

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

September 19, 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, SEPTEMBER 19, 2016, AT 6:30 P.M., HELD IN THE SECOND FLOOR CONFERENCE ROOM, 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 – EXCUSED ABSENCE**

1. Excuse the absence of P&Z Commissioner Ginger McFadden from the August 15, 2016 P&Z Regular Meeting.

**B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF FORESTAIRE ESTATES**

A request of Dena Caldwell of South Texas Surveying Associates, the applicant; on behalf of Robert Jarvis, owner; for approval of the Preliminary Plat of Forestaire Estates creating 10 lots on 1.7215 acres of land located along the south side of Dare Road about ¼ of a mile east of Pearland Sites Road, described to wit:

A 1.725 subdivision of land being the remainder of a called 31.16 acre tract recorded under Brazoria County Clerks File No. 2006073268, situated in the HT&B RR Co. Survey, Section 31, Abstract No. 293 of Brazoria County, Texas.

General Location: along the south side of Dare Road about ¼ of a mile east of Pearland Sites Road

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 1**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullin Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 1, creating 2 lots, on 30.6687 acres of land on the north side of Brookside Road in the 8000 block, described to wit:

September 23, 2016



A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: north side of Brookside Road in the 8000 block.

**D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 2**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 2, creating 2 lots, on 5.0019 acres of land on the east side of Cullen Parkway at Brookside Road, described to wit:

A subdivision of 5.0019 acres / 1217,884 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway at Brookside Road.

**E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 3**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James M. Johnson, Pearland Cullen Properties, LLC, owner; for approval of the Final Plat of Lake Park Phase 1, Section 3, creating 1 lot on .9999 acres of land located on the east side of Cullen Parkway about 1,000 feet north of Brookside Road, described to wit:

A subdivision of 0.9999 acres / 43,557 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway about 1,000 feet north of Brookside Road.

**F. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 4**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 4, creating 1 restricted reserve, on 3.1609 acres of land on the east side of Cullen Parkway about 1,800 feet north of Brookside Road, described to wit:

a subdivision of 3.1609 acres / 137,689 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: on the east side of Cullen Parkway about 1,800 feet north of Brookside Road.

September 23, 2016

September 23, 2016

September 23, 2016



**G. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 5**

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 5 creating 55 single family lots, on 22.3 acres of land located on the north side of County Road 58 about 600 feet east of the Fort Bend County Line, described to wit:

a subdivision of ± 22.3 acres of land containing 55 lots and 5 reserves in four blocks out of the A.C.H. &B. Survey, A-403 Brazoria County, Texas.

General Location: North side of County Road 58 about 600 feet east of the Fort Bend County Line.

**H. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 7**

A request of Jennifer Curtis, of BGE/Kerry Gilbert and Associates, the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 7 creating 46 single family lots, and 1 reserve on ± 10.9 acres of land located west of Savannah Parkway, north of County Road 58, described to wit:

a subdivision of ± 10.9 acres of land containing 46 lots and 1 reserve in two blocks out of the A.C.H.&B. Survey, A-403 Brazoria County Texas.

General Location: west of Savannah Parkway, north of County Road 58.

**I. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 8**

A request of Jennifer Curtis, BGE/Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 8 creating 72 single family lots, and 2 reserves on ± 19.2 acres of land located on the north side of County Road 58 at the Fort Bend County Line, described to wit:

a subdivision of ± 19.2 acres of land containing 72 lots and 2 reserves in three blocks out of the A.C.H.&B. Survey, A-625 Brazoria County, Texas.

General Location: north side of County Road 58 at the Fort Bend County Line.

**J. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 11**

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of



Stewart Heights at Savannah Heights at Section 11, creating 50 single family lots, and 4 reserves on ± 18.7 acres of land located about ¼ of a mile north of County Road and about ¼ of a mile west of Savannah Parkway described to wit:

± 18.7 acres of land containing 50 lots and 4 reserves in three blocks out of the A.C.H. & B. Survey, A-403 7 A.B. Landermann Survey, A-625 Brazoria County, Texas.

General Location: about ¼ of a mile north of County Road and about ¼ of a mile west of Savannah Parkway

**K. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 13**

A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 13 creating 60 single family lots, and 5 reserves on ± 37.3 acres of land located about a 1/3 mile West of Savannah Parkway and about a 1/3 mile north of County Road 58, described to wit:

a subdivision of ± 37.3 acres of land containing 60 lots and 5 reserves in three blocks out of the A.C.H.&B. Survey, A-403 & J.S. Talmage Survey, A-566 Brazoria County, Texas.

General Location: about a ½ mile West of Savannah Parkway and about a ½ mile north of County Road 58.

**III. MATTERS REMOVED FROM CONSENT AGENDA**

**IV. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00004**

A request by Shelah Taylor of ST Shadow Creek LLC, applicant and agent for owner; for approval of a Variance Permitted in Section 2.4.4.5 (c) (1) (a) (b) and (c), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 150 feet to 137.76 feet for proposed Tract 1 and to reduce the minimum lot width from 150 feet to 111.37 feet for proposed Tract 2 to allow the platting of a property in the Shadow Creek Ranch P.U.D. Commercial zoning district on approximately 1.4012 acres of land, to wit:

Legal Description: described as Lot “D” out of the Final Plat of Shadow Creek Ranch Commercial Site No. 18B, O.R.O.B.C. File No. 2007035195.

General Location: 11213 Shadow Creek Parkway



**B. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update: Since August 15, 2016  
2<sup>st</sup> Reading 08-22-16 ZONE 2016-00009: Bakfish Brewery PD amendment (Food trucks) APPROVED
3. Next P&Z Meeting: September 26, 2016 – JPH and Regular P&Z meeting
4. Final count for attendance of Texas Chapter Conference of American Planning Association – Registration date October 15<sup>th</sup>, 2016. Notify staff by October 3<sup>rd</sup>.

**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 18th day of August 2016, A.D., at 5:30 p.m.

\_\_\_\_\_  
Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of September \_\_\_\_, 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.

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## **A. CONSIDERATION & POSSIBLE ACTION – EXCUSED ABSENCE**

1. Excuse the absence of P&Z Commissioner Ginger McFadden from the August 15, 2016 P&Z Regular Meeting.

## **B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF FORESTAIRE ESTATES**

A request of Dena Caldwell of South Texas Surveying Associates, the applicant; on behalf of Robert Jarvis, owner; for approval of the Preliminary Plat of Forestaire Estates creating 10 lots on 1.7215 acres of land located along the south side of Dare Road about  $\frac{1}{4}$  of a mile east of Pearland Sites Road, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Dena Caldwell of South Texas Surveying Associates, the applicant; on behalf of Robert Jarvis, owner; for approval of the Preliminary Plat of Forestaire Estates creating 10 lots on 1.7215 acres of land located along the south side of Dare Road about  $\frac{1}{4}$  of a mile east of Pearland Sites Road, described to wit:

Legal Description: Being a 1.725 acre tract of land being the remainder of a called 31.16 acre tract recorded under Brazoria County Clerks File No. 2006073268, situated in the HT&B RR Co. Survey, Section 31, Abstract No. 293 of Brazoria County, Texas.

General Location: along the south side of Dare Road about  $\frac{1}{4}$  of a mile east of Pearland Sites Road

## **SUMMARY**

On behalf of Robert Jarvis, owner, Dena Caldwell of South Texas Surveying Associates, the applicant has submitted a request for approval of the Preliminary Plat of Forestaire Estates, creating 10 lots, on 1.725 acres of land located on along the south side of Dare Road about  $\frac{1}{4}$  of a mile east of Pearland Sites Road. The applicant intends to develop the lots with manufactured housing, adjacent to the existing manufactured housing area located south of the property under review. The plat does not provide direct access to the manufactured houses to the south. Lots 1 through 9 will be approximately 7,260 square feet in size. Lot 10 will be approximately 8,533.7 feet in size.

## **SITE COMMENTS**

The property is located in the city's Extra Territorial Jurisdiction (ETJ) and is therefore not zoned nor is it part of a development agreement.

**STAFF RECOMMENDATION**

Staff does not recommend approval of the Preliminary Plat of Forestaire Estates for the following reasons.

1. The applicant has not adequately demonstrated that the water and sewer requirements of Section 3.2.1.2 (b) of the UDC will be fulfilled.
2. Storm water drainage issues have not been adequately addressed.
3. Dare Road is a collector street and needs a ROW of 60 feet.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Large Lot Single Family
South	ETJ	Mobile Homes
East	ETJ	Large Lot Single Family
West	ETJ	Large Lot Single Family

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, city zoning controls do not apply to this property.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

A Minor Collector Street is shown in proximity to Dare Road which would require 60 feet of right of way.

**UTILITIES AND INFRASTRUCTURE**

The property is not located in a Municipal Utility District that appears on the city's GIS mapping. In addition water and sewer lines are not shown. However, the applicant states that property will be served by a private water and sewer plat. Applicant needs to address this.

Section 3.2.1.2 (b) of the UDC states: “No final plat shall be approved for any subdivision within the City or its extraterritorial jurisdiction until the applicant has made adequate provision for a water system and a sanitary wastewater system of sufficient capacity to adequately provide public service to all tracts and lots with the area to be subdivided. The design and construction of the water system and of the sanitary wastewater system to serve the subdivision shall be in conformance with the City’s master plans for water and wastewater facilities and with the City’s Engineering Design Criteria Manual (EDCM), and shall be subject to approval by the Director of Engineering.”

### **DRAINAGE**

The plat does not show reserves for storm water detention.

### **PARKS, OPEN SPACE, AND TREES**

Park Fees are not required outside city limits.

### **IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

This plat would be an extension of an existing manufactured housing community onto Dare Road frontage. However, direct access will not be provided between the two communities by this plat.

### **ADDITIONAL COMMENTS**

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

### **SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Preliminary Plat of Forestaire Estates



## Aerial Map

## Preliminary Plat of Forestaire Estatets

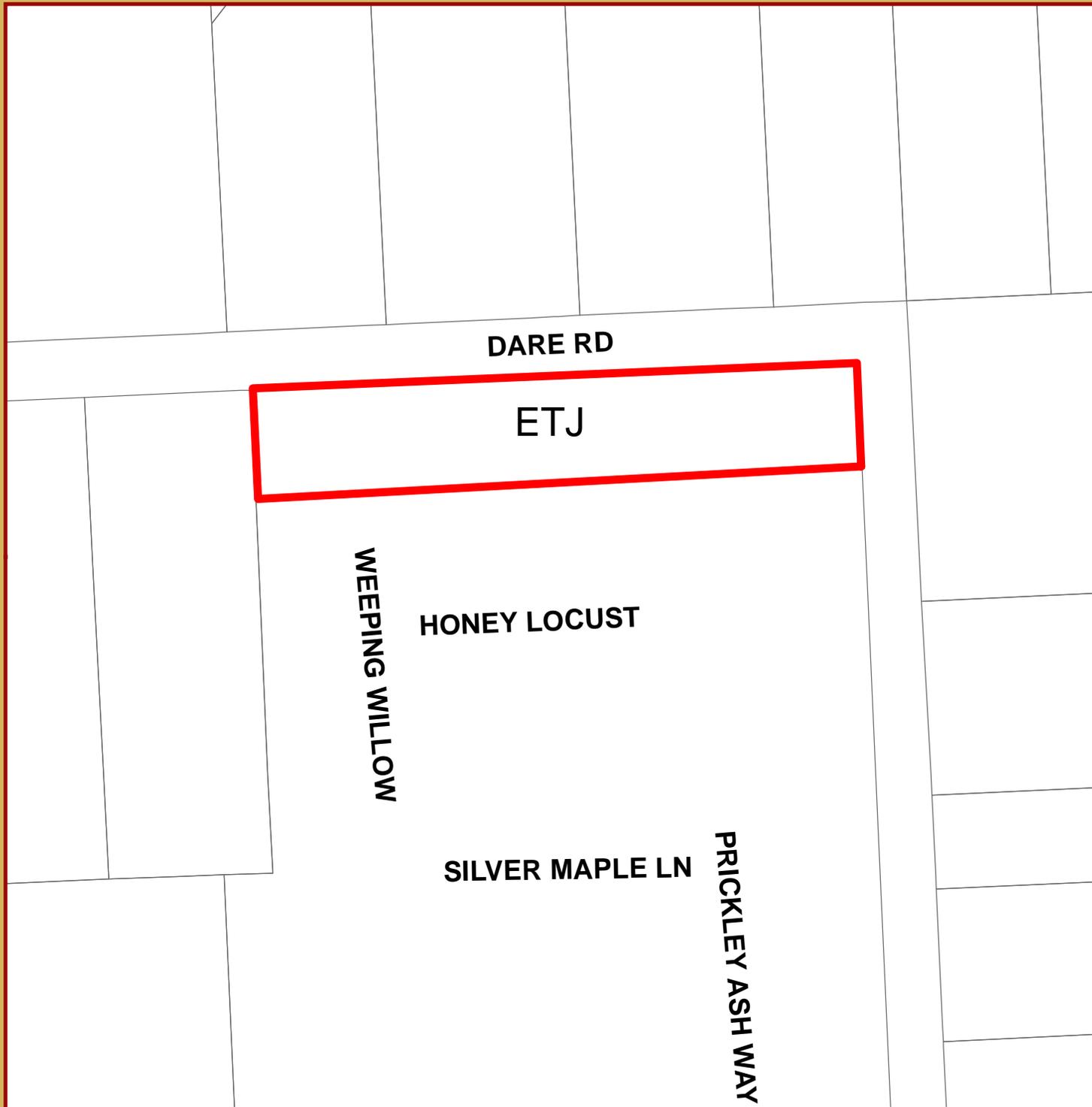


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 148 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat of Forestaire Estatets



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1 inch = 148 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use  
Plan 2015**

**Preliminary Plat of  
Forestaire Estatets**



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1 inch = 148 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

We RULJ, LLC, owners of the property subdivided in this plot of Forestaire Estates, 1.7215 acres being the remainder of a called 31.16 acre tract, Brazoria County, Texas according to Brazoria County Clerk's File Number 2006073268, do hereby make subdivision of said property for and on behalf of said individuals, according to the lines, lots, streets, alleys, reserves, parks, and easements 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.

In testimony hereof, \_\_\_\_\_ has caused these presents to be signed by Robert Jarvis, Partner by this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: RULJ, LLC, Partner

Before me, the undersigned authority, on this day personally appeared Robert Jarvis, Owner, 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 \_\_\_\_\_ of \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BRAZORIA

We Texas Capital Bank National Association, holding a lien upon the property being plotted, acting by and through \_\_\_\_\_ (insert name and title of person(s) representing the lienholder), being the holder of a lien against the above described property, does hereby in all things subordinate to said subdivision and declaration the said lien and does hereby confirm that Forestaire Estates is the present owner of said lien and has not assigned the same nor any part thereof.

insert name and title of person representing lienholder

STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, Fred W. Lawton, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Fred W. Lawton  
Texas Registration No. 2321

This is to certify that the City Planning Director of the city of Pearland, Texas, has approved this Minor Plot and subdivision of Cavazos Estates 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 the plot this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

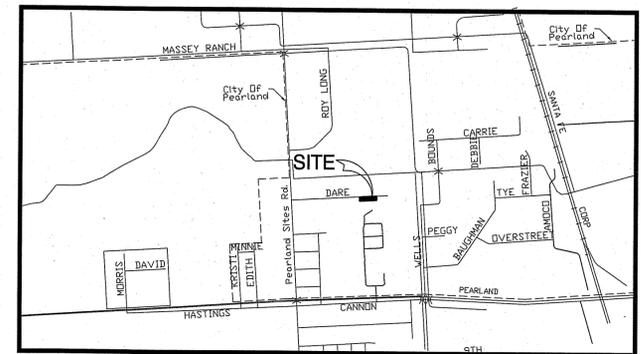
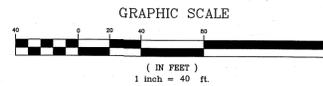
Frankie Legaux  
City Planner  
City of Pearland, Texas

Approved for the City of Pearland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

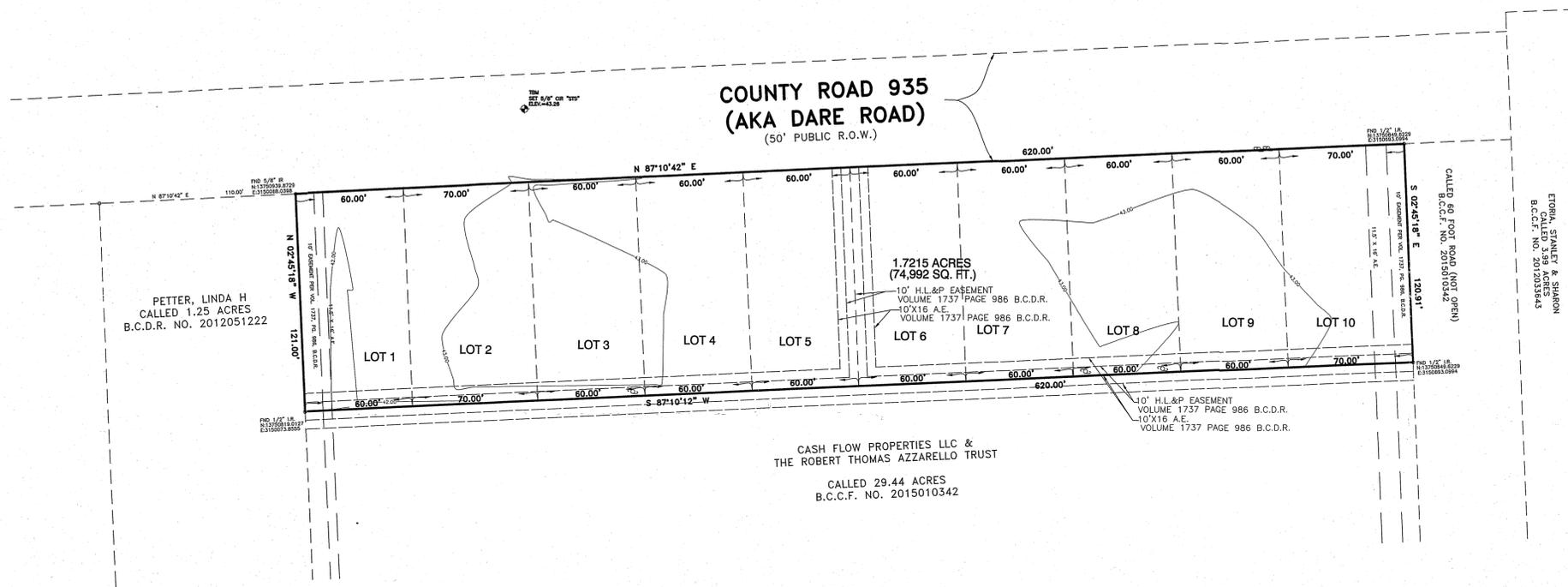
Darrin Coker  
City Attorney

Susan Polk, P.E.  
City Engineer

**LEGEND:**  
SQ. FT. - SQUARE FEET  
R.O.W. - RIGHT OF WAY  
VOL. - VOLUME  
PG. - PAGE  
FND - FOUND  
IP - IRON PIPE  
IR - IRON ROD  
CIR - CAPPED IRON ROD  
"STS" - STAMPED SOUTH TEXAS SURVEYING  
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS  
B.C.C.F. - CLERKS FILE  
A.E. - AERIAL EASEMENT  
H.L.&P. - HOUSTON LIGHTING AND POWER  
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS  
B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE



**VICINITY MAP**  
SCALE 1"=1/2 MILE



- NOTES:**
- Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99999718617.
  - 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 the information provided by Integrity Title Company, LLC C.F. no 1622356A, effective date August 16, 2016. All bearings references are to the Texas state plane coordinate system, 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.
  - Benchmark NGS NO. AH5684, NAD83, 1986 ADJUSTED Elevation: 53.57
  - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map no. 48039C 0045J, with the effective date of 9-22-99, the property is located in zone "A" areas determined to be within/outside of the 100 year floodplain.
  - 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 holders(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 if the property owner.
  - Access rights to parking areas and driveway are hereby granted to all adjoining commercial properties.
  - 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 (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 not 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 Brazoria Drainage District #4.
  - This property is not located within a Municipal Utility District.
  - All landscaping and structures, including fences at intersection 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 Chapter 7 of the City of Pearland engineering design a criteria manual.
  - Lot Lines are the centerlines of a six-foot drainage easement to each adjacent lot.
  - Sidewalk will be provided at the time of development for all adjoining streets.

AREA CHART		FRONTAGE CHART	
LOT	SQFT	LOT	SQFT
LOT 1	7267.15	LOT 1	60'
LOT 2	8467.30	LOT 2	70'
LOT 3	7267.15	LOT 3	60'
LOT 4	7267.15	LOT 4	60'
LOT 5	7267.15	LOT 5	60'
LOT 6	7267.15	LOT 6	60'
LOT 7	7267.15	LOT 7	60'
LOT 8	7267.15	LOT 8	60'
LOT 9	7267.15	LOT 9	60'
LOT 10	8467.30	LOT 10	70'

**FORESTAIRE ESTATES**  
BRAZORIA COUNTY  
BEING A 1.7215 ACRE (74,992 SQUARE FEET) TRACT OF LAND  
BENG THE REMAINDER OF A CALLED 31.16 ACRE TRACT  
RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NO.  
2006073268, SITUATED IN THE HT&B RR CO. SURVEY, SECTION  
31, ABSTRACT NO. 293 OF BRAZORIA COUNTY TEXAS.  
OWNER: RULJ, LLC  
ADDRESS: PO BOX 4132  
CRESTED BUTTE, CO 81224  
PHONE: 601-415-6173  
DATE: 09/2016  
SURVEYOR CONTACT: DENA CALDWELL 281-556-6918

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

## **C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 1**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullin Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 1, creating 2 lots, on 30.6687 acres of land on the north side of Brookside Road in the 8000 block, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullin Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 1, creating 2 lots, on 30.6687 acres of land on the north side of Brookside Road in the 8000 block, described to wit:

Legal Description: A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: north side of Brookside Road in the 8000 block.

