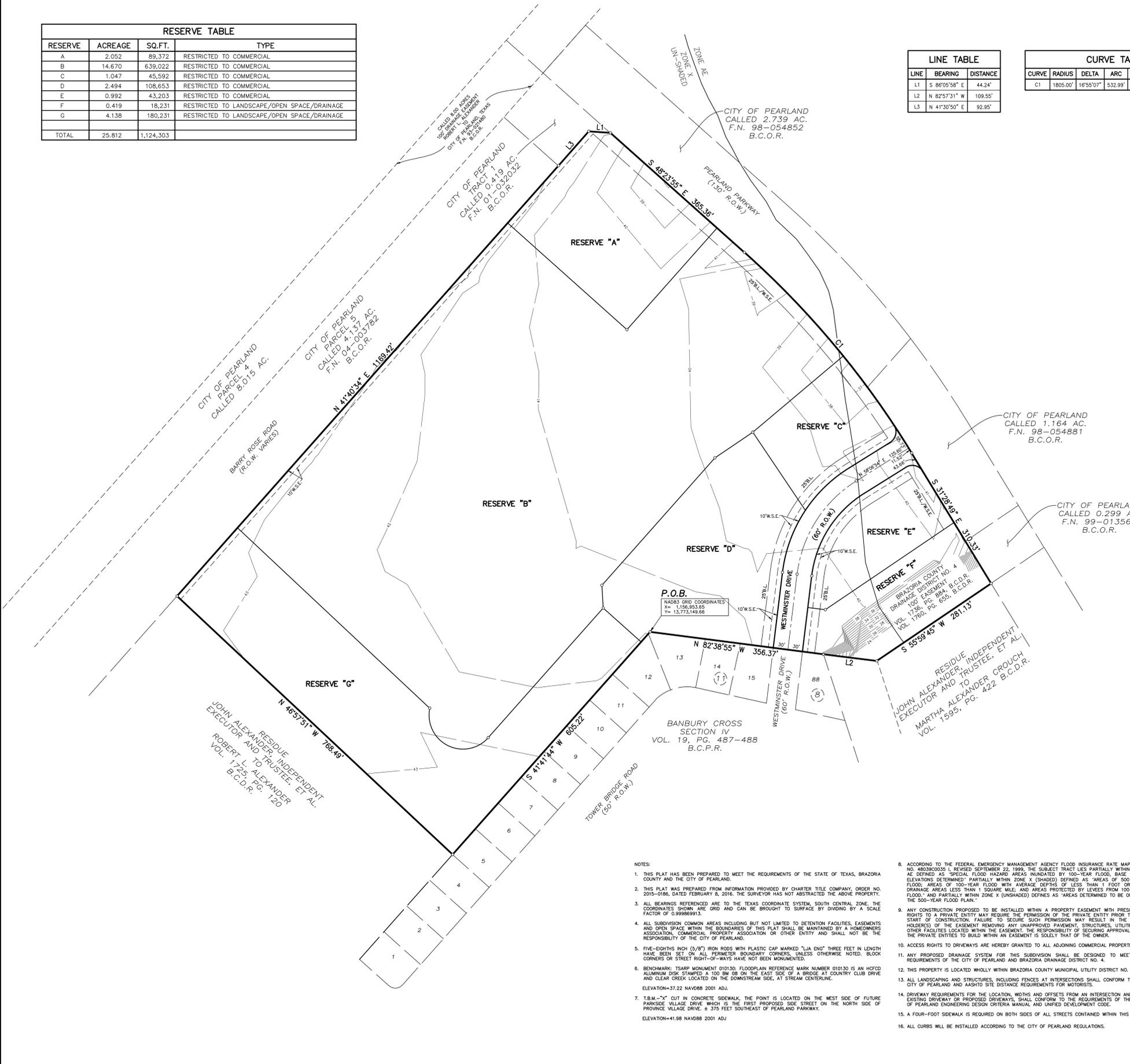
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1805.00'	16°55'07"	532.99'	531.05'	S 39°56'22" E



VICINITY MAP
SCALE: 1" = 1,500'
KEY MAP NO. 615L

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
☼	INDICATES PROPOSED STREET LIGHT
☼	INDICATES EXISTING STREET LIGHT
—	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE



- NOTES:
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2015-0186, DATED FEBRUARY 8, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 3. ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.999869913.
 4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND.
 5. FIVE-EIGHTHS (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 6. BENCHMARK: TSARP MONUMENT 010130. FLOODPLAIN REFERENCE MARK NUMBER 010130 IS AN HPCED ALUMINUM DISK STAMPED A 100 BM 03 ON THE EAST SIDE OF A BRIDGE AT COUNTRY CLUB DRIVE AND CLEAR CREEK LOCATED ON THE DOWNSTREAM SIDE, AT STREAM CENTERLINE. ELEVATION=37.22 NAVD88 2001 ADJ.
 7. T.B.M.-"X" CUT IN CONCRETE SIDEWALK. THE POINT IS LOCATED ON THE WEST SIDE OF FUTURE PARKSIDE VILLAGE DRIVE WHICH IS THE FIRST PROPOSED SIDE STREET ON THE NORTH SIDE OF PROVINCE VILLAGE DRIVE. ± 375 FEET SOUTHEAST OF PEARLAND PARKWAY. ELEVATION=41.98 NAVD88 2001 ADJ.