## **SUMMARY**

On behalf of James Johnson, of Cullin Stone Ltd. / FYCW Ltd., owner, Andrew Allemand, of Windrose Land Services, has submitted a request for approval of the Final Plat of Lake Park Phase 1, Section 1, creating 2 single large lots, on 30.6687 acres of land located on the north side of Brookside Road in the 8000 block.

The Lake Park Planned development designates approximately 20.4007 acres for town house development shown on the Master Plat as Section 1, Lot A. The planned development includes two large water features, a colonnade, and pavilion which will be on the 8.8735 acre tract designated as Lot B. Lot B will also accommodate the non-residential development along the Brookside Road frontage per Exhibit B in the Planned Development Document.

## **SITE HISTORY**

This preliminary plat is located in the Lake Park Planned Development approved on October 27, 2014. The Lake Park Master Plat was approved by the Planning and Zoning Commission on

October 5, 2015. The Preliminary Plat of lake Park Phase 1 Section 1 was also approved on October 5, 2015.

### **STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat of Lake Park Phase 1 Section 1 with the following condition:

1. The escrow account for public improvements is required to be funded prior to Planning and Zoning Commission approval.
2. The applicant has added the 10 foot Public Utility Easement and 10 foot Water Line Easement along Cullen Parkway which needs to be approved by Public Works.

### **SURROUNDING ZONING AND LAND USES**

Table 1	<u>Zoning</u>	<u>Land Use</u>
North	Lake Park PUD	Park / Open Space
South	Cullen – Mixed Use	Non-Residential
East	Lake Park PUD	Proposed Townhomes
West	Lake Park PUD	General Business / Office

### **CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

Table 2: Lake Park Subdivision Section 1	
Proposed Use	
Townhomes	238 Units
Lake	5.2 acres
Parkland Colonnade	1
Pavilion	1

**FUTURE LAND USE PLAN 2015**

The applicant's property is shown as part of a Major Retail Node and Low Density Residential. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features. This submittal is generally in conformance with the future land use designations.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare and been constructed as such. Brookside Road is classified as a Major Thoroughfare to be widened. City is in the process of widening Brookside Road.

**UTILITES AND INFRASTRUCTURE**

A number of off-site and on-site improvements are required. The escrow account is intended to insure that the utilities and infrastructure necessary for this development are installed. The property is not located in a Municipal Utility District.

**DRAINAGE**

A Final Drainage Plan has been approved by the Brazoria Drainage District No.4 Board of Commissioners on November 3, 2015.

**PARKS, OPEN SPACE, AND TREES**

Lot A will provide space for 2.35 acre detention lake will be located in the center of the lot per the Planned Development. Lot B will provide space for a proposed 3.40 acre dentition lake, colonnade and pavilion that are shown in on the Master Plat in conformance to the approved Planned Development. Due to the dedication of land and the development of recreational facilities, the applicant is under no financial obligation to pay park fees.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

The plat under review will provide for new residential and commercial development near the intersection of Cullen Road and the future McHard Road corridor.

**ADDITONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Final Plat of Lake Park Phase 1 Section 1
- Lake Park Planned Development Exhibit B



## Aerial Map

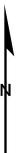
### Final Plat Lake Park Subdivision Phase 1 Section 1

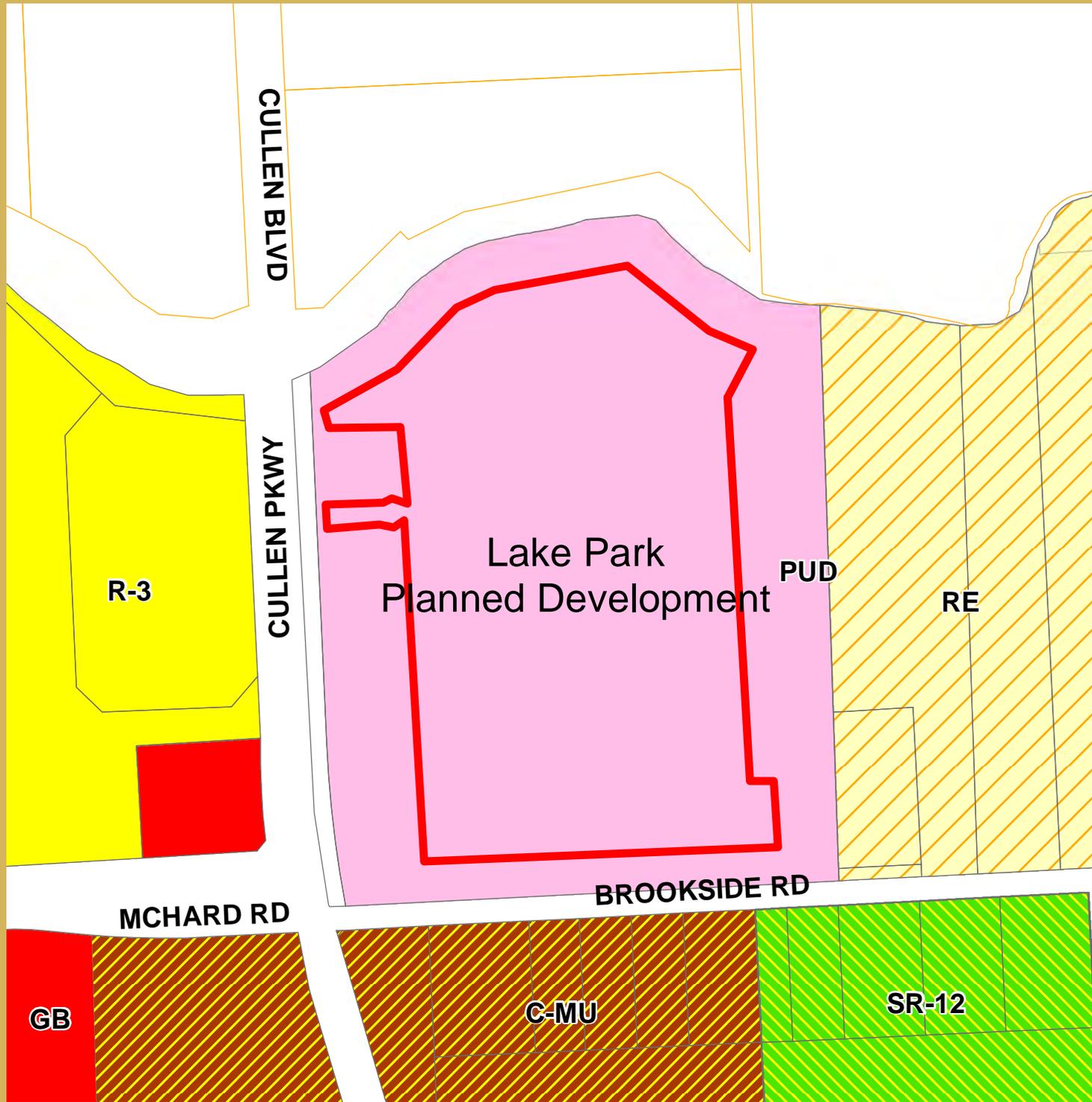


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Final Plat Lake Park Subdivision Phase 1 Section 1

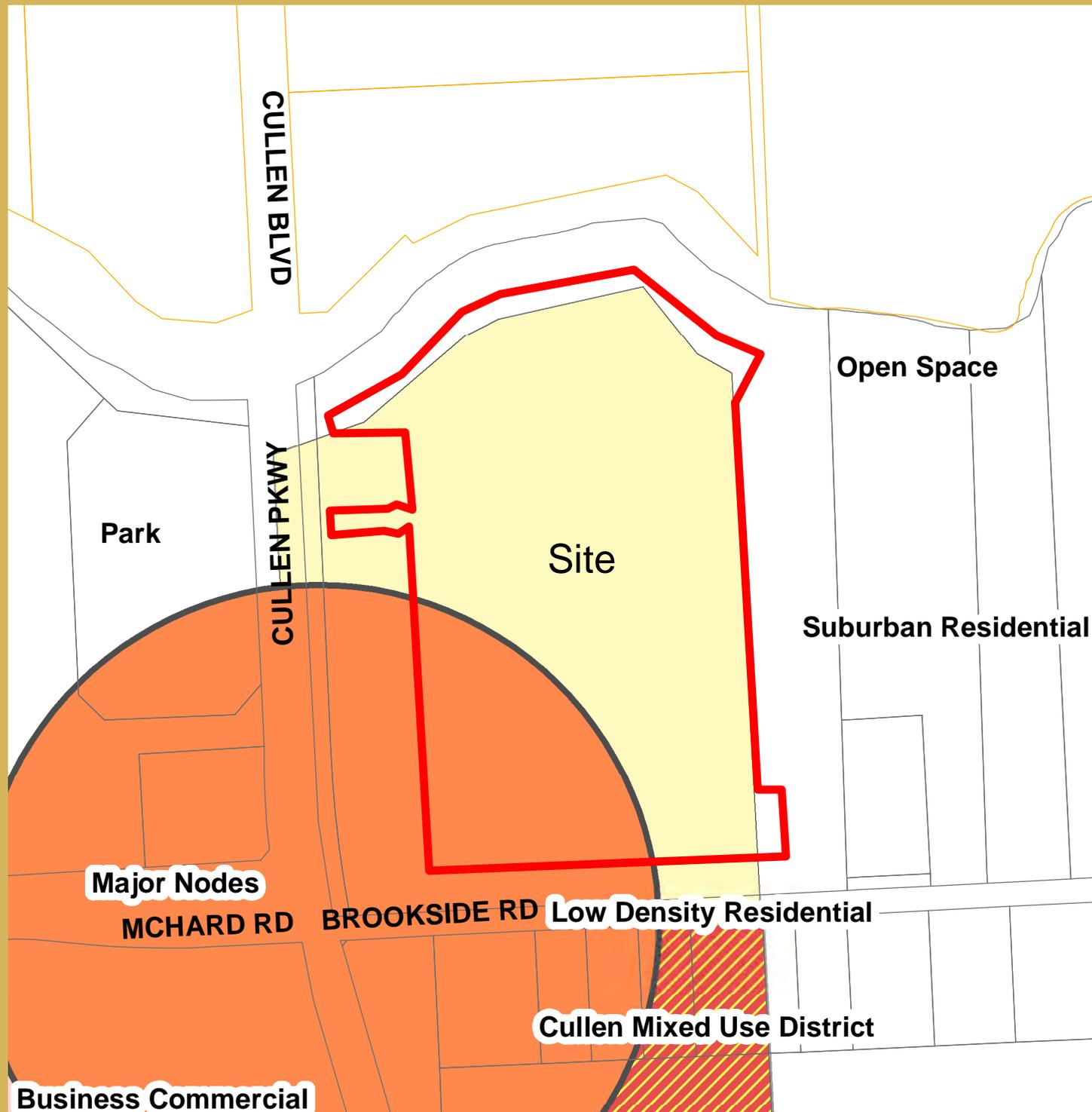


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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use  
Plan 2015**

**Final Plat Lake Park  
Subdivision  
Phase 1 Section 1**



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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Cullen Stone, LTD, a Texas limited partnership, acting by and through Cullen Stone GP, LLC, a Texas limited liability company, its general partner, acting by and through Kyle Tauch, Manager, and FYCW, LTD, a Texas limited partnership, acting by and through James M. Johnson, Partner, owners of the property subdivided in this plat of LAKE PARK SUBDIVISION PHASE 1 SEC 1, do hereby make subdivision of said property for and on behalf of said Cullen Stone, LTD, and FYCW, LTD, 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 feet, 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 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 all 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 hereto, Cullen Stone, LTD, acting by and through its general partner, Cullen Stone GP, LLC, has caused these presents to be signed by Kyle Tauch, its Manager, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: Cullen Stone, LTD  
A Texas limited partnership

By: Cullen Stone GP, LLC,  
its general partner

By: Kyle Tauch, Manager  
Cullen Stone GP, LLC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Kyle Tauch, Manager of Cullen Stone GP, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

In testimony hereto, FYCW, LTD, has caused these presents to be signed by James M. Johnson, its Partner, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: FYCW, LTD  
A Texas limited partnership

By: James M. Johnson, Partner  
FYCW, LTD

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared James M. Johnson, Partner of FYCW, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

I, Mike Kurkowski, Registered Professional Land Surveyor No. 5101, 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 three feet long or as shown on the plat. Block corners or street right-of-ways have not been monumented.



Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

Green Bank, National Association, owner and holder of liens against the property described in the plat known as LAKE PARK SUBDIVISION PHASE 1 SEC 1, said lien being evidenced by instrument of record in Clerk's File Nos. 2015032453, 2015032454, and 2015032455 of the Deed Records of Brazoria County, Texas, does hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Green Bank, National Association

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Green Bank, National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

This is to certify that the Planning and Zoning Commission of the City of Pearland, Texas, has approved this subdivision plat of LAKE PARK SUBDIVISION PHASE 1 SEC 1, 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 M. Tunstall, Chairperson  
Planning and Zoning Commission  
City of Pearland, Texas

Approved for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Darrin Coker  
City Attorney

Richard Mancilla, P.E.  
City Engineer

### BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

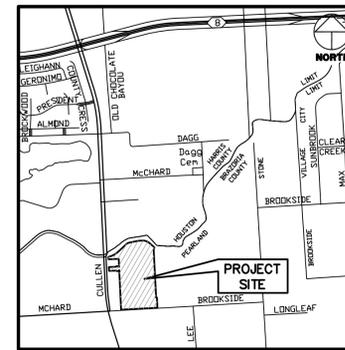
THE ABOVE SIGNATURES ARE VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS FROM THE DATE SHOWN ABOVE. THE ABOVE SIGNATURES DO NOT CONSTITUTE AUTHORIZATION FOR ANY CONSTRUCTION.

### 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 CHARTER TITLE COMPANY; FILE NO. 2015-0094-1, EFFECTIVE DATE AUGUST 18, 2016. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 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 - 0.999870575.
- 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.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 518 AND WEST OAKS BOULEVARD, BEING 8.3 FEET EASTERLY OF THE EAST BACK OF CURB WEST OAKS BOULEVARD, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP, STAMPED "CITY OF PEARLAND GPS MONU. #7, 1995".  
X = 5138909.36 (GRID)  
Y = 137869334.19 (GRID)  
ELEVATION = 50.33 FEET, NGVD 1929, 1987 ADJUSTMENT.
- TEMPORARY BENCHMARK IS A CUT "X" IN CONCRETE LOCATED ON THE SIDEWALK NEAR A TRAFFIC BOX AT THE NORTHEAST INTERSECTION OF CULLEN ROAD AND BROOKSIDE ROAD, BEING 27.16 FEET NORTHWEST OF A FND 5/8 IRC "C.L. DAVIS" THAT MARKS THE SOUTHWESTERLY BOUNDARY CORNER OF THE SUBJECT TRACT.  
ELEVATION = 52.23 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN, AND SHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- 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.
- 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.
- ALL RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 ARE SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- 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 CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN ROAD AND BROOKSIDE ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD AND BROOKSIDE ROAD, MAJOR THROUGHFARES ON THE CITY'S THOROUGHFARE PLAN, IS 120'-FEET.
- LAKE PARK PEARLAND, LTD, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL EQUIPMENT WITHIN THE LIMITS OF THIS SUBDIVISION THAT IS REQUIRED AS PART OF THE APPROVED PLANNED UNIT DEVELOPMENT ZONING.
- THIS EASEMENT IS HEREBY DEDICATED TO THE CITY OF PEARLAND FOR PUBLIC USE. WHILE THIS EASEMENT HAS A VARIABLE WIDTH, THE ULTIMATE WIDTH OF THIS PUBLIC EASEMENT IN COMBINATION WITH THE ADJACENT, ASSOCIATED PUBLIC EASEMENT DEDICATED BY THE SUBDIVISION PLAT TO THE NORTH SHALL BE 20'-FEET.
- THE SUBJECT PROPERTY IS HEREBY RESTRICTED SO THAT THE PUBLIC SHALL HAVE OPEN AND UNIMPEDED INGRESS AND EGRESS ACCESS TO THE OFF-STREET TRAILHEAD PARKING AREA AND TO THE PUBLIC IMPROVEMENTS CONTAINED WITHIN THE PUBLIC EASEMENT DEDICATED IN NOTE 19 ABOVE.
- LAKE PARK PEARLAND, LTD, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL EQUIPMENT WITHIN THE LIMITS OF THIS SUBDIVISION THAT IS REQUIRED AS PART OF THE APPROVED PLANNED UNIT DEVELOPMENT ZONING.

### 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
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRE(S)
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- \*E - EXISTING STREET LIGHT
- \*P - PROPOSED STREET LIGHT
- P.U.E. PUBLIC USE EASEMENT



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

8000 BLOCK OF BROOKSIDE ROAD

## FINAL PLAT OF LAKE PARK SUBDIVISION PHASE 1 SEC 1

A SUBDIVISION OF  
30.6687 AC. / 1,335,927 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

SEPTEMBER 2016

PLAT NO. P613H-2015-0113

2 LOTS 1 BLOCK 0 RESERVES

Owners / Developers

Cullen Stone, LTD  
a Texas limited partnership  
c/o Kyle Tauch, Manager  
5410 Paving Rock Lane  
Houston, TX 77056  
(713) 899-9977

FYCW, LTD  
a Texas limited partnership  
c/o James M. Johnson, Partner  
106 Riverfront Lane  
Lafayette, LA 70508  
(281) 802-0158

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 30,6687 ACRES OR 1,335,927 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A CALLED 45,9574 ACRES CONVEYED TO CULLEN STONE, LTD., IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2015032451 OF THE BRAZORIA COUNTY DEED RECORD (B.C.D.R.), SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, BRAZORIA COUNTY, TEXAS, AND PART OF AND OUT OF THE RESIDUE OF A CALLED 47,9784 ACRE TRACT OF LAND CONVEYED TO FYCW, LTD., IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2005026439, B.C.D.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83:

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING THE INTERSECTION OF THE OF THE NORTH R.O.W. LINE OF BROOKSIDE ROAD (CALLED 60' WIDE ROAD AND THE EAST R.O.W. LINE OF CULLEN ROAD (CALLED 125' WIDE) AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009042944;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, NORTH 87 DEG. 01 MIN. 51 SEC. EAST, A DISTANCE OF 211.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 45,9574 ACRES, NORTH 02 DEG. 48 MIN. 07 SEC. WEST, A DISTANCE OF 924.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTH 02 DEG. 39 MIN. 07 SEC. WEST, A DISTANCE OF 466.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 84 DEG. 33 MIN. 43 SEC., AN ARC LENGTH OF 83.63 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 21 MIN. 24 SEC. EAST - 76.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE, SOUTH 87 DEG. 19 MIN. 55 SEC. WEST, A DISTANCE OF 163.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST R.O.W. LINE OF SAID CULLEN ROAD AND MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 87 DEG. 19 MIN. 55 SEC. EAST, A DISTANCE OF 164.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID CALLED 45,9574 ACRES THE FOLLOWING COURSES AND DISTANCES:

1. IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 82 DEG. 45 MIN. 11 SEC., AN ARC LENGTH OF 83.63 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 21 MIN. 24 SEC. EAST - 76.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE END OF SAID CURVE TO THE RIGHT;
2. NORTH 02 DEG. 39 MIN. 07 SEC. WEST, A DISTANCE OF 187.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER;

THENCE, SOUTH 87 DEG. 20 MIN. 40 SEC. WEST, A DISTANCE OF 240.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST R.O.W. LINE OF SAID CULLEN ROAD AND MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 53.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

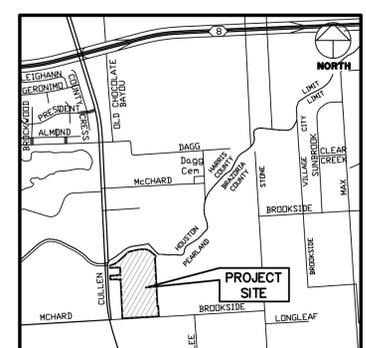
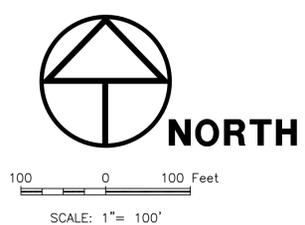
THENCE, OVER AND ACROSS SAID CALLED 45,9574 ACRES THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 71 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 49.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;
2. IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 24 DEG. 25 MIN. 23 SEC., AN ARC LENGTH OF 21.33 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 21 MIN. 24 SEC. EAST - 76.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;
3. NORTH 47 DEG. 15 MIN. 20 SEC. EAST, A DISTANCE OF 275.35 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;
4. IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31 DEG. 04 MIN. 19 SEC., AN ARC LENGTH OF 54.23 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEG. 47 MIN. 29 SEC. EAST - 53.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;
5. NORTH 78 DEG. 19 MIN. 39 SEC. EAST, A DISTANCE OF 200.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
6. IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 75.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEG. 45 MIN. 38 SEC. EAST - 75.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;
7. NORTH 89 DEG. 11 MIN. 36 SEC. EAST, A DISTANCE OF 95.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
8. SOUTH 76 DEG. 23 MIN. 40 SEC. EAST, A DISTANCE OF 42.33 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
9. SOUTH 61 DEG. 53 MIN. 50 SEC. EAST, A DISTANCE OF 70.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
10. SOUTH 50 DEG. 15 MIN. 09 SEC. EAST, A DISTANCE OF 177.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
11. SOUTH 23 DEG. 25 MIN. 52 SEC. WEST, A DISTANCE OF 50.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
12. SOUTH 02 DEG. 57 MIN. 46 SEC. EAST, A DISTANCE OF 1135.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
13. NORTH 87 DEG. 02 MIN. 14 SEC. EAST, A DISTANCE OF 18.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;
14. SOUTH 02 DEG. 57 MIN. 46 SEC. EAST, A DISTANCE OF 240.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, SOUTH 87 DEG. 01 MIN. 51 SEC. WEST, A DISTANCE OF 859.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30,6687 ACRES OR 1,335,927 SQUARE FEET OF LAND, AS SHOWN ON SURVEY JOB NO. 51296, PREPARED BY WINDROSE LAND SERVICES.

**LOT TABLE**

LOTS	ACREAGE	SQUARE FEET
A	0.7580	932,214
B	8.8735	386,530



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 02°34'12" W	90.00'
L2	N 02°34'12" W	53.77'
L3	N 71°40'43" E	49.15'
L4	N 89°11'36" E	95.91'
L5	S 76°23'40" E	42.33'
L6	S 61°53'50" E	70.21'
L7	S 50°15'09" E	177.77'
L8	S 23°25'52" W	50.67'
L9	N 87°02'14" E	18.87'
L10	S 02°57'46" E	133.11'
L11	S 87°01'51" E	53.04'
L12	N 02°39'07" W	20.00'
L13	S 02°57'46" E	20.00'
L14	S 77°55'55" W	24.85'
L15	S 12°03'36" E	90.65'
L16	S 77°55'55" W	47.67'
L17	N 12°04'05" W	90.65'
L18	S 61°51'49" W	11.84'
L19	S 02°39'20" E	56.33'
L20	N 87°01'45" E	22.19'
L21	S 02°58'15" E	65.62'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	57.90'	84°33'43"	85.45'	N 84°57'27" E	77.91'
C2	57.90'	82°45'11"	83.63'	N 89°21'24" W	76.54'
C3	500.00'	24°25'23"	213.13'	S 59°28'01" W	211.52'
C4	100.00'	31°04'19"	54.23'	S 62°47'29" W	53.57'
C5	400.00'	10°51'57"	75.86'	S 83°45'38" W	75.75'
C6	25.00'	48°37'21"	21.22'	N 21°20'55" E	20.58'
C7	34.00'	97°14'42"	57.71'	N 02°57'46" E	51.03'
C8	25.00'	48°37'21"	21.22'	N 27°16'26" W	20.58'

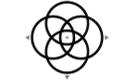
8000 BLOCK OF BROOKSIDE ROAD  
**FINAL PLAT OF LAKE PARK SUBDIVISION PHASE 1 SEC 1**

A SUBDIVISION OF 30,6687 AC. / 1,335,927 SQ. FT. OF LAND, SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

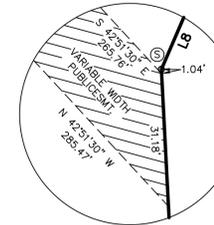
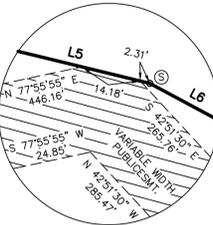
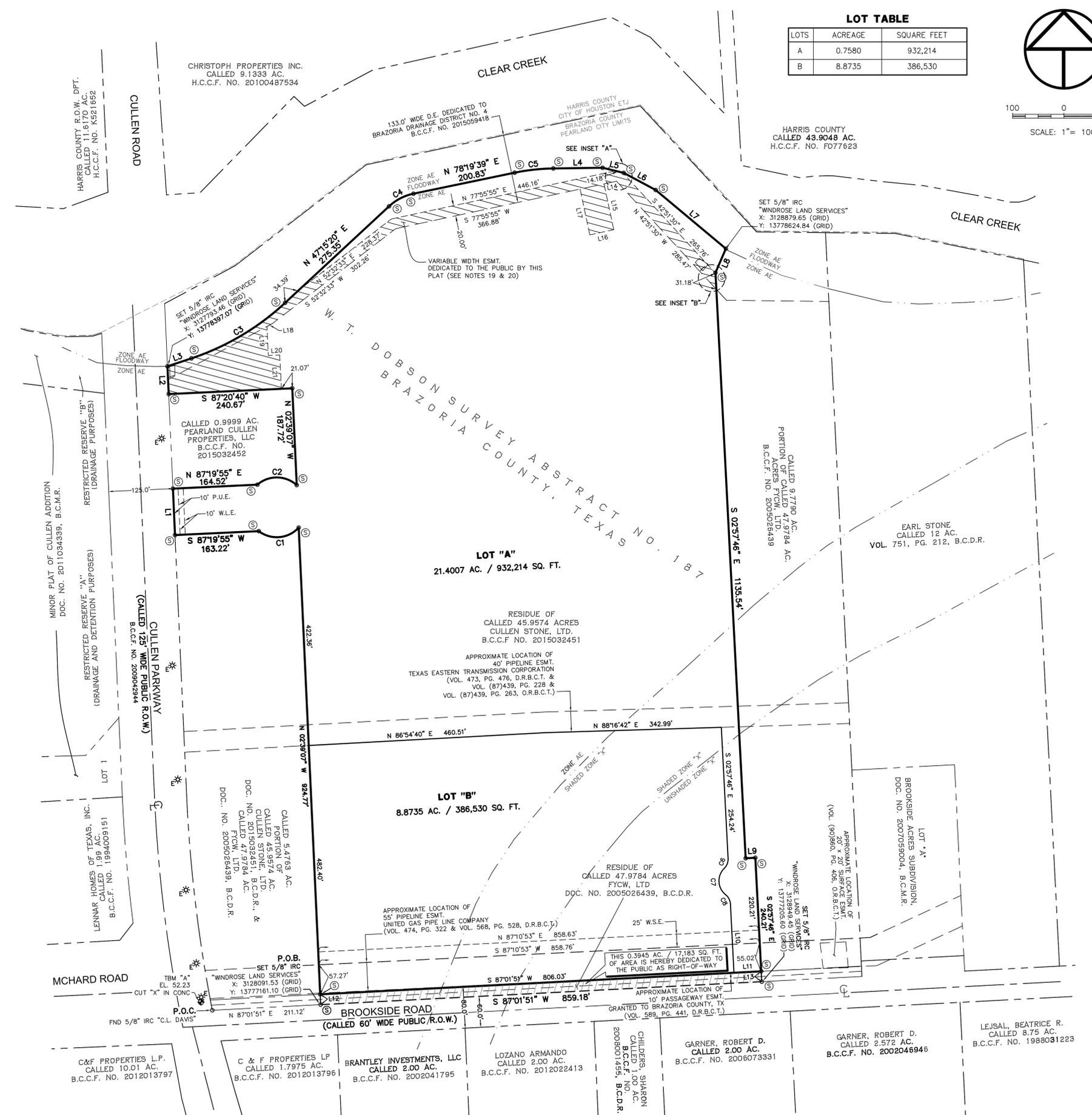
SEPTEMBER 2016  
PLAT NO. P613H-2015-0113  
2 LOTS 1 BLOCK 0 RESERVES

Owners / Developers  
Cullen Stone, LTD  
a Texas limited partnership  
c/o Kyle Tauch, Manager  
5410 Piping Rock Lane  
Houston, TX 77056  
(713) 899-9977  
FYCW, LTD  
a Texas limited partnership  
c/o James M. Johnson, Partner  
106 Riverfront Lane  
Lafayette, LA 70508  
(281) 802-0158

Surveyor



**WINDROSE**  
LAND SURVEYING & PLATTING  
3300 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

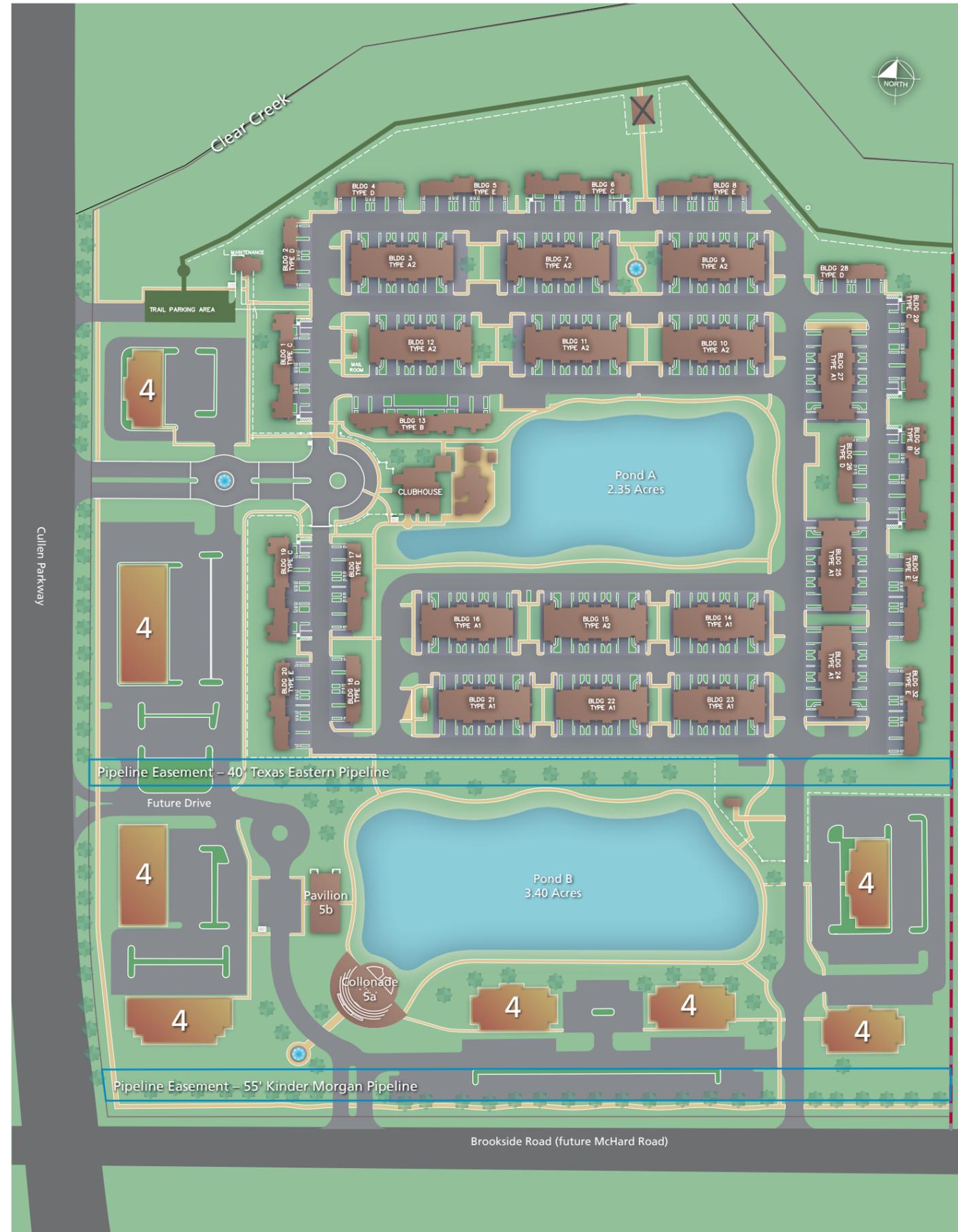


INSET "A"  
SCALE: 1" = 20'

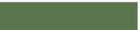
INSET "B"  
SCALE: 1" = 20'

\\WESSROVA\PROJECTS\51296-WALMART-PEARLAND\PLATTING\DRAWINGS\LAKE PARK SUBDIVISION PHASE 1 SEC 1 - 13SEP16.DWG

# Lake Park Exhibit B



## Legend

- 1. Total Acreage (+ -) 45.953 Acres\*
- 2. Townhomes – Phase I (+ -) 247 Units
- 3. Townhomes – Phase II (+ -) 128 Units
- 4. General Business/Office Professional 17.01 acres
- 5a. Parkland/Colonnade/Splashpad
- 5b. Parkland/Pavilion
- 5c. Parkland/Trail
- 6A. Pond 2.35 acres
- 6B. Pond 3.40 acres
-  Fountain
-  Covered Exercise Station
- 7. Trail Path & Parking 
- 8. 8' Masonry Fence 

## Residential Parking

- 1. Minimum Residential Surface - 136 Spaces
- 2. Minimum Residential Driveway - 278 Spaces
- 3. Minimum Garages - 278 Spaces
- 4. Minimum Parking Ratio - 1.8:1 Spaces/Unit

\*Acreage shown is resulting acreage after Brookside Row dedication of 0.586 acres from the original 46.539 acre boundary.

## **D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 2**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 2, creating 2 lots, on 5.0019 acres of land on the east side of Cullen Parkway at Brookside Road, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd. / FYCW, Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 2, creating 2 lots, on 5.0019 acres of land on the east side of Cullen Parkway at Brookside Road, described to wit:

Legal Description: A subdivision of 5.0019 acres / 1217,884 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway at Brookside Road.

## **SUMMARY**

On behalf of James Johnson, of Cullin Stone Ltd. / FYCW Ltd., owner, Andrew Allemand, of Windrose Land Services, has submitted a request for approval of the Final Plat of Lake Park Phase 1, Section 2, creating 2 single large lots, on 5.0019 acres of land located on the east side of Cullen Road at Brookside Road.

The Lake Park Planned development designates approximately 18 acres for General Business / Office development. This plat will provide the area 5.0019 acres for General Business / Office development shown in Exhibit B of the Planned Development located at the northeast corner of Cullen Parkway and Brookside Road.

## **SITE HISTORY**

This preliminary plat is located in the Lake Park Planned Development approved on October 27, 2014. The Lake Park Master Plat was approved by the Planning and Zoning Commission on

October 5, 2015. The Preliminary Plat of lake Park Phase 1 Section 2 was also approved on November 2, 2015.

### **STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat of Lake Park Phase 1 Section 2 with the following conditions:

1. The escrow account for public improvements is required to be funded prior to Planning and Zoning Commission approval.
2. The applicant has added the 10 foot Public Utility Easement and 10 foot Water Line Easement along Cullen Parkway which needs to be approved by Public Works.

### **SURROUNDING ZONING AND LAND USES**

Table 1	<u>Zoning</u>	<u>Land Use</u>
North	Lake Park PUD	Park / Open Space
South	Cullen – Mixed Use	Non-Residential
East	Lake Park PUD	Proposed Townhomes and General Business / Office
West	General Business / R-2 Single Family	Undeveloped

### **CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

### **FUTURE LAND USE PLAN 2015**

The applicant's property is shown as part of a Major Node and Low Density Residential. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features. This submittal is in conformance with the future land use.

### **CONFORMANCE WITH THE THOROUGHFARE PLAN**

The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare and is constructed as such. Brookside Road is classified as a Major Thoroughfare to be widened. City is in the process of widening Brookside Road.

**UTILITIES AND INFRASTRUCTURE**

The Escrow account is intended to insure that the utilities and infrastructure necessary for this development are installed. The property is not located in a Municipal Utility District.

**DRAINAGE**

A Final Drainage Plan has been approved by the Brazoria Drainage District No.4 Board of Commissioners on November 3, 2015.

**PARKS, OPEN SPACE, AND TREES**

Due to the dedication of land and the development of recreational facilities in the area covered by the Lake Park Planned Development, the applicant is under no financial obligation to pay park fees.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

The plat under review will provide for new commercial development near the intersection of Cullen Road and the future McHard Road corridor shown as a Major Node on the Future land Use Plan 2015.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Final Plat of Lake Park Phase 1 Section 2
- Lake Park Planned Development Exhibit B



## Aerial Map

### Final Plat Lake Park Subdivision Phase 1 Section 2

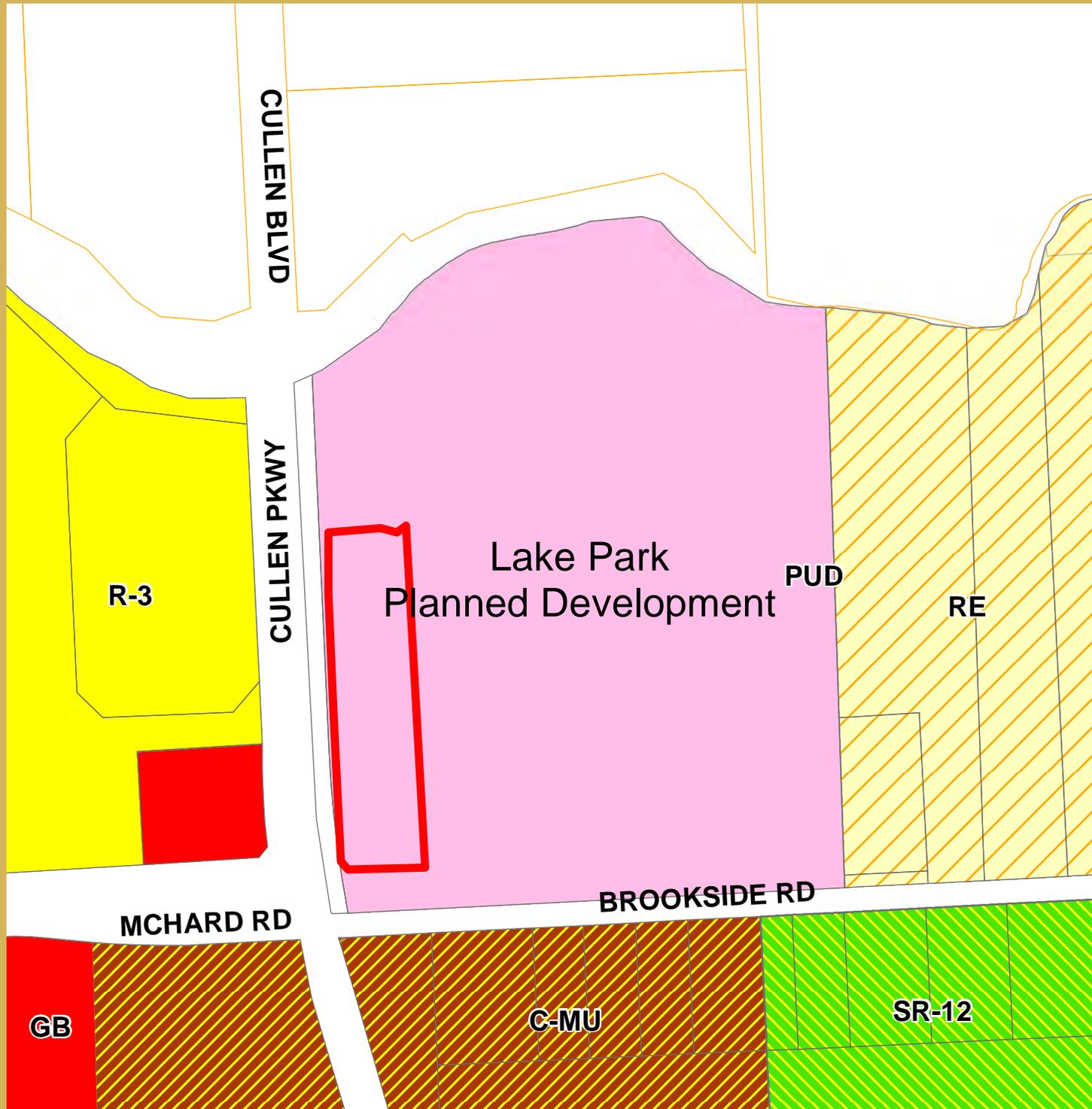


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Final Plat Lake Park Subdivision Phase 1 Section 2

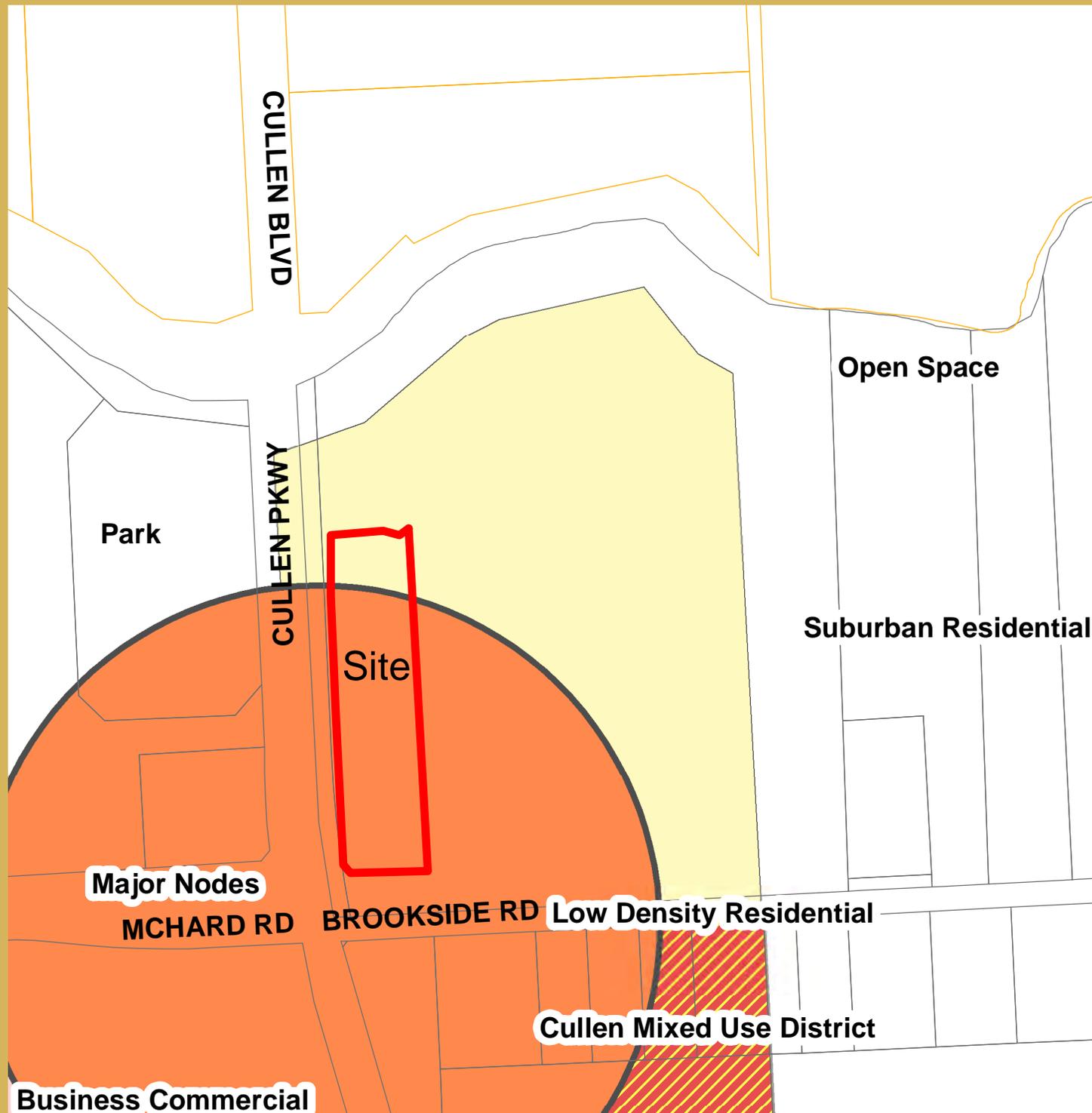


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use  
Plan 2015**

**Final Plat Lake Park  
Subdivision  
Phase 1 Section 2**



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 = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Cullen Stone, LTD, a Texas limited partnership, acting by and through Cullen Stone GP, LLC, a Texas limited liability company, its general partner, acting by and through Kyle Tauch, Manager, and FYCW, LTD, a Texas limited partnership, acting by and through James M. Johnson, Partner, owners of the property subdivided in this plat of LAKE PARK SUBDIVISION PHASE 1 SEC 2, do hereby make subdivision of said property for and on behalf of said Cullen Stone, LTD, and FYCW, LTD, 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 feet, 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 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 all 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 hereto, Cullen Stone, LTD, acting by and through its general partner, Cullen Stone GP, LLC, has caused these presents to be signed by Kyle Tauch, its Manager, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: Cullen Stone, LTD  
A Texas limited partnership

By: Cullen Stone GP, LLC,  
its general partner

By: Kyle Tauch, Manager  
Cullen Stone GP, LLC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Kyle Tauch, Manager of Cullen Stone GP, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

In testimony hereto, FYCW, LTD, has caused these presents to be signed by James M. Johnson, its Partner, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: FYCW, LTD  
A Texas limited partnership

By: James M. Johnson, Partner  
FYCW, LTD

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared James M. Johnson, Partner of FYCW, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

Green Bank, National Association, owner and holder of liens against the property described in the plat known as LAKE PARK SUBDIVISION PHASE 1 SEC 2, said lien being evidenced by instrument of record in Clerk's File Nos. 2015032453, 2015032454, and 2015032455 of the Deed Records of Brazoria County, Texas, does hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Green Bank, National Association

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Green Bank, National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires:

I, Mike Kurkowski, Registered Professional Land Surveyor No. 5101, 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 three feet long or as shown on the plat. Block corners or street right-of-ways have not been monumented.



Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

This is to certify that the Planning and Zoning Commission of the City of Pearland, Texas, has approved this subdivision plat of LAKE PARK SUBDIVISION PHASE 1 SEC 2, 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 \_\_\_\_\_, 2015.

Daniel M. Tunstall, Chairperson  
Planning and Zoning Commission  
City of Pearland, Texas

Approved for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Darrin Coker  
City Attorney

Richard Mancilla, P.E.  
City Engineer

### 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 CHARTER TITLE COMPANY, FILE NO. 2015-0084-2 LAKE PARK SUB PHASE 1 SEC 2, EFFECTIVE DATE AUGUST 17, 2016. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 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 - 0.999870575.
- 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.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 518 AND WEST OAKS BOULEVARD, BEING 8.3 FEET EASTERLY OF THE EAST BAK OF CURB WEST OAKS BOULEVARD, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP, STAMPED "CITY OF PEARLAND GPS MONU. #7, 1995".  
X = 313899.36 (GRID)  
Y = 13769334.19 (GRID)  
ELEVATION = 50.33 FEET, NGVD 1929, 1987 ADJUSTMENT.
- TEMPORARY BENCHMARK IS A CUT "X" IN CONCRETE LOCATED ON THE SIDEWALK NEAR A TRAFFIC BOX AT THE NORTHEAST INTERSECTION OF CULLEN ROAD AND BROOKSIDE ROAD, BEING 27.16 FEET NORTHWEST OF A FND 5/8 IRC "C.L. DAVIS" THAT MARKS THE SOUTHWESTERLY BOUNDARY CORNER OF THE SUBJECT TRACT.  
ELEVATION = 52.23 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- 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.
- 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.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- 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 CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN BOULEVARD AND BROOKSIDE ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD AND BROOKSIDE ROAD, MAJOR THOROUGHFARES ON THE CITY'S THOROUGHFARE PLAN, IS 120-FEET.
- LAKE PARK PEARLAND, LTD, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL EQUIPMENT WITHIN THE LIMITS OF THIS SUBDIVISION THAT IS REQUIRED AS PART OF THE APPROVED PLANNED UNIT DEVELOPMENT ZONING.

### BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BRAZORIA DRAINAGE DISTRICT NO. 4

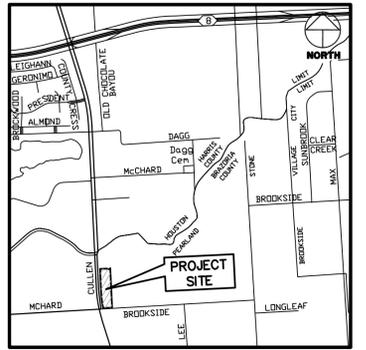
DISTRICT SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ABOVE SIGNATURES ARE VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS FROM THE DATE SHOWN ABOVE. THE ABOVE SIGNATURES DO NOT CONSTITUTE AUTHORIZATION FOR ANY CONSTRUCTION.

### 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
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- S.E. - SEWER ESMT.
- S.S.E. - STORM SEWER ESMT.
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- IRC - IRON ROD CAPPED
- Ⓢ - SET 5/8" IRC "WINDROSE LAND SERVICES"
- T.B.M. - TEMPORARY BENCHMARK
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- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRE(S)
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- \*E - EXISTING STREET LIGHT
- \*P - PROPOSED STREET LIGHT
- P.U.E. PUBLIC USE EASEMENT



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

## LAKE PARK SUBDIVISION PHASE 1 SEC 2

A SUBDIVISION OF  
5.0019 AC. / 217,884 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

AUGUST 2016

PLAT NO. P613H-2015-0086

2 LOTS 1 BLOCK 0 RESERVES

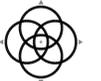
Owners / Developers  
Cullen Stone, LTD  
a Texas limited partnership

c/o Kyle Tauch, Manager  
5410 Piping Rock Lane  
Houston, TX 77056  
(713) 899-9977

FYCW, LTD  
a Texas limited partnership

c/o James M. Johnson, Partner  
106 Riverfront Lane  
Lafayette, LA 70508  
(281) 802-0158

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 5.0019 ACRES OR 217,884 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A CALLED 45,9574 ACRES CONVEYED TO CULLEN STONE, LTD. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2015032451 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AND PART OF AND OUT OF A CALLED 47,9784 ACRE TRACT OF LAND CONVEYED TO FYCW, LTD. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOC. NO. 2005026439, B.C.D.R., SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING THE INTERSECTION OF THE OF THE NORTH R.O.W. LINE OF BROOKSIDE ROAD (CALLED 60' WIDE) AND THE CURVED EAST R.O.W. LINE OF CULLEN ROAD (CALLED 125' WIDE) AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009042944;

THENCE, ALONG AND WITH THE CURVED EAST R.O.W. LINE OF SAID CULLEN ROAD, IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 419.17 FEET, HAVING A CENTRAL ANGLE OF 08 DEG. 33 MIN. 52 SEC. A RADIUS OF 2804.20 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEG. 51 MIN. 08 SEC. WEST, 418.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING A POINT OF TANGENCY;

THENCE, ALONG AND WITH THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 504.98 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 87 DEG. 19 MIN. 55 SEC. EAST, A DISTANCE OF 163.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

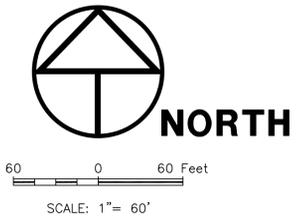
THENCE, IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 85.45 FEET, HAVING A CENTRAL ANGLE OF 08 DEG. 33 MIN. 43 SEC. A RADIUS OF 57.90 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 57 MIN. 27 SEC. EAST, 77.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 39 MIN. 07 SEC. EAST, A DISTANCE OF 924.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, SOUTH 87 DEG. 01 MIN. 51 SEC. WEST A DISTANCE OF 211.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0019 ACRES OR 217,884 SQUARE FEET OF LAND, AS SHOWN ON SURVEY JOB NO. 51296-5.0019AC-LOTS A AND B, PREPARED BY WINDROSE LAND SERVICES, INC.

**ABBREVIATIONS**

- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
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- \*E - EXISTING STREET LIGHT
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CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 200'

**LINE TABLE**

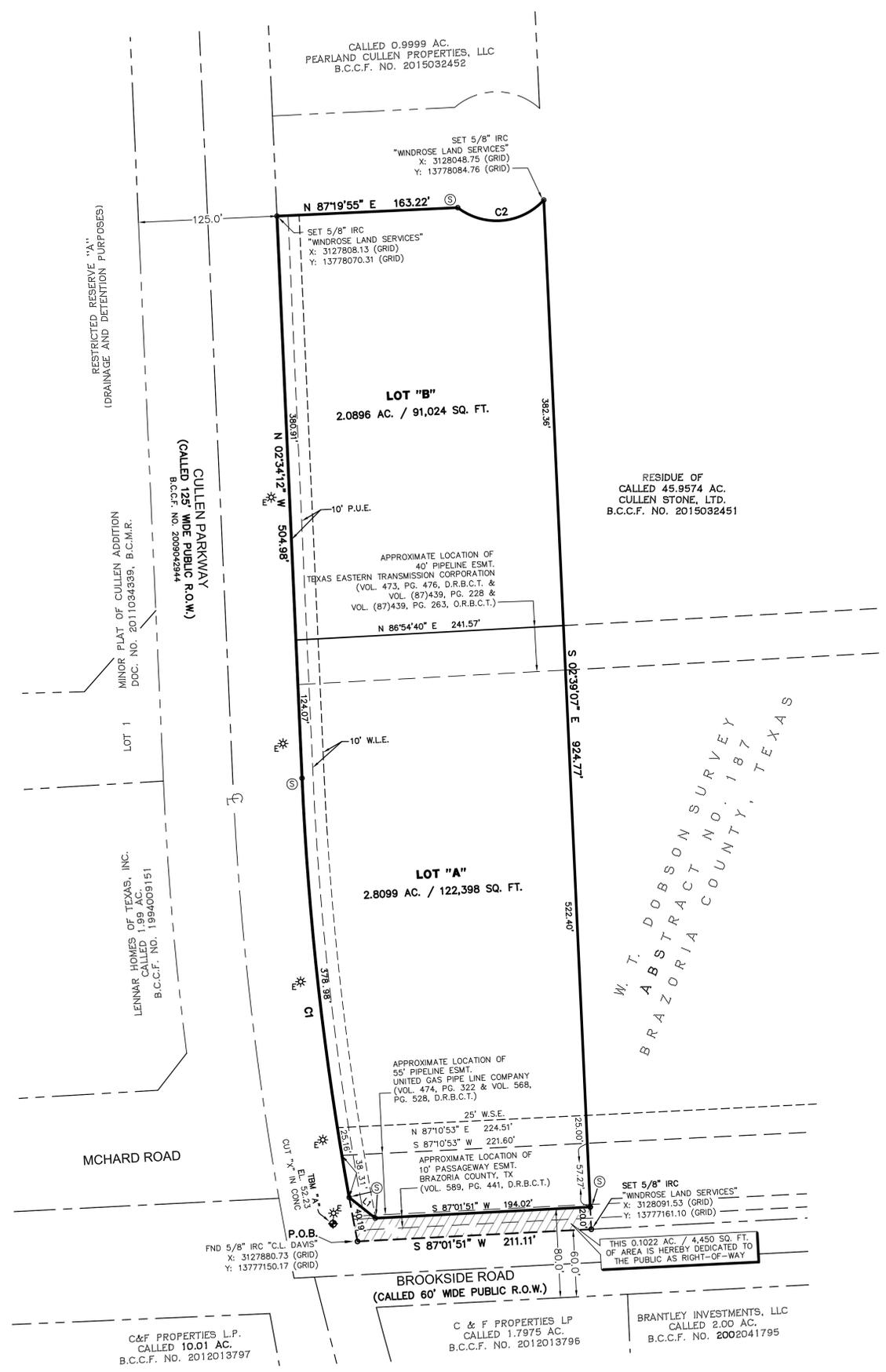
LINE	BEARING	DISTANCE
L1	N 51°44'36" W	30.08'

**LOT TABLE**

LOTS	ACREAGE	SQUARE FEET
A	2.8099	122,398
B	2.0896	91,024

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2804.20'	08°33'52"	419.17'	S 06°51'08" E	418.78'
C2	57.90'	84°33'43"	85.45'	S 84°57'27" W	77.91'



8000 BLOCK OF BROOKSIDE ROAD  
**FINAL PLAT OF  
LAKE PARK SUBDIVISION  
PHASE 1 SEC 2**

A SUBDIVISION OF  
5.0019 AC. / 217,884 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

AUGUST 2016

PLAT NO. P613H-2015-0086

2 LOTS 1 BLOCK 0 RESERVES

**Owners / Developers**  
Cullen Stone, LTD  
a Texas limited partnership

c/o Kyle Tauch, Manager  
5410 Piping Rock Lane  
Houston, TX 77056  
(713) 899-9977

**FYCW, LTD**  
a Texas limited partnership  
c/o Robert E. Giles, Manager of general partner  
412 Worth Avenue  
Lafayette, LA 70506  
(713) 899-9977

**Surveyor**



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

## **E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 3**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James M. Johnson, Pearland Cullen Properties, LLC, owner; for approval of the Final Plat of Lake Park Phase 1, Section 3, creating 1 lot on .9999 acres of land located on the east side of Cullen Parkway about 1,000 feet north of Brookside Road, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department

Meeting Date: September 19, 2016

Re: A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James M. Johnson, Pearland Cullen Properties, LLC, owner; for approval of the Final Plat of Lake Park Phase 1, Section 3, creating 1 lot on .9999 acres of land located on the east side of Cullen Parkway about 1,000 feet north of Brookside Road, described to wit:

Legal Description: A subdivision of 0.9999 acres / 43,557 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: east side of Cullen Parkway about 1,000 feet north of Brookside Road.

## **SUMMARY**

On behalf of James Johnson, of Pearland Cullen Properties, LLC, owner, Andrew Allemand, of Windrose Land Services, has submitted a request for approval of the Final Plat of Lake Park Phase 1, Section 3, creating 1 lot on .9999 acres of land located on east side of Cullen Parkway about 1,000 feet north of Brookside Road.

The Lake Park Planned development designates this site as a parking area for a trailhead and parkland and trail to be located along the south bank of Clear Creek.

## **SITE HISTORY**

This preliminary plat is located in the Lake Park Planned Development approved on October 27, 2014. The Lake Park Master Plat was approved by the Planning and Zoning Commission on October 5, 2015. The Preliminary Plat of lake Park Phase 1 Section 3 was also approved on November 2, 2015.

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat of Lake Park Phase 1 Section 3 with the following condition:

1. The escrow account for public improvements is required to be funded prior to Planning and Zoning Commission approval.
2. The applicant has added the 10 foot Public Utility Easement and 10 foot Water Line Easement along Cullen Parkway which needs to be approved by Public Works.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	Lake Park PUD	Park / Open Space
South	Lake Park PUD	General Business / Office
East	Lake Park PUD	Townhomes
West	R-2 Single Family	Undeveloped

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

**FUTURE LAND USE PLAN 2015**

The applicant's property is shown as part of a Major Node and Low Density Residential. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features. This submittal is in conformance with the future land use designations since the density of the residential area is lowered by the open spaces and water features.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare of sufficient width. Brookside Road is classified as a Major Thoroughfare to be widened.

**UTILITIES AND INFRASTRUCTURE**

The Escrow account is intended to insure that the utilities and infrastructure necessary for this development are installed. The property is not located in a Municipal Utility District.

**DRAINAGE**

A Final Drainage Plan has been approved by the Brazoria Drainage District No.4 Board of Commissioners on November 3, 2015.

**PARKS, OPEN SPACE, AND TREES**

Due to the dedication of land and the development of recreational facilities, the applicant is under no financial obligation to pay park fees.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

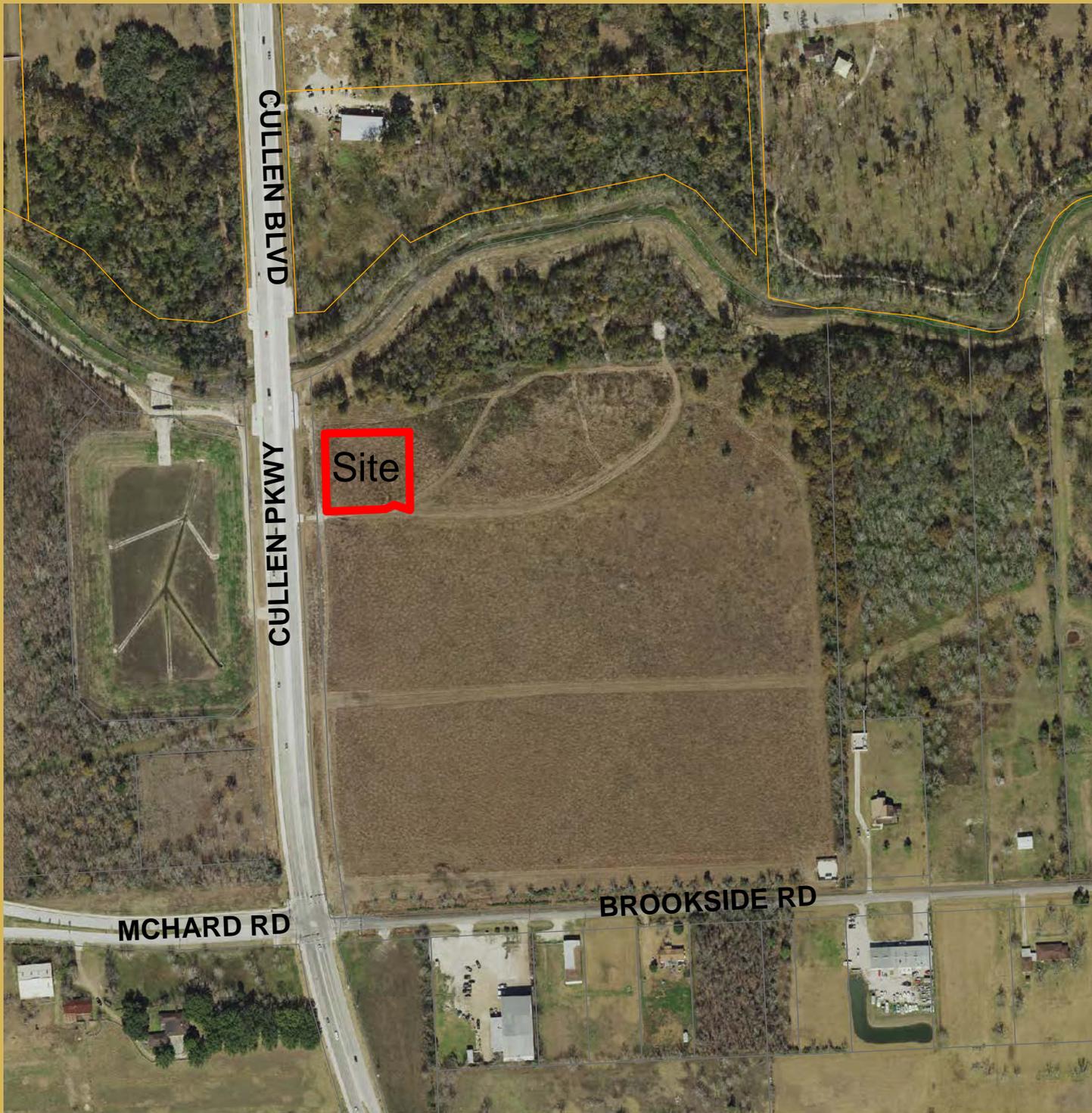
This property will provide land for a parking lot to serve the park and open spaces areas provided on adjacent properties located to the east within the Lake Park Planned Development.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Final Plat of Lake Park Phase 1 Section 3
- Lake Park Planned Development Exhibit B



## Aerial Map

### Final Plat Lake Park Subdivision Phase 1 Section 3

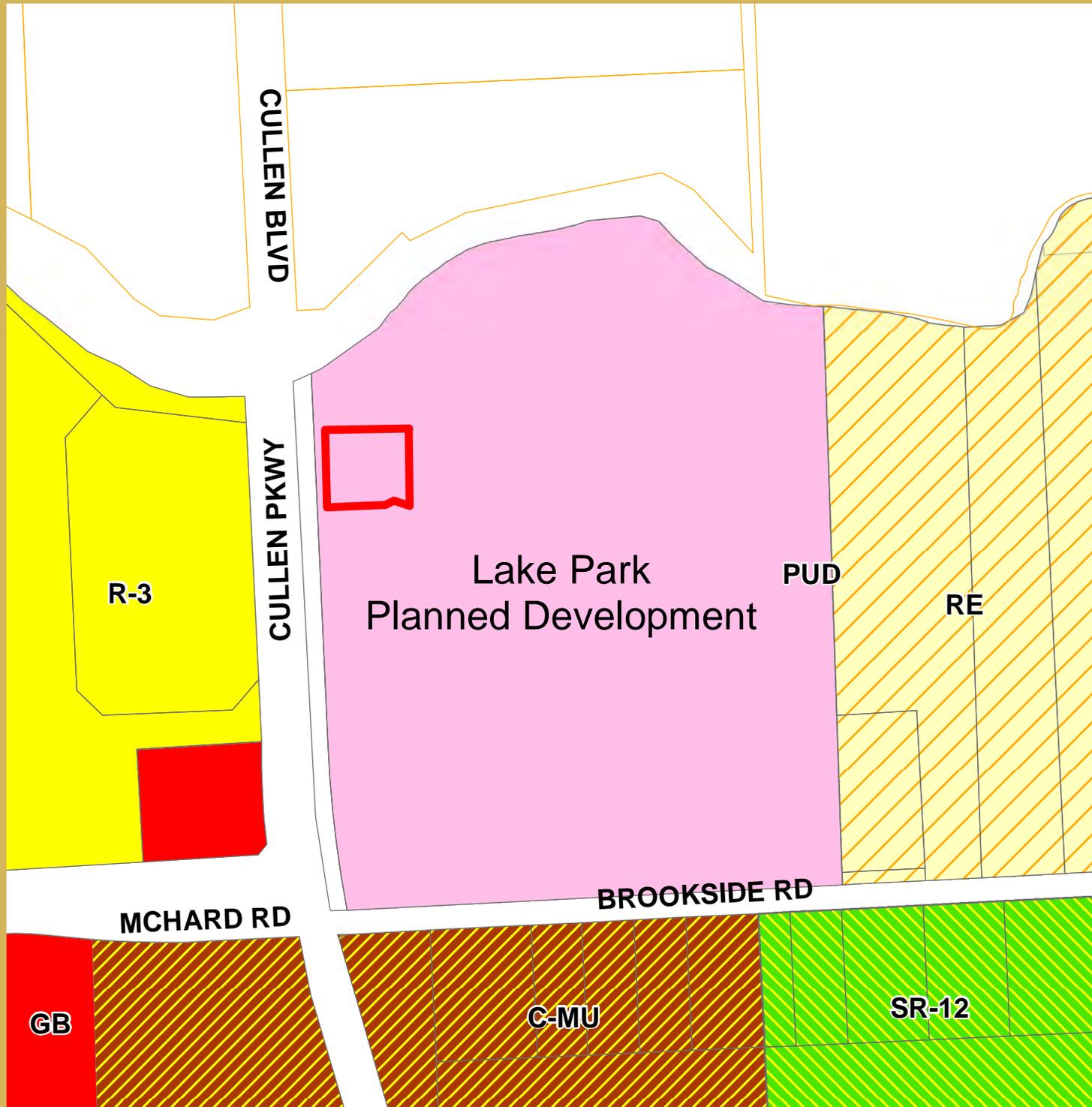


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Final Plat Lake Park Subdivision Phase 1 Section 3