8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48020C0035 I, REVISED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES PARTIALLY WITHIN ZONE AS DEFINED AS "SPECIAL FLOOD HAZARD AREAS INUNATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED" PARTIALLY WITHIN ZONE X (SHADED) DEFINED AS "AREAS OF 500 YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD," AND PARTIALLY WITHIN ZONE X (UNSHADED) DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN".
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15. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
16. ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.

**PRELIMINARY PLAT OF
KSTX PEARLAND KROGER**

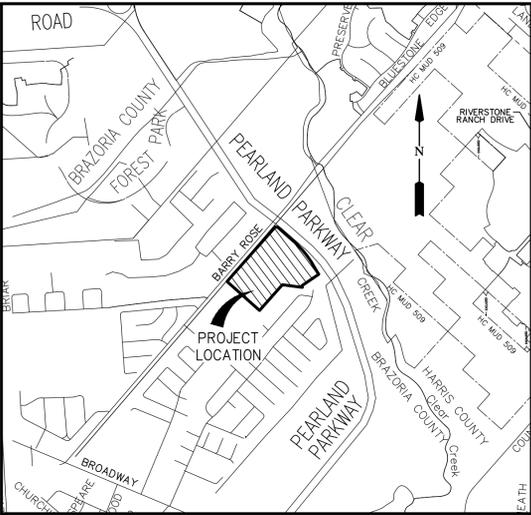
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VICINITY MAP
SCALE: 1" = 1,500'
KEY MAP NO. 615L

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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

MICHAEL D. YOST
SUPERINTENDENT

ALFRED E. LENTZ, P.E., R.P.L.S.
DISTRICT ENGINEER

BEING 27.292 ACRES OF LAND LOCATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 198, BRAZORIA COUNTY, TEXAS, OUT OF THE 140.6899 ACRE TRACT CONVEYED TO MARTHA ALEXANDER CROUCH BY INSTRUMENT OF RECORD IN VOLUME 1595, PAGE 422 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE 172.0566 ACRE TRACT CONVEYED TO ROBERT L. ALEXANDER BY INSTRUMENT OF RECORD IN VOLUME 1725, PAGE 120 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF BANBURY CROSS SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 487-488 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, COMMON TO THE NORTHWEST CORNER OF LOT 13, BLOCK 11 OF SAID BANBURY CROSS SECTION IV, IN THE SOUTHEAST LINE OF SAID 172.0566 ACRE TRACT;

THENCE SOUTH 41° 41' 44" WEST - 605.22', ALONG THE SOUTHEAST LINE OF SAID 172.0566 ACRE TRACT, COMMON TO THE NORTHWEST LINE OF SAID BANBURY CROSS SECTION IV, TO THE NORTH CORNER OF LOT 4, OF SAID BLOCK 11, COMMON TO THE WEST CORNER OF LOT 5, OR SAID BLOCK 11, FROM WHICH A 5/8" IRON ROD BEARS NORTH 15° 34' 21" WEST - 0.89';

THENCE NORTH 46° 57' 51" WEST - 768.49' TO POINT FOR CORNER, IN THE SOUTH LINE OF THE 3.644 ACRE TRACT DESCRIBED AS PARCEL 3, CONVEYED TO CITY OF PEARLAND RECORDED UNDER DOCUMENT NUMBER 20050118363 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH A FOUND 5/8"-INCH IRON ROD WITH CAP STAMPED "RPLS 1718" BEARS NORTH 45° 06' 48" WEST - 0.20';

THENCE NORTH 41° 40' 34" EAST - 1169.42', ALONG THE SOUTHEAST LINE OF SAID 3.644 ACRE TRACT, AND THE SOUTHEAST LINE OF THE 4.137 ACRE TRACT DESCRIBED AS PARCEL 5, CONVEYED TO CITY OF PEARLAND RECORDED UNDER FILE NUMBER 04-003782, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 4.137 ACRE TRACT, COMMON TO THE SOUTH CORNER OF THE 0.149 ACRE TRACT DESCRIBED AS TRACT 1 CONVEYED TO CITY OF PEARLAND RECORDED UNDER FILE NUMBER 01-032032, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 41° 30' 50" EAST - 92.95', ALONG THE SOUTHEAST LINE OF SAID 0.149 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 0.149 ACRE TRACT;