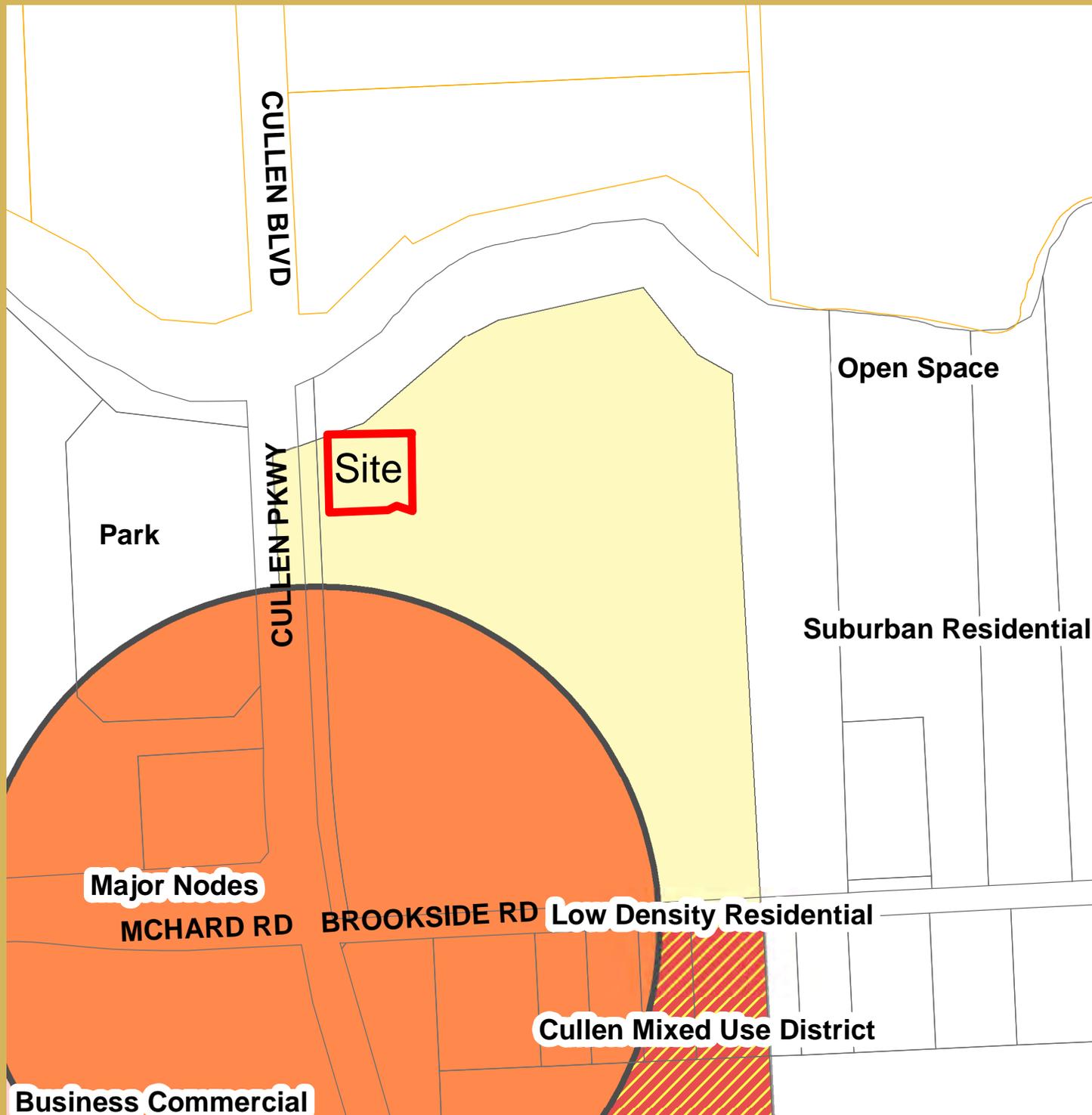


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OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use  
Plan 2015**

**Final Plat Lake Park  
Subdivision  
Phase 1 Section 3**



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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Pearland Cullen Properties, LLC, a Louisiana limited liability company, acting by and through Robert Earl Giles, Manager, owners of the property subdivided in this plat of LAKE PARK SUBDIVISION PHASE 1 SEC 3, do hereby make subdivision of said property for and on behalf of said Pearland Cullen Properties, 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 seven 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 feet, 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 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 all 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 hereto, Pearland Cullen Properties, LLC, has caused these presents to be signed by Robert Earl Giles, its Manager, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Owner: Pearland Cullen Properties, LLC

By: \_\_\_\_\_  
Robert Earl Giles, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Robert Earl Giles, Manager of Pearland Cullen Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

I, Mike Kurkowski, Registered Professional Land Surveyor No. 5101, 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 three feet long or as shown on the plat. Block corners or street right-of-ways have not been monumented.



Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as LAKE PARK SUBDIVISION PHASE 1 SEC 3, said lien being evidenced by instrument of record in Clerk's File No. 2015041464 of the Deed Records of Brazoria County, Texas, does hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Hometown Bank, National Association

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Hometown Bank, National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This is to certify that the Planning and Zoning Commission of the City of Pearland, Texas, has approved this subdivision plat of LAKE PARK SUBDIVISION PHASE 1 SEC 3, 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 \_\_\_\_\_, 2015.

Daniel M. Tunstall, Chairperson  
Planning and Zoning Commission  
City of Pearland, Texas

Approved for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Darrin Coker, City Attorney  
Richard Mancilla, P.E., City Engineer

### BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

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- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
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APPROVED BY THE BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

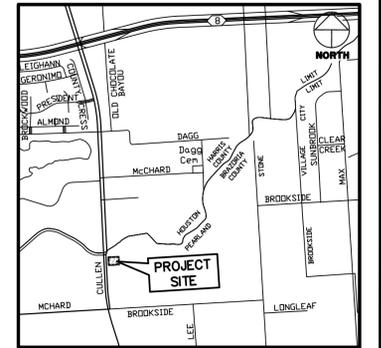
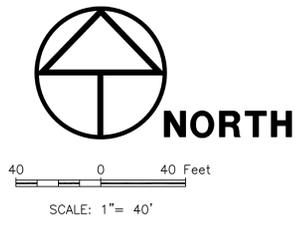
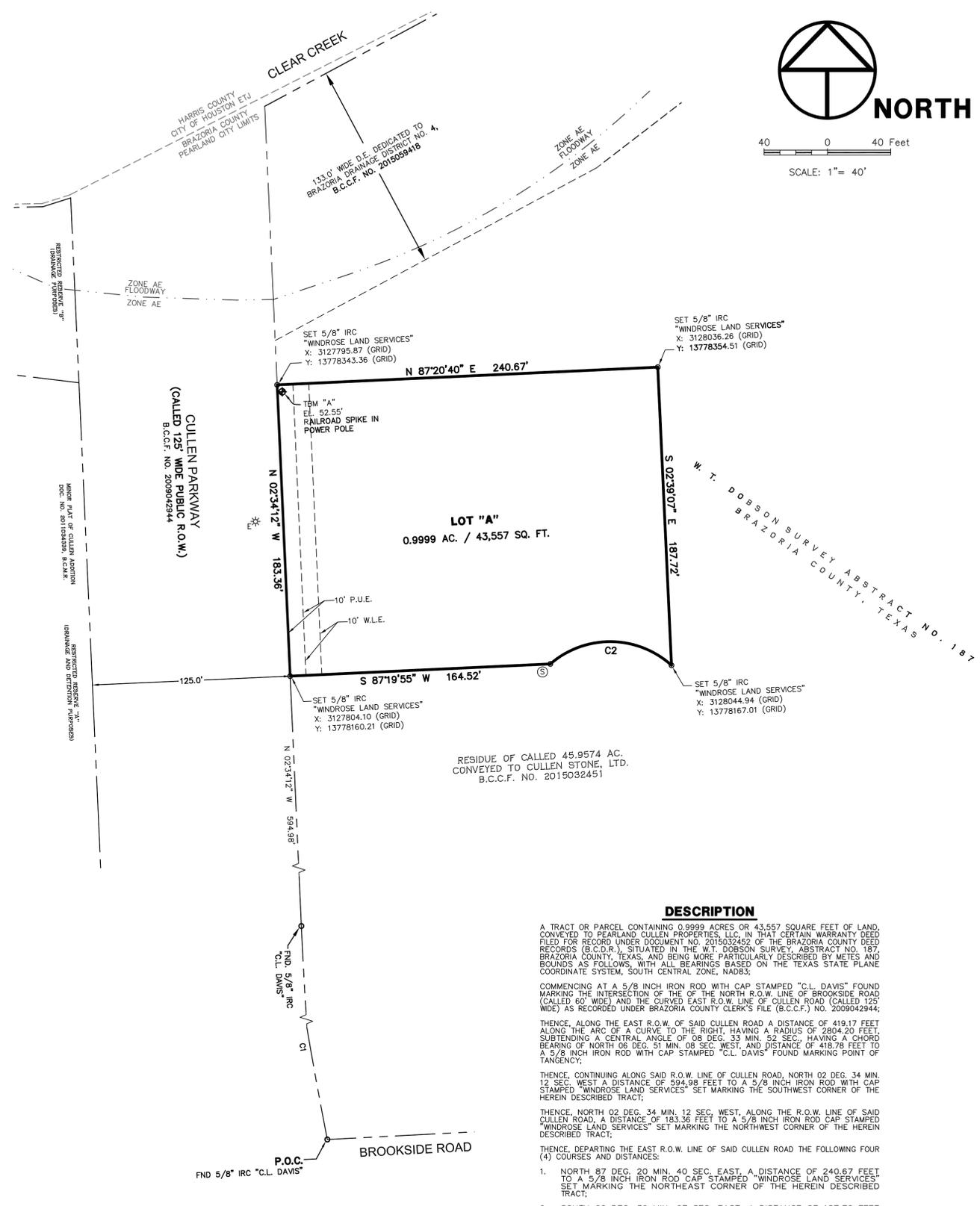
THE ABOVE SIGNATURES ARE VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS FROM THE DATE SHOWN ABOVE. THE ABOVE SIGNATURES DO NOT CONSTITUTE AUTHORIZATION FOR ANY CONSTRUCTION.

### 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 CHARTER TITLE COMPANY, FILE NO. 2015-0094-3 LAKE PARK SUBDIVISION PHASE 1 SEC 3 EFFECTIVE DATE AUGUST 17, 2016. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 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 = 0.999870575.
- 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.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 518 AND WEST OAKS BOULEVARD, BEING 8.3 FEET EASTERLY OF THE EAST BACK OF CURB WEST OAKS BOULEVARD, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP, STAMPED "CITY OF PEARLAND GPS MON. #7, 1995".  
X = 3138909.36 (GRID)  
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- TEMPORARY BENCHMARK "B" IS A RAILROAD SPIKE IN A POWER POLE LOCATED ON THE EAST SIDE OF CULLEN ROAD, APPROXIMATELY 1189' FEET NORTH OF THE INTERSECTION OF CULLEN ROAD AND BROOKSIDE ROAD.  
ELEVATION = 52.55 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030I, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 HOLDERS(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.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- 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.
- 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.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- 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 CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD, A MAJOR THOROUGHFARE ON THE CITY'S THOROUGHFARE PLAN, IS 120'-FEET.
- LAKE PARK PEARLAND, LTD. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL EQUIPMENT WITHIN THE LIMITS OF THIS SUBDIVISION THAT IS REQUIRED AS PART OF THE APPROVED PLANNED UNIT DEVELOPMENT ZONING.

RES.	ACREAGE	SQUARE FEET
A	0.9999	43,557

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2804.20'	08°33'52"	419.17'	S 06°51'08" E	418.78'
C2	57.90'	82°45'11"	83.63'	S 89°21'24" E	76.54'



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

- 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
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - AC. - ACRE(S)
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - \* - EXISTING STREET LIGHT
  - \* - PROPOSED STREET LIGHT

1500 BLOCK OF CULLEN ROAD  
MINOR PLAT OF  
**LAKE PARK SUBDIVISION  
PHASE 1 SEC 3**

A SUBDIVISION OF  
0.9999 AC. / 43,557 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

AUGUST 2016  
PLAT NO. P613H-2015-0087

1 LOT 1 BLOCK 0 RESERVES

Owner / Developer  
Pearland Cullen Properties, LLC  
c/o Robert Earl Giles, Manager  
412 Worth Avenue  
Lafayette, LA 70506  
(337) 258-7839

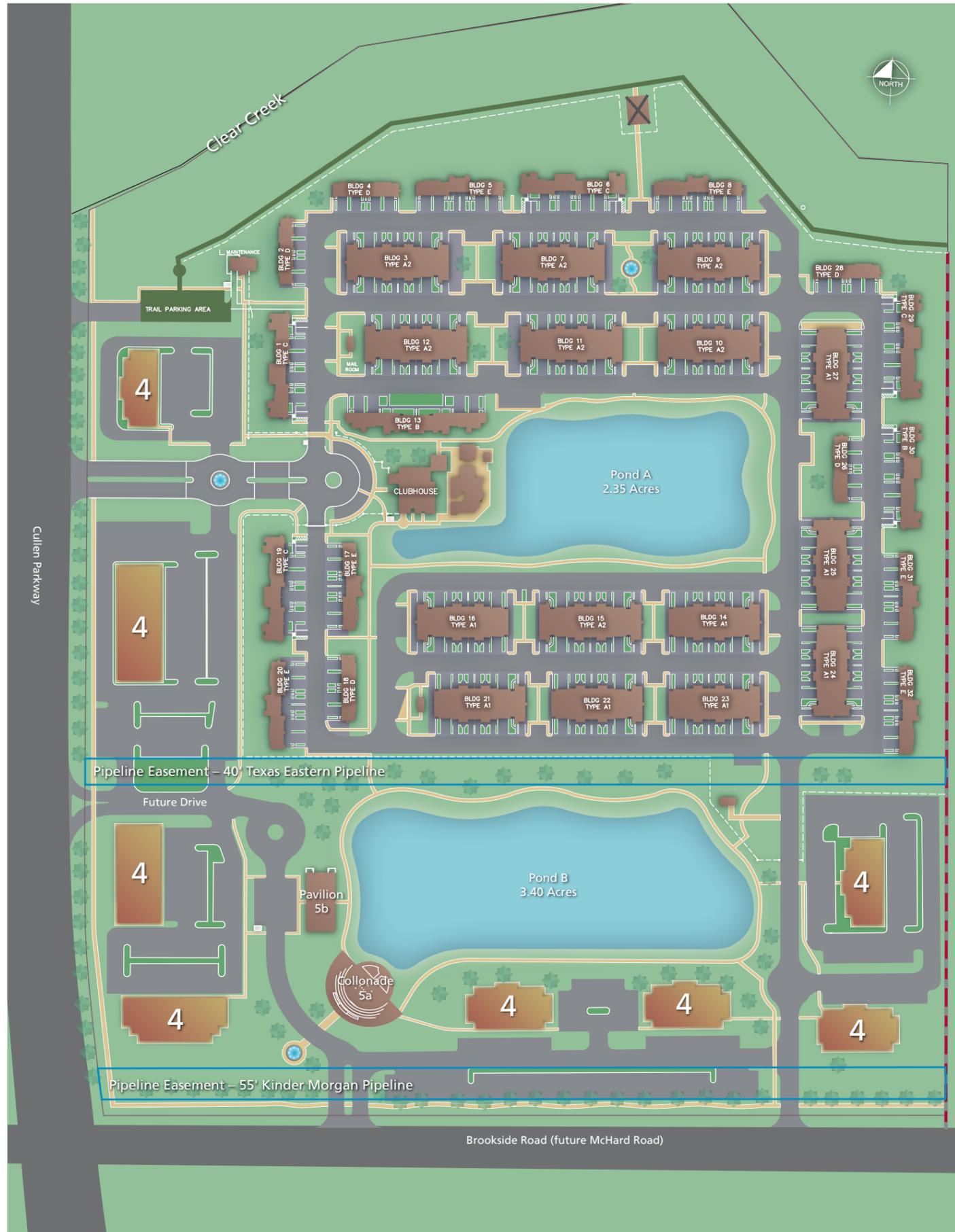
Surveyor



**WINDROSE**  
LAND SURVEYING & PLATTING  
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | 1 WINDROSESERVICES.COM

LAKE PARK SUBDIVISION PHASE 1 SEC 3 - 51296 - 13SEP16.DWG - ALLEMAND - 09/14/16

# Lake Park Exhibit B



## Legend

- 1. Total Acreage (+ -) 45.953 Acres\*
- 2. Townhomes – Phase I (+ -) 247 Units
- 3. Townhomes – Phase II (+ -) 128 Units
- 4. General Business/Office Professional 17.01 acres
- 5a. Parkland/Colonnade/Splashpad
- 5b. Parkland/Pavilion
- 5c. Parkland/Trail
- 6A. Pond 2.35 acres
- 6B. Pond 3.40 acres
- Fountain
- Covered Exercise Station
- 7. Trail Path & Parking
- 8. 8' Masonry Fence

## Residential Parking

- 1. Minimum Residential Surface - 136 Spaces
- 2. Minimum Residential Driveway - 278 Spaces
- 3. Minimum Garages - 278 Spaces
- 4. Minimum Parking Ratio - 1.8:1 Spaces/Unit

\*Acreage shown is resulting acreage after Brookside Row dedication of 0.586 acres from the original 46.539 acre boundary.

## **F. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAKE PARK PHASE 1 SECTION 4**

A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 4, creating 1 restricted reserve, on 3.1609 acres of land on the east side of Cullen Parkway about 1,800 feet north of Brookside Road, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Andrew Allemand, Windrose Land Services, the applicant; on behalf of James Johnson, Cullen Stone Ltd., owner; for approval of the Final Plat of Lake Park Section 1, Phase 4, creating 1 restricted reserve, on 3.1609 acres of land on the east side of Cullen Parkway about 1,800 feet north of Brookside Road, described to wit:

Legal Description: a subdivision of 3.1609 acres / 137,689 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: on the east side of Cullen Parkway about 1,800 feet north of Brookside Road.

## **SUMMARY**

On behalf of James Johnson, of Cullen Stone Ltd., owner, Andrew Allemand, of Windrose Land Services, has submitted a request for approval of the Final Plat of Lake Park Phase 1, Section 4, creating 1 restricted reserve on 3.1609 acres of land located on the east side of Cullen Parkway about 1,800 feet north of Brookside Road.

The Lake Park Planned development designates this tract for parkland and a trail along the south bank of Clear Creek per Exhibit B of the approved Lake Park Planned Development.

## **SITE HISTORY**

This preliminary plat is located in the Lake Park Planned Development approved on October 27, 2014. The Lake Park Master Plat was approved by the Planning and Zoning Commission on October 5, 2015. The Preliminary Plat of lake Park Phase 1 Section 4 was also approved on November 2, 2015.

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat of Lake Park Phase 1 Section 4 with the following condition:

1. The escrow account for public improvements is required to be funded prior to Planning and Zoning Commission approval.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	City of Houston	Christina V. Adair Park
South	Lake Park PUD	General Business / Office and Townhome
East	RE- Rural Estates	Large Lot Single Family
West	R-2 Single Family	Undeveloped

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

**FUTURE LAND USE PLAN 2015**

The applicant's property is shown as part of a Major Node and Low Density Residential. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features. This submittal is in conformance with the future land use designations since the density of the residential area is lowered by the open spaces and water features.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare of sufficient width. Brookside Road is classified as a Major Thoroughfare to be widened.

**UTILITES AND INFRASTRUCTURE**

The Escrow account is intended to insure that the utilities and infrastructure necessary for this development are installed. The property is not located in a Municipal Utility District.

**DRAINAGE**

A Final Drainage Plan has been approved by the Brazoria Drainage District No.4 Board of Commissioners on November 3, 2015.