THENCE SOUTH 86° 05' 58" EAST - 44.24', ALONG THE SOUTH LINE OF SAID 0.149 ACRE TRACT, TO A FOUND 5/8" IRON ROD WITH CAP STAMPED "WILSON" FOR THE FOUND FOR THE EAST CORNER OF SAID 0.149 ACRE TRACT, IN THE SOUTHWEST LINE OF THE 2.739 ACRE TRACT CONVEYED TO CITY OF PEARLAND, RECORDED IN FILE NUMBER 98-054852, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, COMMON TO THE SOUTHWEST RIGHT-OF-WAY LINE OF PEARLAND PARKWAY (130 FEET WIDE);

THENCE SOUTH 48° 23' 55" EAST - 365.36', ALONG THE SOUTHWEST LINE OF SAID 2.739 ACRE TRACT, COMMON TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PEARLAND PARKWAY, TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 532.98', CONTINUING ALONG THE SOUTHWEST LINE OF SAID 2.739 ACRE TRACT, COMMON TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PEARLAND PARKWAY, AND THE 1.164 ACRE TRACT CONVEYED TO CITY OF PEARLAND, RECORDED UNDER FILE NUMBER 98-054881 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1805.00', A CENTRAL ANGLE OF 16° 55' 07", AND A CHORD WHICH BEARS SOUTH 39° 56' 22" EAST - 531.05' TO A 1/2" IRON ROD FOUND FOR THE END OF CURVE;

THENCE SOUTH 31° 28' 49" EAST - 210.23 FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF THAT CERTAIN CALLED 0.299 ACRE TRACT CONVEYED TO CITY OF PEARLAND, RECORDED UNDER FILE NUMBER 99-013566, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE NORTHWEST LINE OF A 100 FOOT WIDE DRAINAGE EASEMENT CONVEYED TO BRAZORIA COUNTY DRAINAGE DISTRICT NUMBER 4 RECORDED UNDER VOLUME 1736, PAGE 884, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND UNDER VOLUME 1760, PAGE 655, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 55° 59' 45" WEST - 360.12', ALONG SAID NORTHWEST EASEMENT LINE, TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER IN SAID EASEMENT;

THENCE SOUTH 18° 01' 00" EAST - 29.19', CONTINUING ALONG A WEST LINE OF SAID EASEMENT, TO A FOUND 5/8" IRON ROD FOR THE NORTHEAST CORNER OF LOT 6B, BLOCK B, OF AFORESAID BANBURY CROSS SECTION IV;

THENCE NORTH 82° 39' 55" WEST - 356.36', ALONG A NORTHEAST LINE OF SAID BANBURY CROSS SECTION IV, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 26.522 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KSTX PEARLAND PARKWAY, LLC, ACTING BY AND THROUGH PATRICK EGAN, VICE PRESIDENT OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF KSTX PEARLAND KROGER, 27.292 ACRES OUT OF THE THOMAS J. GREEN SURVEY, ABSTRACT 198, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KSTX PEARLAND PARKWAY, LLC, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, KSTX PEARLAND PARKWAY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK EGAN, VICE PRESIDENT THIS _____ DAY OF _____, 2016.

BY: KSTX PEARLAND PARKWAY, LLC

BY: PATRICK EGAN, VICE PRESIDENT

BY: PATRICK EGAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK EGAN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KSTX PEARLAND KROGER AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2016.

DANIEL TUNSTALL, CHAIRPERSON
CITY PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER, CITY ATTORNEY
SUSAN POLKA, P.E., CITY ENGINEER

PRELIMINARY PLAT OF
KSTX PEARLAND KROGER
A SUBDIVISION OF 27.292 ACRES OF LAND SITUATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT 198, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 7 RESERVES (25.812 ACRES) 0 BLOCKS
FEBRUARY 9, 2016 JOB NO. 1725-0048-305

OWNERS:
KSTX PEARLAND PARKWAY, LLC
PATRICK EGAN, VICE PRESIDENT
3120 ROGERDALE ROAD, SUITE 150
HOUSTON, TEXAS 77042
PH. (713) 292-0959

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
Zone Changes approved on February 25, 2016:
Addendum to the Center at Pearland Parkway
PD, and, Midtown at Magnolia PD.
3. Next P&Z Meeting, March 21, 2016 – JPH
meeting and Regular P&Z meeting.
4. March 28, 2016 – 6:30 pm, Special JPH
meeting and P&Z meeting.

V. Adjournment