**PARKS, OPEN SPACE, AND TREES**

This plat is intended to fulfill the dedication of parks and open space requirements per the Lake Park Planned Development Exhibit B. Due to the dedication of land and the development of recreational facilities, the applicant is under no financial obligation to pay park fees.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

Due to the location of the plat along the south bank of Clear Creek, the applicant will develop the property for parkland on land which would normally not be suitable for residential or commercial development. The parkland will provide a buffer between Clear Creek and the future townhomes.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Final Plat of Lake Park Phase 1 Section 4
- Lake Park Planned Development Exhibit B



## Aerial Map

### Final Plat Lake Park Subdivision Phase 1 Section 4

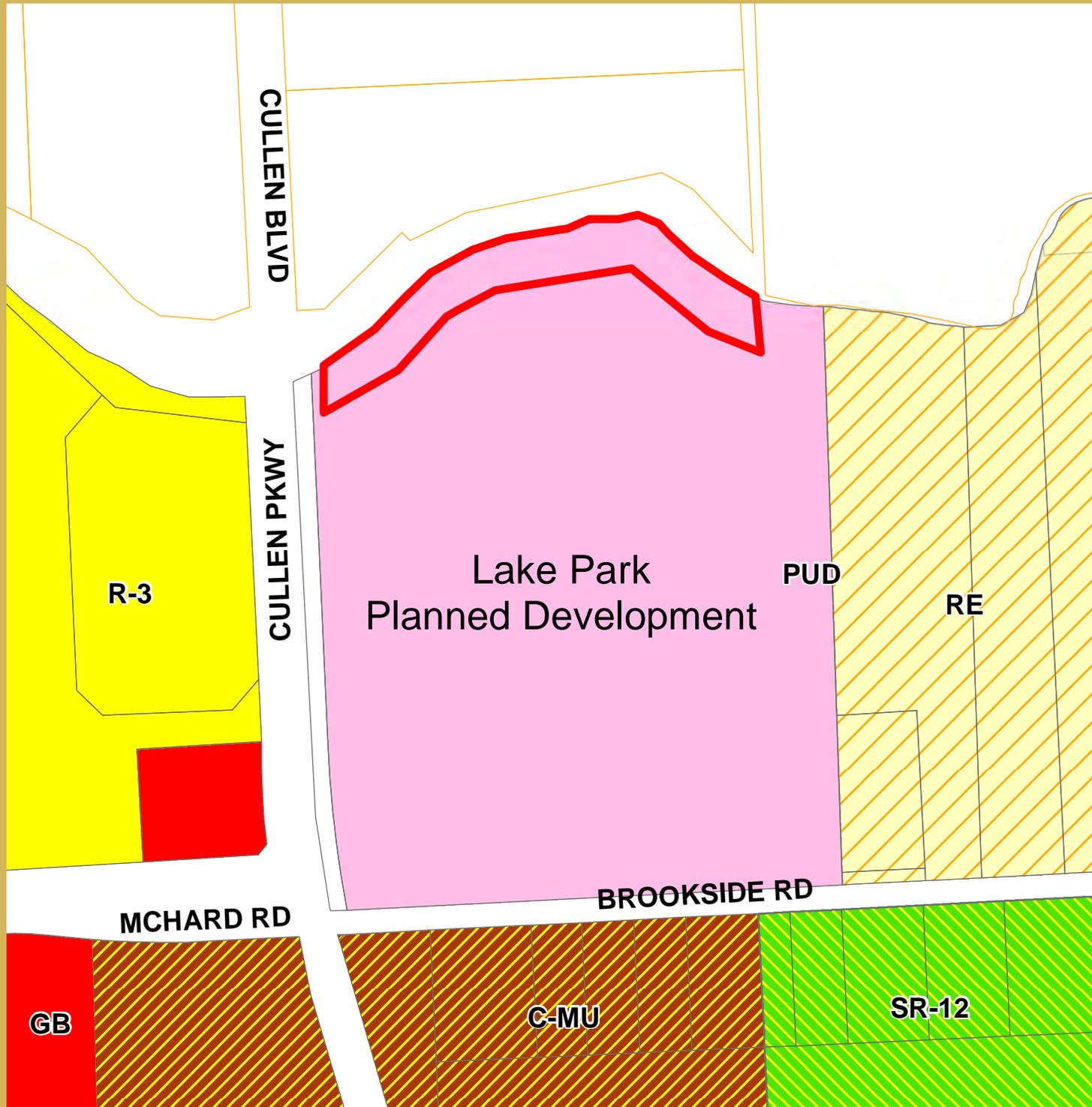


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

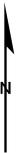
### Final Plat Lake Park Subdivision Phase 1 Section 4

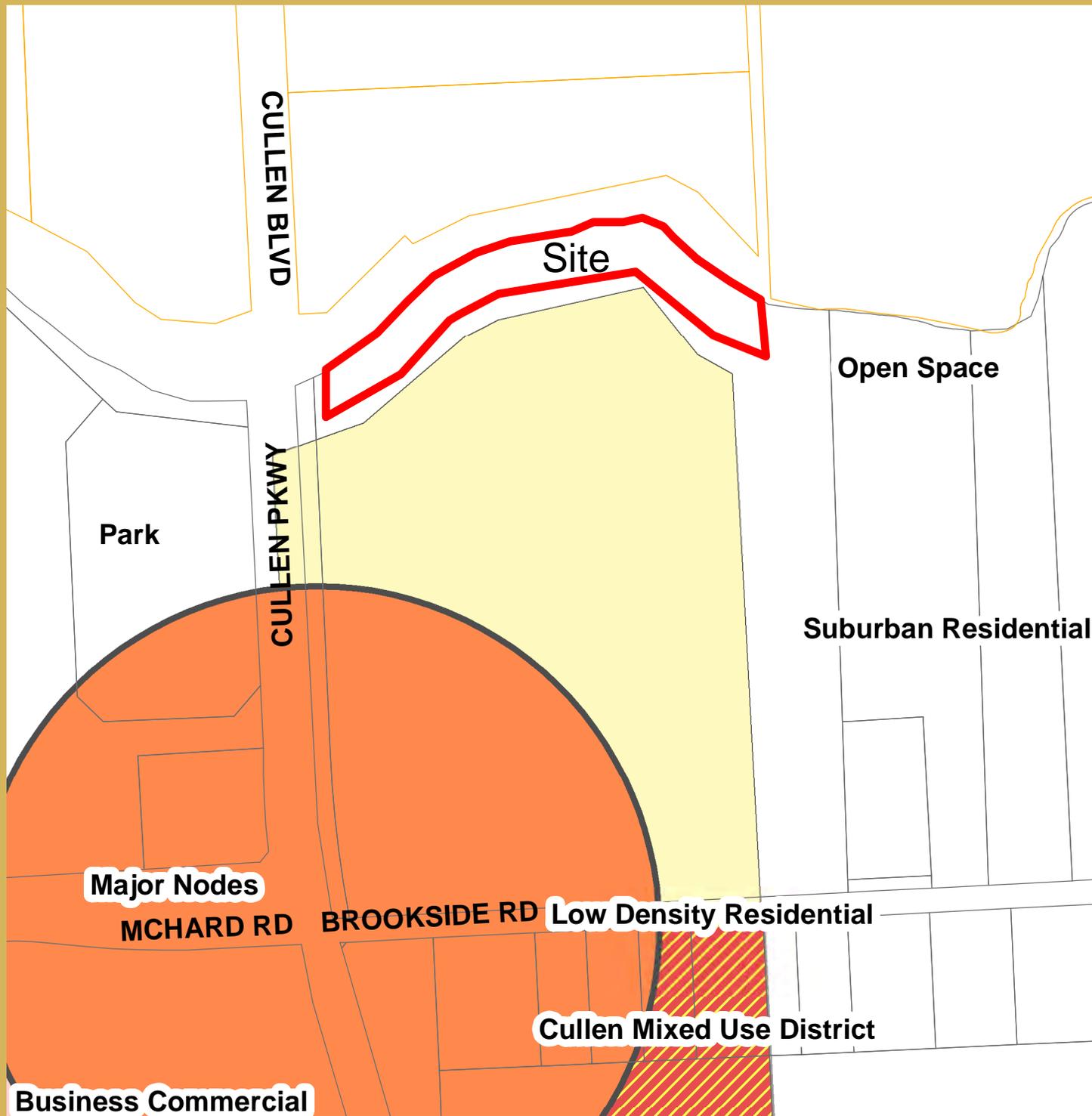


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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use  
Plan 2015**

**Final Plat Lake Park  
Subdivision  
Phase 1 Section 4**



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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Cullen Stone, LTD, acting by and through Cullen Stone GP, LLC, its general partner, acting by and through Kyle Touch, Manager, owners of the property subdivided in this plat of LAKE PARK SUBDIVISION PHASE 1 SEC 4, do hereby make subdivision of said property for and on behalf of said Cullen Stone, LTD, 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 feet, 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 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 all 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 hereto, Cullen Stone, LTD, acting by and through its general partner, Cullen Stone GP, LLC, has caused these presents to be signed by Kyle Touch, its Manager, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Owner: Cullen Stone, LTD  
By: Cullen Stone GP, LLC, its general partner

By: \_\_\_\_\_  
Kyle Touch, Manager  
Cullen Stone GP, LLC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Kyle Touch, Manager of Cullen Stone GP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

I, Mike Kurkowski, Registered Professional Land Surveyor No. 5101, 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 three feet long or as shown on the plat. Block corners or street right-of-ways have not been monumented.



\_\_\_\_\_  
Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

Green Bank, National Association, owner and holder of liens against the property described in the plat known as LAKE PARK SUBDIVISION PHASE 1 SEC 4, said lien being evidenced by instrument of record in Clerk's File Nos. 2015032453, 2015032454, and 2015032455 of the Deed Records of Brazoria County, Texas, does hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Green Bank, National Association

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Green

Bank, National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the  
State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This is to certify that the Planning and Zoning Commission of the City of Pearland, Texas, has approved this subdivision plat of LAKE PARK SUBDIVISION PHASE 1 SEC 4, 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Daniel M. Tunstall, Chairperson  
Planning and Zoning Commission  
City of Pearland, Texas

Approved for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Darrin Coker  
City Attorney

\_\_\_\_\_  
Richard Mancillo, P.E.  
City Engineer

### BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND COMTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BRAZORIA DRAINAGE DISTRICT NO. 4

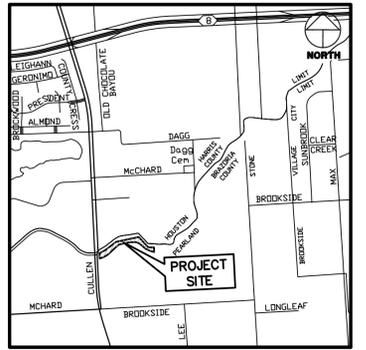
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ELEVATION = 52.55 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030J, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- 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.
- 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.
- ALL RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 ARE SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- 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 CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD, A MAJOR THOROUGHFARE ON THE CITY'S THOROUGHFARE PLAN, IS 120-FEET.
- LAKE PARK PEARLAND, LTD, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL EQUIPMENT WITHIN THE LIMITS OF THIS SUBDIVISION THAT IS REQUIRED AS PART OF THE APPROVED PLANNED UNIT DEVELOPMENT ZONING.



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

- 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
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - AC. - ACRE(S)
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - \* - EXISTING STREET LIGHT
  - \*P - PROPOSED STREET LIGHT
  - P.U.E. - PUBLIC USE EASEMENT

1500 BLOCK OF CULLEN ROAD  
FINAL PLAT OF  
**LAKE PARK SUBDIVISION  
PHASE 1 SEC 4**

A SUBDIVISION OF  
3.1609 AC. / 137,689 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

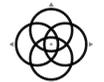
AUGUST 2016

PLAT NO. P613H-2015-0088

0 LOTS    1 BLOCK    1 RESERVE

Owner / Developer  
**Cullen Stone, LTD**  
c/o Kyle Touch, Manager  
5410 Piping Rock Lane  
Houston, TX 77056  
(713) 899-9977

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING  
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

**LINE TABLE**

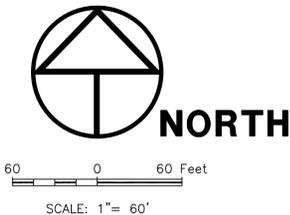
LINE	BEARING	DISTANCE
L1	N 74°06'36" W	94.42'
L2	N 65°19'50" W	114.10'
L3	N 61°53'50" W	70.21'
L4	N 76°23'40" W	42.33'
L5	S 89°11'36" W	95.91'
L6	S 71°40'43" W	49.15'

**CURVE TABLE**

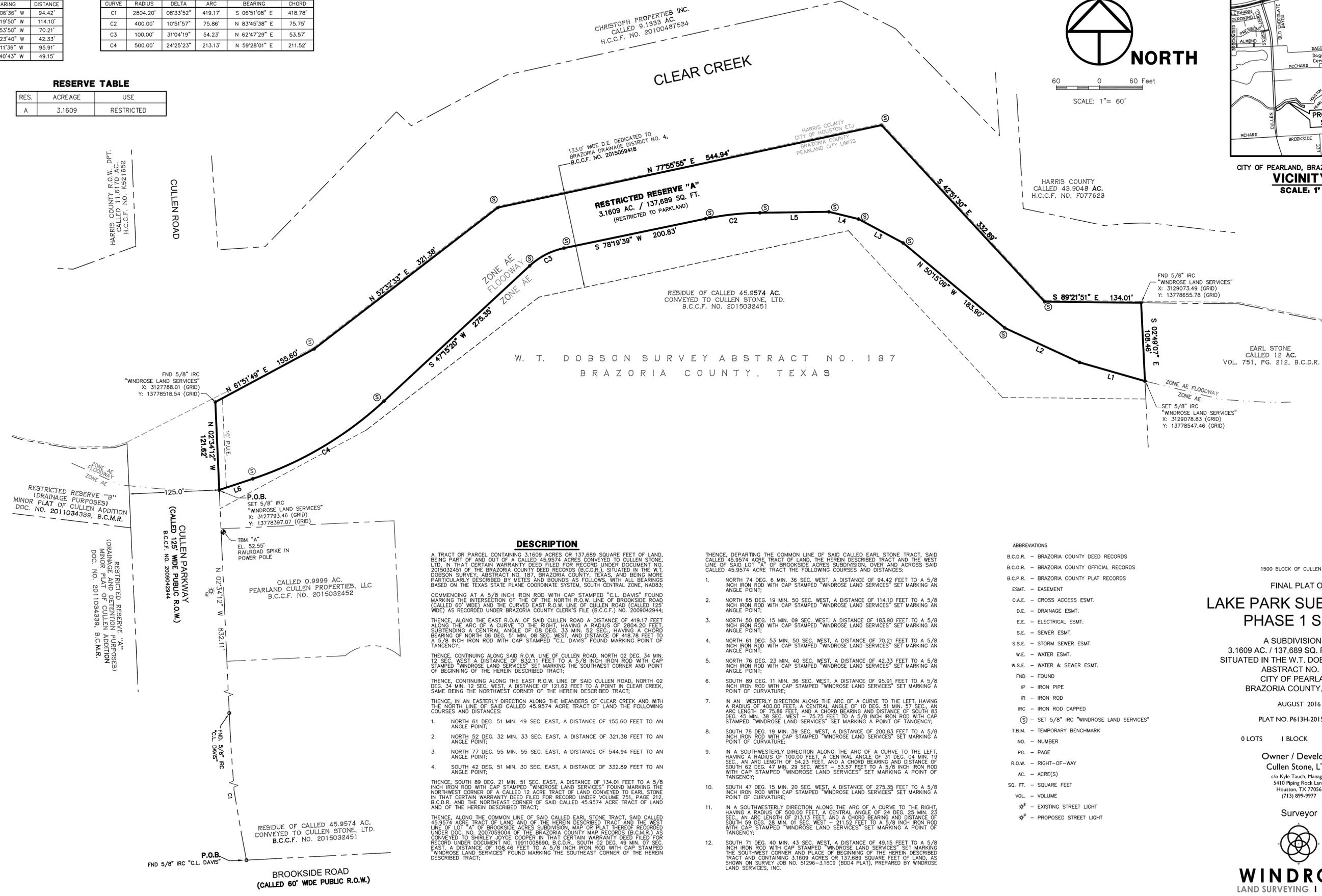
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2804.20'	08°33'52"	419.17'	S 06°51'08" E	418.78'
C2	400.00'	10°51'57"	75.86'	N 83°45'38" E	75.75'
C3	100.00'	31°04'19"	54.23'	N 62°47'29" E	53.57'
C4	500.00'	24°25'23"	213.13'	N 59°28'01" E	211.52'

**RESERVE TABLE**

RES.	ACREAGE	USE
A	3.1609	RESTRICTED



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 3.1609 ACRES OR 137,689 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A CALLED 45.9574 ACRES CONVEYED TO CULLEN STONE, LTD. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2015032451 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING THE INTERSECTION OF THE OF THE NORTH R.O.W. LINE OF BROOKSIDE ROAD (CALLED 60' WIDE) AND THE CURVED EAST R.O.W. LINE OF CULLEN ROAD (CALLED 125' WIDE) AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009042944;

THENCE, ALONG THE EAST R.O.W. OF SAID CULLEN ROAD A DISTANCE OF 419.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.20 FEET, SUBTENDING A CENTRAL ANGLE OF 08 DEG. 33 MIN. 52 SEC., HAVING A CHORD BEARING OF NORTH 06 DEG. 51 MIN. 08 SEC. WEST, AND DISTANCE OF 418.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING POINT OF TANGENCY;

THENCE, CONTINUING ALONG SAID R.O.W. LINE OF CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST A DISTANCE OF 832.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 121.62 FEET TO A POINT IN CLEAR CREEK, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION ALONG THE MEANDERS OF CLEAR CREEK AND WITH THE NORTH LINE OF SAID CALLED 45.9574 ACRE TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

- NORTH 61 DEG. 51 MIN. 49 SEC. EAST, A DISTANCE OF 155.60 FEET TO AN ANGLE POINT;
- NORTH 52 DEG. 32 MIN. 33 SEC. EAST, A DISTANCE OF 321.38 FEET TO AN ANGLE POINT;
- NORTH 77 DEG. 55 MIN. 55 SEC. EAST, A DISTANCE OF 544.94 FEET TO AN ANGLE POINT;
- SOUTH 42 DEG. 51 MIN. 30 SEC. EAST, A DISTANCE OF 332.89 FEET TO AN ANGLE POINT;

THENCE, SOUTH 89 DEG. 21 MIN. 51 SEC. EAST, A DISTANCE OF 134.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE NORTHWEST CORNER OF A CALLED 12 ACRE TRACT OF LAND CONVEYED TO EARL STONE IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER VOLUME 751, PAGE 212, B.C.D.R. AND THE NORTHEAST CORNER OF SAID CALLED 45.9574 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED EARL STONE TRACT, SAID CALLED 45.9574 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF LOT "A" OF BROOKSIDE ACRES SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER DOC. NO. 2007059004 OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.), AS CONVEYED TO SHIRLEY JOYCE COOPER IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 1991108690, B.C.D.R., SOUTH 02 DEG. 49 MIN. 07 SEC. EAST, A DISTANCE OF 108.46 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 75.86 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEG. 45 MIN. 38 SEC. WEST - 75.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

THENCE, SOUTH 78 DEG. 19 MIN. 39 SEC. WEST, A DISTANCE OF 200.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31 DEG. 04 MIN. 19 SEC., AN ARC LENGTH OF 54.23 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 47 MIN. 29 SEC. WEST - 53.57 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

THENCE, SOUTH 47 DEG. 15 MIN. 20 SEC. WEST, A DISTANCE OF 275.35 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 24 DEG. 25 MIN. 23 SEC., AN ARC LENGTH OF 213.13 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEG. 28 MIN. 01 SEC. WEST - 211.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

THENCE, SOUTH 71 DEG. 40 MIN. 43 SEC. WEST, A DISTANCE OF 49.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 3.1609 ACRES OR 137,689 SQUARE FEET OF LAND, AS SHOWN ON SURVEY JOB NO. 51296-3.1609 (BDD4 PLAT), PREPARED BY WINDROSE LAND SERVICES, INC.

**ABBREVIATIONS**

- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
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- ⊕ - EXISTING STREET LIGHT
- ⊕ - PROPOSED STREET LIGHT

1500 BLOCK OF CULLEN ROAD  
**FINAL PLAT OF  
LAKE PARK SUBDIVISION  
PHASE 1 SEC 4**

A SUBDIVISION OF  
3.1609 AC. / 137,689 SQ. FT. OF LAND,  
SITUATED IN THE W.T. DOBSON SURVEY,  
ABSTRACT NO. 187,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

AUGUST 2016

PLAT NO. P613H-2015-0088

0 LOTS | 1 BLOCK | 1 RESERVE

**Owner / Developer**  
Cullen Stone, LTD  
c/o Kyle Tauch, Manager  
5410 Piping Rock Lane  
Houston, TX 77056  
(713) 899-9977

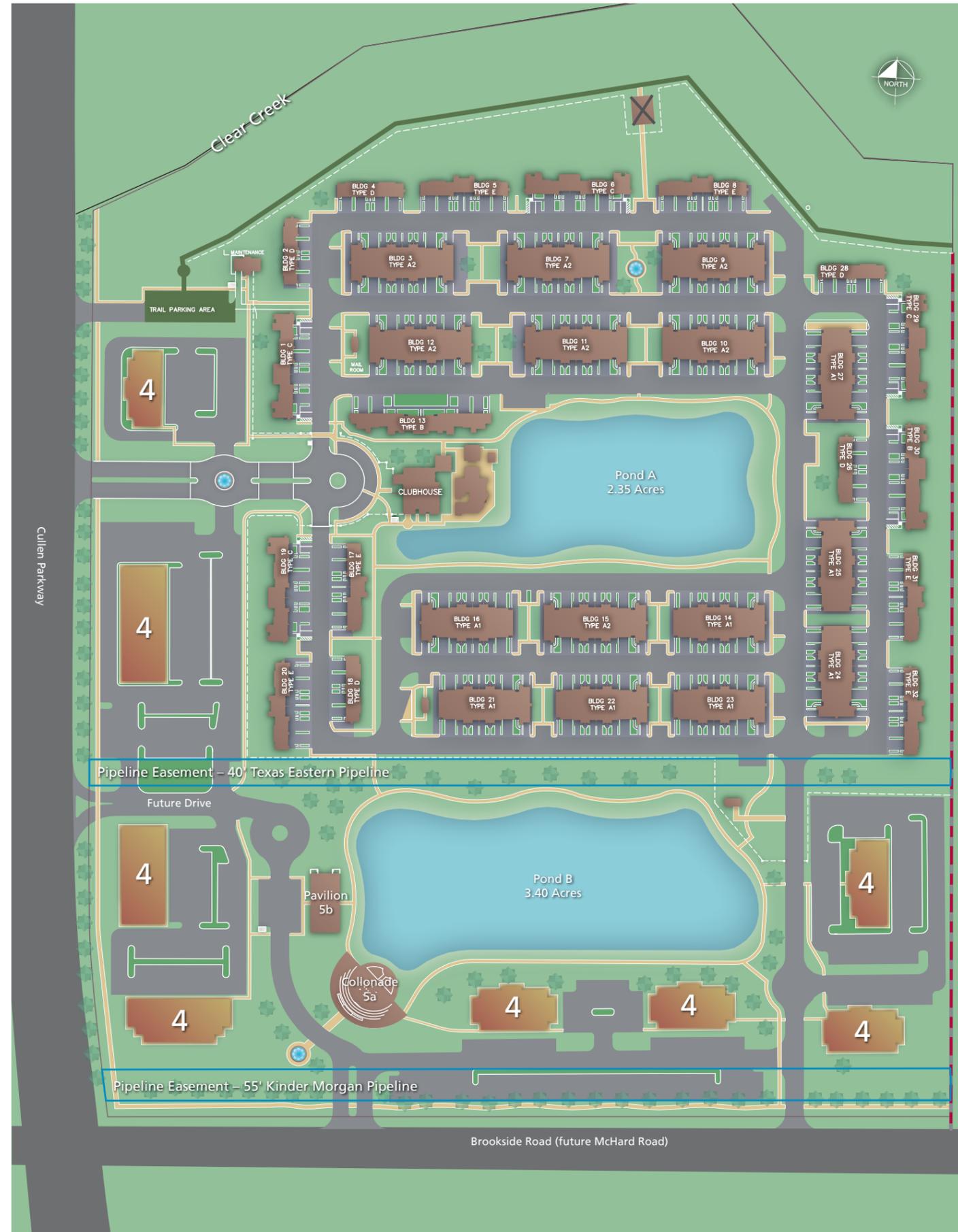
Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

# Lake Park Exhibit B



## Legend

- 1. Total Acreage (+ -) 45.953 Acres\*
- 2. Townhomes – Phase I (+ -) 247 Units
- 3. Townhomes – Phase II (+ -) 128 Units
- 4. General Business/Office Professional 17.01 acres
- 5a. Parkland/Colonnade/Splashpad
- 5b. Parkland/Pavilion
- 5c. Parkland/Trail
- 6A. Pond 2.35 acres
- 6B. Pond 3.40 acres
- Fountain
- Covered Exercise Station
- 7. Trail Path & Parking
- 8. 8' Masonry Fence

## Residential Parking

- 1. Minimum Residential Surface - 136 Spaces
- 2. Minimum Residential Driveway - 278 Spaces
- 3. Minimum Garages - 278 Spaces
- 4. Minimum Parking Ratio - 1.8:1 Spaces/Unit

\*Acreage shown is resulting acreage after Brookside Row dedication of 0.586 acres from the original 46.539 acre boundary.

## **G. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 5**

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 5 creating 55 single family lots, on 22.3 acres of land located on the north side of County Road 58 about 600 feet east of the Fort Bend County Line, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department

Meeting Date: September 19, 2016

Re: A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 5 creating 55 single family lots, on 22.3 acres of land located on the north side of County Road 58 about 600 feet east of the Fort Bend County Line, described to wit:

Legal Description: Being  $\pm$  22.3 acres of land containing 55 lots and 5 reserves in four blocks out of the A.C.H. &B. Survey, A-403 Brazoria County, Texas.

General Location: North side of County Road 58 about 600 feet east of the Fort Bend County Line.

## **SUMMARY**

On behalf of Savannah Development, LTD., owner, Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, has submitted a request for approval of the Preliminary Plat of Stewart Heights at Savannah Section 5, creating 55 single family lots, and 5 reserves on  $\pm$  22.3 acres of land located on the north side of County Road 58 about 600 feet east of the Fort Bend County Line. Although the proposed plat is located in the Extra Territorial Jurisdiction, there is similarity between the proposed lots and single family lots located within city limits. The lots are designed to be 50 feet wide and 120 feet deep. At 6,000 square feet the lots will have the same lot area as the R-3 Single Family District; however the lot width matches the lot width of R-4 Single Family. The plat will include five reserves. Reserve D will provide property for the western half of a detention basin that will be partially located in Stewart Heights at Savannah Section One.

## **SITE COMMENT**

Approval of Stewart Heights at Savannah Section 5 will include Arcadia Creek Lane provide access to future plats in the Savannah Development to the north and west. In addition this plat will add to the northern portion of the County Road 58 right of way and CR 58 will be completed as a 4-lane roadway with this development.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Stewart Heights Section 5 with the following condition:

1. The right of way for County Road 58 needs to be shown for the entire width and the plat for the road needs to be referenced.
2. CR 58 needs to be constructed prior to any final plats being approved.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Developing Single Family
South	ETJ	Single Family Residential (Savannah Cove)
East	ETJ	Developing Single Family
West	ETJ	Developing Single Family

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction. The property in question is covered by the Savannah Lakes Development Agreement.

**SAVANNAH DEVELOPMENT AGREEMENT**

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The lots are generally 50 feet wide and 120 feet deep.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, the property in question is covered by the Savannah Lakes Development Agreement.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

August Manor Drive and Arcadia Creek Lane will provide access to the subdivision with 60 feet of Right of Way each as would be required by Minor Collector Streets. The remainder of the proposed streets will be local streets with 50 feet of right-of-way. County Road 58 is shown as a Major Thoroughfare to Be Widened and will require right of way to be dedicated with this plat. CR 58, needs to be constructed as per the Development Agreement prior to any final plats being approved.

**UTILITIES AND INFRASTRUCTURE**

This Plat is located wholly within the Municipal Utility District No. 22.

**DRAINAGE**

A Drainage Plan has been approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES**

Park Fees are not required within the Savannah Lakes Development.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

This plat would link the neighboring located Savannah Development to County Road 58 via August Manor Drive and Spring Terrace Lane.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Stewart Heights at Savannah Section 5
- Right of Way Dedication Exhibit



## Aerial Map

### Preliminary Plat Stewart Heights at Savannah Section 5



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 = 513 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Stewart Heights at Savannah Section 5



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 = 513 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Plan 2015

### Preliminary Plat Stewart Heights at Savannah Section 5

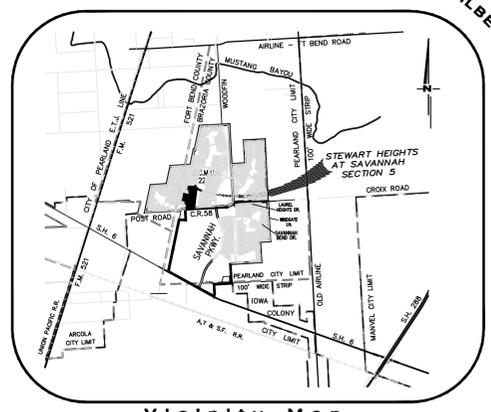


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1 inch = 513 feet

OCTOBER 2014  
PLANNING DEPARTMENT





Vicinity Map  
SCALE= 1"=5000'

(Future Development)  
Savannah Development, LTD  
Called 128.956 Acres  
(Described as Tract 4)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.

10' Reliant Energy Entex Gas Pipeline Esmt. File No. 2001121288 F.B.C.O.P.R.

(Future Development)  
Savannah Development, LTD  
Residue of Called 299.509 Ac.  
(Described as Tract 3)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.

Charleston C.M.L., LTD  
Called 89.243 Acres  
(Described as Tract 1)  
File No. 2010055798, F.B.C.O.P.R.  
Doc. No. 2010025601, B.C.O.R.

Thomas G. Walter and  
Wife, Melanie L. Walter  
Called 2 Acres  
File No. 97-006003  
B.C.O.R.

Thomas G. Walter  
Called 5. Acres  
File No. 01-017892  
B.C.O.R.

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/ OPEN SPACE	0.12	5,116
B	LANDSCAPE/ OPEN SPACE	0.09	3,851
C	LANDSCAPE/ OPEN SPACE	0.33	14,963
D	LAKE/ DETENTION	7.77	338,044
E	LANDSCAPE/ OPEN SPACE	0.05	2,107

- LEGEND**
- "C.L.R." INDICATES CENTERLINE RADII.
  - "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
  - "D.E." INDICATES DRAINAGE EASEMENT.
  - "S" INDICATES STREET LIGHT LOCATION.
  - "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 CLERK FILE.
  - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
  - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
  - "O" INDICATES DRAINAGE OUTFALL.

**PRELIMINARY · NOT FOR RECORDING**

# A PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION FIVE

BEING ±22.3 ACRES OF LAND  
CONTAINING 55 LOTS (60' X 120' TYP.) AND  
FIVE RESERVES (8.36 AC.) IN FOUR BLOCKS.

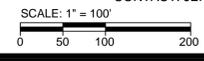
OUT OF THE  
A.C.H.&B. SURVEY, A-403  
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.  
BILL EHLER (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
MR. BRIAN GIBSON (281) 874-8558  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:  
**BGE** KERRY R. GILBERT  
& ASSOCIATES

- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS



SCALE: 1" = 100'  
SEPTEMBER 14, 2016  
KGA# 4708

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED, ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY - COUSINS. THIS PRELIMINARY PLAT WAS PREPARED FOR THE USE OF THE OFFICERS OF SAVANNAH DEVELOPMENT, LTD. AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. NO IMPLIED OR MOUTHED WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTE:

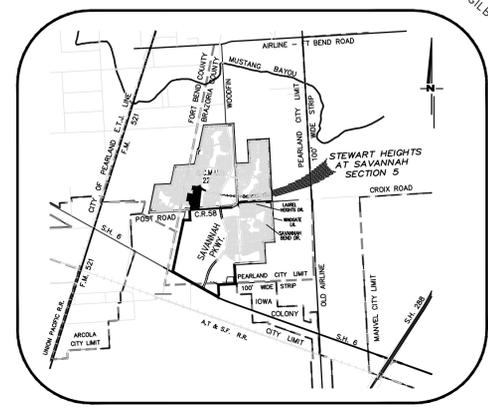
- THERE ARE 19 STREETLIGHTS ON THIS PLAT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0204 WITH THE EFFECTIVE DATE OF JUNE 05, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- BENCHMARK: CITY OF PEARLAND C.P. 10  
BRASS CAP SET FLUSH IN CONCRETE STAMPED  
THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHWEST LINES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHWEST HIGHWAY 288 AND APPROXIMATELY 195 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B. ELEVATION: 59.29 (NGVD 29).
- T.B.M. "LJA-1":  
BOX OUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 58. ELEVATION: 65.88 (NGVD 29, 1978 ADJUSTMENT)
- T.B.M. "LJA-C3":  
5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED  
(AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)  
  
NOTE: TO CONVERT T.B.M.'S (NGVD 29, 1978 ADJUSTMENT) TO THE CITY OF (NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET  
  
NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROGRAM, CSI 192-02-03B, DATED OCTOBER 5, 1998. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TYPICAL CONTROL POINT "102" AS SHOWN IN TYPICAL FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSI 192-02-03B. CONTROL POINT "107" IS SHOWN IN SAID FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 3135180.5764, Y = 620799.6878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.  
  
NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- THIS SUBDIVISION IS CONSISTANT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
- THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
- LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SAID PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AKSHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 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 PAYMENT, 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.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY  
G.F. NO.1303936164, EFFECTIVE DATE AUGUST 15, 2013
- ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL STREETS WILL BE CONSTRUCTED WITH CURBS ON BOTH SIDES OF THE STREETS.
- AN EIGHT (8) FOOT SIDEWALK IS REQUIRED ALONG ONE SIDE OF SAVANNAH PARKWAY AND FOUR (4) FOOT SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS WITHIN THIS PLAT.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITH 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.
- THERE ARE NO PIPELINES WITHIN THIS PLAT.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES FOR DEVELOPMENT AND CONSTRUCTION PURPOSES ONLY.

**LOT AREA SUMMARY**

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	52'	7,319	1	80'	8,402	1	53'	6,514	1	71'	8,544
2	52'	7,438	2	78'	8,249	2	50'	6,026	2	76'	8,435
3	52'	7,319	3	78'	8,249	3	60'	6,758	3	76'	8,504
4	52'	7,447	4	78'	8,249	4	73'	7,688	4	76'	8,467
5	52'	7,377	5	78'	8,250						
6	52'	7,436	6	78'	8,424						
7	52'	8,440	7	63'	8,107						
8	55'	6,544	8	60'	8,281						
9	55'	6,580	9	50'	6,827						
10	55'	6,580	10	57'	8,577						
11	55'	6,575	11	56'	9,157						
12	55'	6,570	12	56'	9,612						
13	52'	6,344	13	56'	14,569						
14	50'	6,250	14	55'	8,229						
15	50'	6,689	15	50'	6,236						
16	50'	6,890	16	50'	6,211						
17	50'	6,954	17	56'	10,108						
18	50'	6,833	18	56'	14,780						
19	50'	6,970	19	50'	7,001						
20	50'	6,833	20	56'	6,686						
21	50'	6,970	21	56'	6,666						
22	50'	6,834	22	73'	8,055						
23	50'	6,970									
24	50'	6,833									
25	50'	7,095									

**LINE DATA**

LINE	DISTANCE	BEARING
L1	60'	S 11°10'08" W
L2	50'	S 38°39'09" W
L3	1154'	S 07°06'20" W
L4	54'	S 03°03'50" E
L5	567'	S 86°59'37" W
L6	33'	N 03°00'23" W
L7	38'	S 03°03'50" E
L8	24'	S 12°07'03" E
L9	170'	S 02°21'54" W
L10	48'	N 81°02'37" W
L11	140'	N 78°18'09" W
L12	473'	N 11°41'51" E
L13	52'	N 78°18'09" W
L14	147'	S 77°30'49" E
L15	98'	S 83°43'31" E
L16	59'	S 88°06'21" E
L17	50'	N 03°51'54" E
L18	120'	N 77°13'06" W
L19	156'	N 13°48'25" E
L20	47'	N 01°49'43" E
L21	170'	N 82°41'14" E
L22	76'	N 84°55'39" W
L23	55'	S 87°03'29" E
L24	135'	N 71°46'02" E
L25	60'	S 67°45'58" W



**CURVE DATA**

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	555'	266'	136'	N 65°05'22" W	264'
C2	25'	39'	25'	N 41°56'10" E	35'
C3	1170'	185'	93'	N 07°35'26" W	185'
C4	25'	38'	22'	N 52°50'35" W	33'
C5	345'	38'	18'	S 89°23'53" W	36'
C6	970'	98'	49'	S 01°27'57" E	98'
C7	25'	38'	24'	N 41°54'00" W	34'
C8	25'	38'	24'	N 50°59'35" E	35'
C9	970'	94'	47'	S 09°59'27" W	94'
C10	340'	13'	6'	S 06°13'33" E	13'
C11	495'	489'	267'	S 50°31'55" E	468'

**BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES**

- Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

Approved by Brazoria Drainage District No. 4

District Superintendent \_\_\_\_\_ Date \_\_\_\_\_

District Engineer \_\_\_\_\_ Date \_\_\_\_\_

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown above. The above signatures do not constitute authorization for any construction.

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS  
AT SAVANNAH**  
SECTION FIVE

**BEING ±22.3 ACRES OF LAND  
CONTAINING 55 LOTS (50' X 120' TYP.) AND  
FIVE RESERVES (8.36 AC.) IN FOUR BLOCKS.**

OUT OF THE  
**A.C.H.&B. SURVEY, A-403**  
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:  
**LJA ENGINEERING & SURVEYING, INC.**  
BILL EHLER (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
**SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP**  
MR. BRIAN GIBSON (281) 874-8568  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

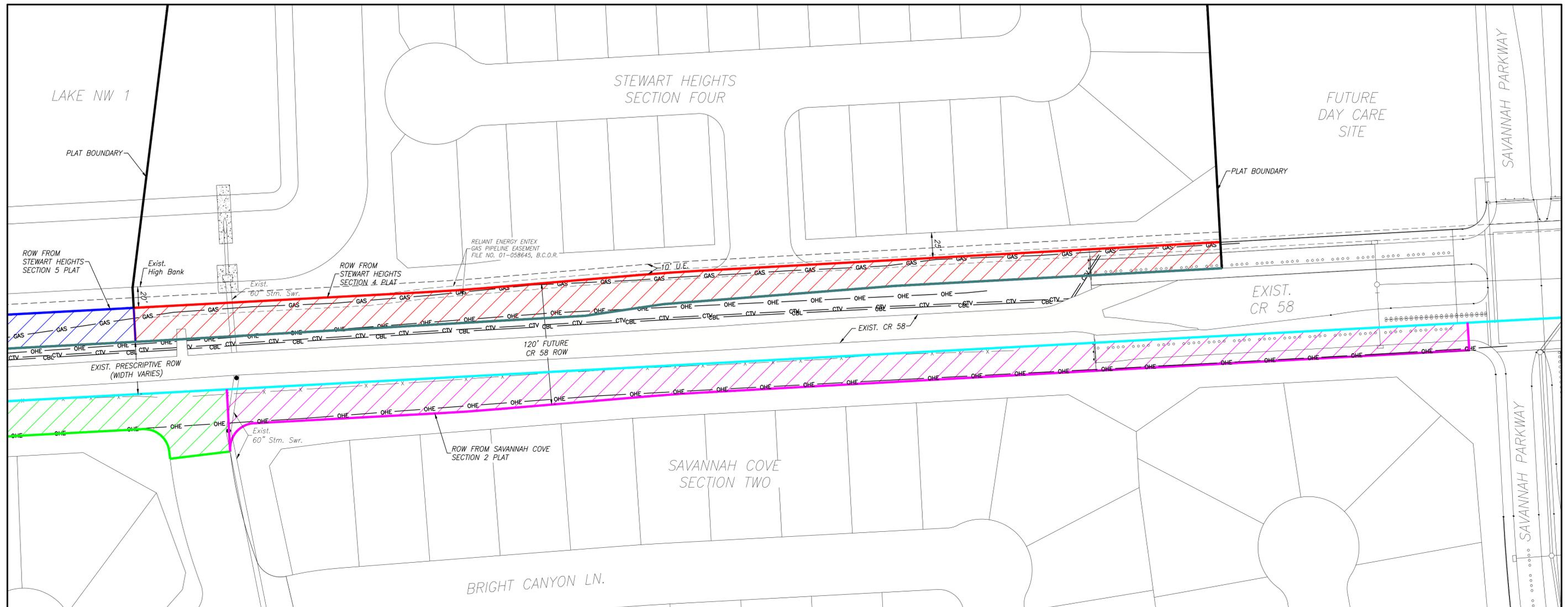
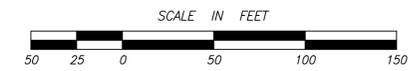
PLANNER:  
**BGE | KERRY R. GILBERT & ASSOCIATES**

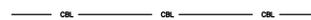
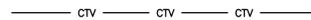
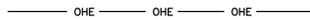
- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS

**PRELIMINARY - NOT FOR RECORDING**

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	DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT		DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT		BCMUD 21 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTIONS 5 PLATS		TO BE DEDICATED WITH SEPARATE INSTRUMENT		BCMUD 22 DISTRICT BOUNDARY
	DEDICATED ROW WITH SAVANNAH COVE SECTION 8 PLAT				
	EXIST. ICTX FIBER OPTIC CABLE		GAS		EXIST. CENTERPOINT 6' GAS LINE
	EXIST. COMCAST CABLE		OHE		EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE



VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 1 OF 2

Date: 14 Sep 2016 3:15pm User: Name - pmadd  
 Path: \\proj\proj\1507\ACAD\_Exhibits\C1599\_ROW\_Exhibit\_030816.dwg



## **H. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 7**

A request of Jennifer Curtis, of BGE/Kerry Gilbert and Associates, the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 7 creating 46 single family lots, and 1 reserve on ± 10.9 acres of land located west of Savannah Parkway, north of County Road 58, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 7, 2016

Re: A request of Jennifer Curtis, of BGE/Kerry Gilbert and Associates, the applicant; on behalf of Savannah Development, LTD., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 7 creating 46 single family lots, and 1 reserve on  $\pm$  10.9 acres of land located west of Savannah Parkway, north of County Road 58, described to wit:

Legal Description: Being  $\pm$  10.9 acres of land containing 46 lots and 1 reserve in two blocks out of the A.C.H.&B. Survey, A-403 Brazoria County Texas.

General Location: west of Savannah Parkway, north of County Road 58.

## **SUMMARY**

On behalf of Savannah Development, LTD., owner, Jennifer Curtis, of BGE/Kerry Gilbert and Associates, has submitted a request for approval of the Preliminary Plat of Stewart Heights at Savannah Section 7, creating 46 single family lots and 1 reserve on  $\pm$  10.9 acres of land located generally west of Savannah Parkway, north of County Road 58. The proposed lots are designed to be 55 feet wide and 125 feet deep for a lot area of 6,875 feet. The lot dimensions approximate the lot area of 6,000 required of an R-3 Single Family lot located in city limits. The difference is that the R-3 zoned lot in city limits would be required to have a minimum lot width of 60 feet. However the proposed lots will have an extra depth of 35 feet that an R-3 Single Family lot would not be required to have.

## **SITE COMMENTS**

Stewart Heights at Savannah Section 7 will be completely surrounded by the neighboring Stewart Heights at Savannah plats. The plat will be accessed primarily from Stewart Heights at Savannah Section 1 and 2.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Stewart Heights Section 7 as recommended by the applicant:

1. The plat will not have an adverse effect on surround development.
2. The plat conforms to the Savannah Lakes Development Agreement.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Developing Single Family
South	ETJ	Developing Single Family
East	ETJ	Developing Single Family
West	ETJ	Developing Single Family

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction. The property in question is covered by the Savannah Lakes Development Agreement.

**SAVANNAH DEVELOPMENT AGREEMENT**

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The proposed lots are generally 55 feet wide and 125 feet deep.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, the property in question is covered by the Savannah Lakes Development Agreement.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The street located the subdivision with 60 feet of Right of Way each as would be required by Minor Collector Streets. However, the location of the plat at the interior of the Savannah Lakes Development, as well as the configuration of the street within the plat, the streets in this plat are intended to serve primarily the future residents of the plat and not serve as a connection between plats.

**UTILITIES AND INFRASTRUCTURE**

This Plat is located wholly within the Municipal Utility District No. 22.

**DRAINAGE**

A Drainage Plan has been approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES**

Park Fees are not required within the Savannah Lakes Development.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

This plat would serve to fill in the Savannah Development with single family housing.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Stewart Heights at Savannah Section 7



## Aerial Map

### Preliminary Plat Stewart Heights at Savannah Section 7

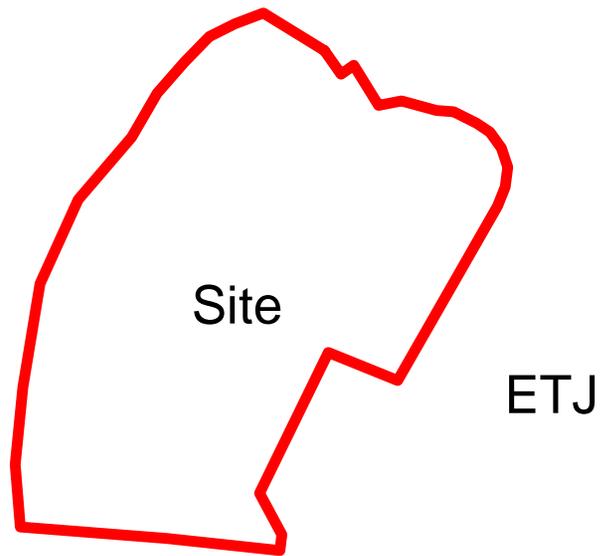


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 256 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Stewart Heights at Savannah Section 7



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1 inch = 256 feet

OCTOBER 2014  
PLANNING DEPARTMENT



**Low Density Residential**

**Site**

**Future Land Use  
Plan 2015**

**Preliminary Plat  
Stewart Heights  
at Savannah  
Section 7**

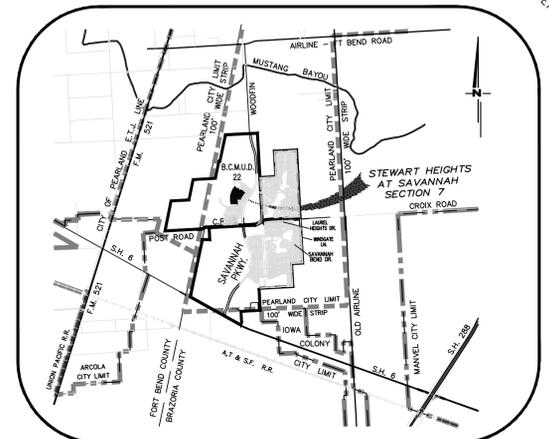
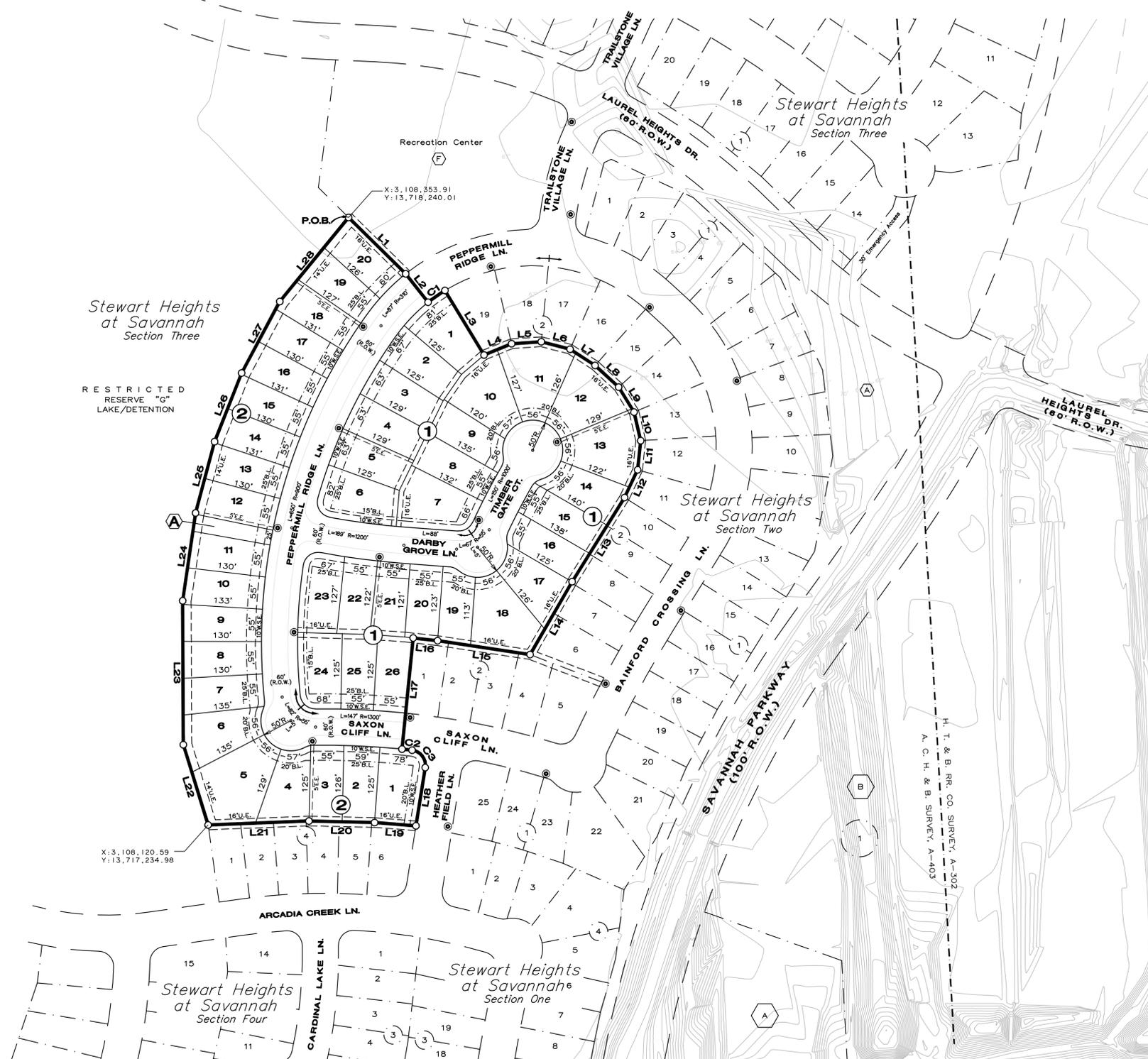


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1 inch = 256 feet

OCTOBER 2014  
PLANNING DEPARTMENT





Vicinity Map  
SCALE= 1"=5000'

LAND USE TABLE			
RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/ OPEN SPACE	0.08	3,492

PRELIMINARY - NOT FOR RECORDING

# A PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION SEVEN

BEING ±10.9 ACRES OF LAND  
CONTAINING 46 LOTS (55' X 125' TYP.) AND  
ONE RESERVE (0.08 AC.) IN TWO BLOCKS.

OUT OF THE  
A.C.H.&B. SURVEY, A-403  
BRAZORIA COUNTY, TEXAS

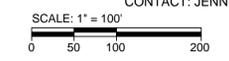
SURVEYOR / CONSULTING ENGINEER:  
**LJA ENGINEERING & SURVEYING, INC.**  
MR. BILL EHLE, P.E. (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
**SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP**  
MR. BRIAN GIBSON, P.E. (281) 875-1000  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS



SCALE: 1" = 100'  
SEPTEMBER 14, 2016  
KGA# 4708

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LINE DATA

LINE	DISTANCE	BEARING
L1	133'	S 45°29'50" E
L2	60'	S 38°19'48" E
L3	125'	S 31°20'41" E
L4	49'	N 67°49'32" E
L5	49'	N 86°09'56" E
L6	49'	S 75°29'39" E
L7	49'	S 57°09'07" E
L8	53'	S 47°31'45" E
L9	49'	N 31°42'46" W
L10	49'	N 13°12'32" W
L11	49'	S 06°03'13" W
L12	51'	S 25°23'43" W
L13	164'	S 32°02'19" W
L14	139'	S 30°04'10" W
L15	155'	N 81°28'11" W
L16	41'	N 83°42'39" W
L17	185'	N 05°48'13" E
L18	98'	S 09°05'55" W
L19	69'	N 85°25'58" W
L20	109'	N 88°41'22" W
L21	168'	S 87°46'01" W
L22	139'	N 17°14'47" W
L23	238'	S 00°15'22" E
L24	147'	N 08°23'18" E
L25	122'	N 14°59'09" E
L26	122'	N 21°35'01" E
L27	134'	S 28°10'53" W
L28	180'	S 39°24'51" W

LOT AREA SUMMARY

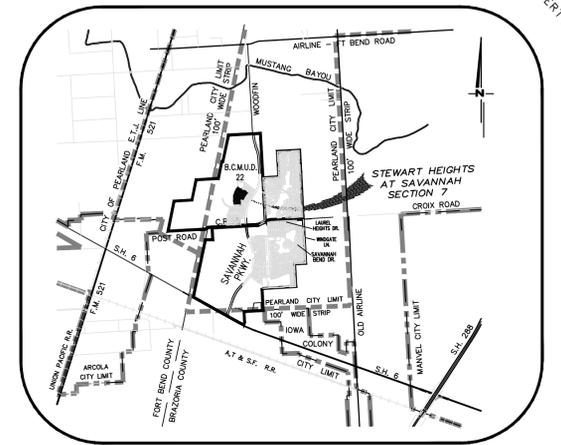
BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT S.L.	SQ. FT.	LOT	LOT WIDTH AT S.L.	SQ. FT.
1	81'	8,742	1	78'	9,083
2	67'	7,754	2	59'	7,171
3	63'	7,598	3	55'	6,937
4	63'	7,707	4	57'	8,289
5	63'	7,598	5	56'	13,948
6	82'	9,554	6	56'	9,436
7	66'	10,292	7	55'	7,580
8	55'	7,615	8	55'	7,430
9	56'	7,435	9	55'	7,510
10	57'	10,074	10	55'	7,534
11	56'	11,131	11	55'	7,430
12	56'	10,739	12	55'	7,461
13	56'	10,984	13	55'	7,453
14	56'	7,918	14	55'	7,461
15	55'	7,667	15	55'	7,454
16	55'	7,379	16	55'	7,460
17	56'	8,093	17	55'	7,454
18	56'	11,186	18	55'	7,445
19	55'	6,530	19	55'	7,527
20	55'	6,724	20	60'	7,920
21	55'	6,823			
22	55'	6,850			
23	67'	8,708			
24	68'	8,805			
25	55'	7,052			
26	55'	7,041			

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	280'	34'	17'	N 55°09'45" E	34'
C2	1275'	17'	8'	S 83°49'53" E	17'
C3	25'	40'	26'	S 37°10'36" E	36'

GENERAL NOTE:

- 1) THERE ARE 8 STREETLIGHTS ON THIS PLAT.
  - 2) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP H0408000200 WITH THE EFFECTIVE DATE OF JUNE 05, 1980, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - 3) BENCHMARK: CITY OF PEARLAND C.P. 10  
BRASS CAP SET FLUSH IN CONCRETE STAMPED  
THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHWEST LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHWEST HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B. ELEVATION: 59.29 (NGVD 29).
  - 4) T.B.M. "LJA-1":  
BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 56. ELEVATION: 65.86 (NGVD 29, 1978 ADJUSTMENT)
  - 5) T.B.M. "LJA-C3":  
5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED  
(AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)
- NOTE: TO CONVERT T.B.M.'  
(NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET
- NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WISDOMIP STATE HIGHWAY 6, FEDERAL AID PROJECT NO. STP20001400M, CSJ 152-02-036, DATED OCTOBER 5, 1999. BROWN & CALDWELL ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM PROJECTIONS POINT "102" AS SHOWN IN "100' FIELD BOOK # 210, PAGE 10, PROJECTING THE CSJ 152-02-036 CONTROL POINT "102" IS SHOWN IN "100' FIELD BOOK # 210, PAGE 10, PROJECTING THE TEXAS STATE PLANE COORDINATE OF X = 3135180.5784, Y = 620799.8678 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.
- NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CORNER ADJUSTMENT FACTOR OF 0.999870.
- 6) THIS SUBDIVISION IS CONSISTANT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
  - 7) THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATING.
  - 8) LOTS WASH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
  - 9) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND APPLICABLE SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  - 10) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
  - 11) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
  - 12) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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 UNITED DEVELOPMENT CODE.
  - 13) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
  - 14) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESORBED 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 HOLDERS OF THE EASEMENT REMOVAL ANY UNAPPROVED PARKING, 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.
  - 15) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY C.F. NO.1303926164, EFFECTIVE DATE AUGUST 15, 2013.
  - 16) ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - 17) ALL STREETS WILL BE CONSTRUCTED WITH CURBS ON BOTH SIDES OF THE STREETS.
  - 18) FOUR (4) FOOT SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS WITHIN THIS PLAT.
  - 19) THERE ARE NO PROFILES WITHIN THIS PLAT.
  - 20) 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.
  - 21) ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES FOR DEVELOPMENT AND CONSTRUCTION PURPOSES ONLY.



Vicinity Map  
SCALE= 1"=6000'

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS  
AT SAVANNAH**  
SECTION SEVEN

BEING ±10.9 ACRES OF LAND  
CONTAINING 46 LOTS (55' X 125' TYP.) AND  
ONE RESERVE (0.08 AC.) IN TWO BLOCKS.

OUT OF THE  
**A.C.H.&B. SURVEY, A-403**  
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:  
**LJA ENGINEERING & SURVEYING, INC.**  
MR. BILL EHLE, P.E. (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
**SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP**  
MR. BRIAN GIBSON, P.E. (281) 875-1000  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS

SCALE: 1" = 100'  
0 50 100 200  
SEPTEMBER 14, 2016  
KGA# 4708

PAGE 2 OF 2

LEGEND

- 1.) "C.L.R." INDICATES CENTERLINE RADII.
- 2.) "B.L." INDICATES BUILDING LINE.
- 3.) "U.E." INDICATES UTILITY EASEMENT.
- 4.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 5.) "S.M. S.W. ESMT." INDICATES STORM SEWER EASEMENT.
- 6.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 7.) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
- 8.) "D.E." INDICATES DRAINAGE EASEMENT.
- 9.) "⊙" INDICATES STREET LIGHT LOCATION.
- 10.) "E.E." INDICATES ELECTRICAL EASEMENT.
- 11.) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
- 12.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
- 13.) "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
- 14.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
- 15.) "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
- 15.) "←" INDICATES DRAINAGE OUTFALL.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY - COUSINE. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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 erected in a drainage easement or fee strips.
- 3) Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- 4) Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- 5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- 6) Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- 7) No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- 8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

Approved by Brazoria Drainage District No. 4

District Superintendent \_\_\_\_\_ Date \_\_\_\_\_

District Engineer \_\_\_\_\_ Date \_\_\_\_\_

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown above. The above signatures do not constitute authorization for any construction.

PRELIMINARY - NOT FOR RECORDING

# **I. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 8**

A request of Jennifer Curtis, BGE/Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 8 creating 72 single family lots, and 2 reserves on ± 19.2 acres of land located on the north side of County Road 58 at the Fort Bend County Line, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Jennifer Curtis, BGE/Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 8 creating 72 single family lots, and 2 reserves on  $\pm$  19.2 acres of land located on the north side of County Road 58 at the Fort Bend County Line, described to wit:

Legal Description: being  $\pm$  19.2 acres of land containing 72 lots and 2 reserves in three blocks out of the A.C.H.&B. Survey, A-625 Brazoria County, Texas.

General Location: north side of County Road 58 at the Fort Bend County Line.

## **SUMMARY**

On behalf of Savannah Development, LTD., owner, Jennifer Curtis, of BGE/Kerry R. Gilbert & Associates, has submitted a request for approval of the Preliminary Plat of Stewart Heights at Savannah Section 8, creating 72 single family lots, and 2 reserves on  $\pm$  19.2 acres of land located on the north side of County Road 58 at the Fort Bend County Line. The proposed 50 foot by 120 foot lots will have a 6,000 square foot lot area approximating an R-3 Single Family lot even though the proposed lots will have less width and are located outside city limits in the Extra Territorial Jurisdiction.

## **SITE COMMENT**

The western boundary of Stewart Heights at Savannah Section 8 will line up with the Fort Bend County Line. The entirety of the plat will be located in Brazoria County. Technically, the future residents of the plat will not have direct access to County Road 58. However the southeast boundary of the plat will line up with the right of way of future Augusta Manor Drive. The southern portion of the plat will dedicate street right of way along County Road 58 to allow the widening the road.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Stewart Heights Section 8 with the following conditions:

1. The right of way for County Road 58 needs to be shown for the entire width and the plat for the road needs to be referenced.
2. CR 58 needs to be constructed prior to any final plats being approved.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Developing Single Family
South	ETJ	Large Lot Single Family
East	ETJ	Developing Single Family
West	ETJ	Undeveloped

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction. The property in question is covered by the Savannah Lakes Development Agreement.

**SAVANNAH DEVELOPMENT AGREEMENT**

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The lots are generally 50 feet wide and 120 feet deep.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, the property in question is covered by the Savannah Lakes Development Agreement.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The streets located in this plat will generally have 50 feet of right of way except for Lightfield Ridge Lane which will cross into Fort Bend County. County Road 58 is shown as a Major Thoroughfare to Be Widened and will require right of way to be dedicated with this plat. CR 58 needs to be constructed as per the Development Agreement.

**UTILITIES AND INFRASTRUCTURE**

This Plat is located wholly within the Municipal Utility District No. 22.

**DRAINAGE**

A Drainage Plan has been approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES**

Park Fees are not required within the Savannah Lakes Development.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

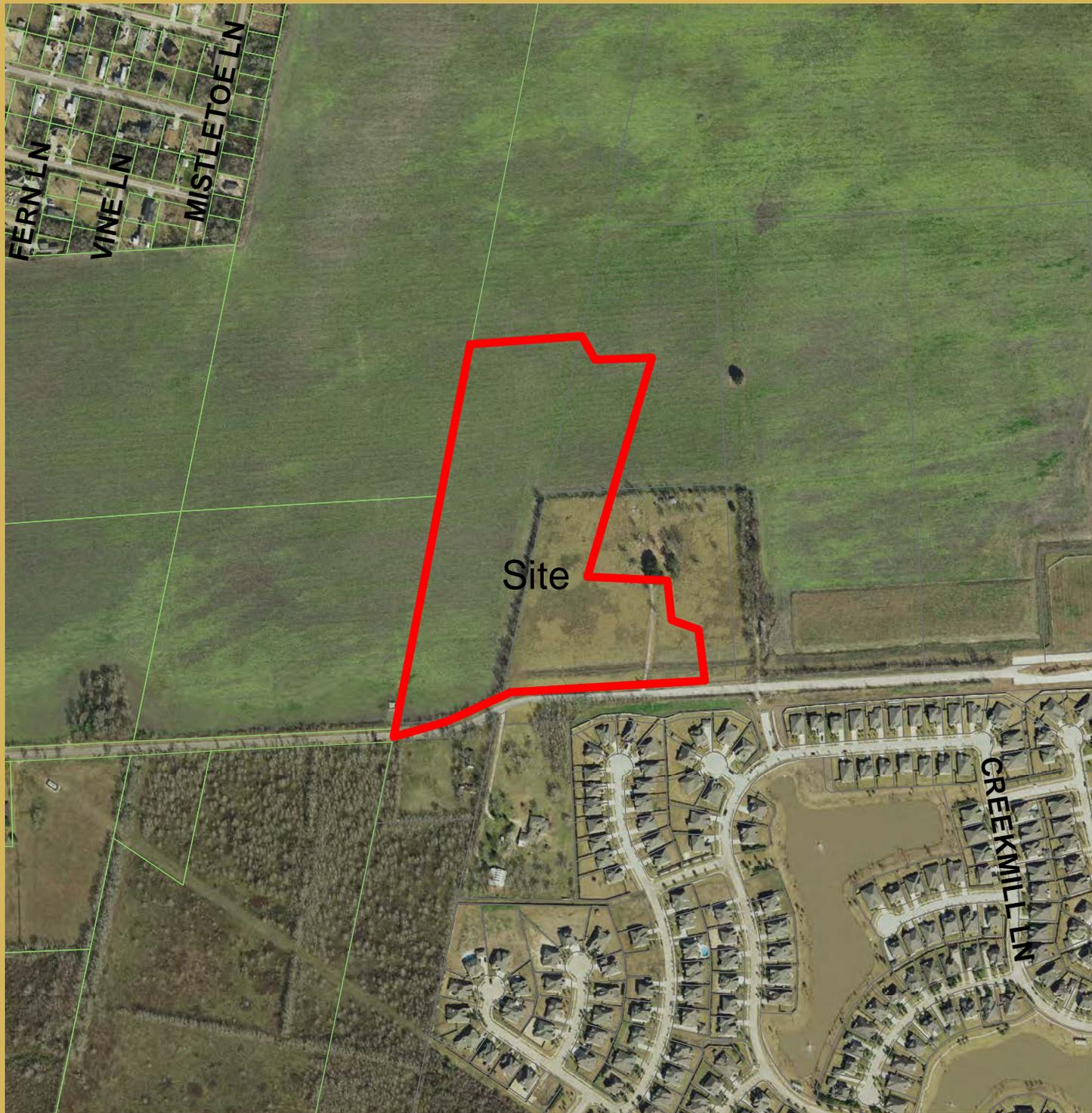
Right of way dedicated by this plat along County Road 58 will increase access between Brazoria and Fort Bend Counties.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Stewart Heights at Savannah Section 8
- Right of Way Dedication Exhibit



## Aerial Map

### Preliminary Plat Stewart Heights at Savannah Section 8

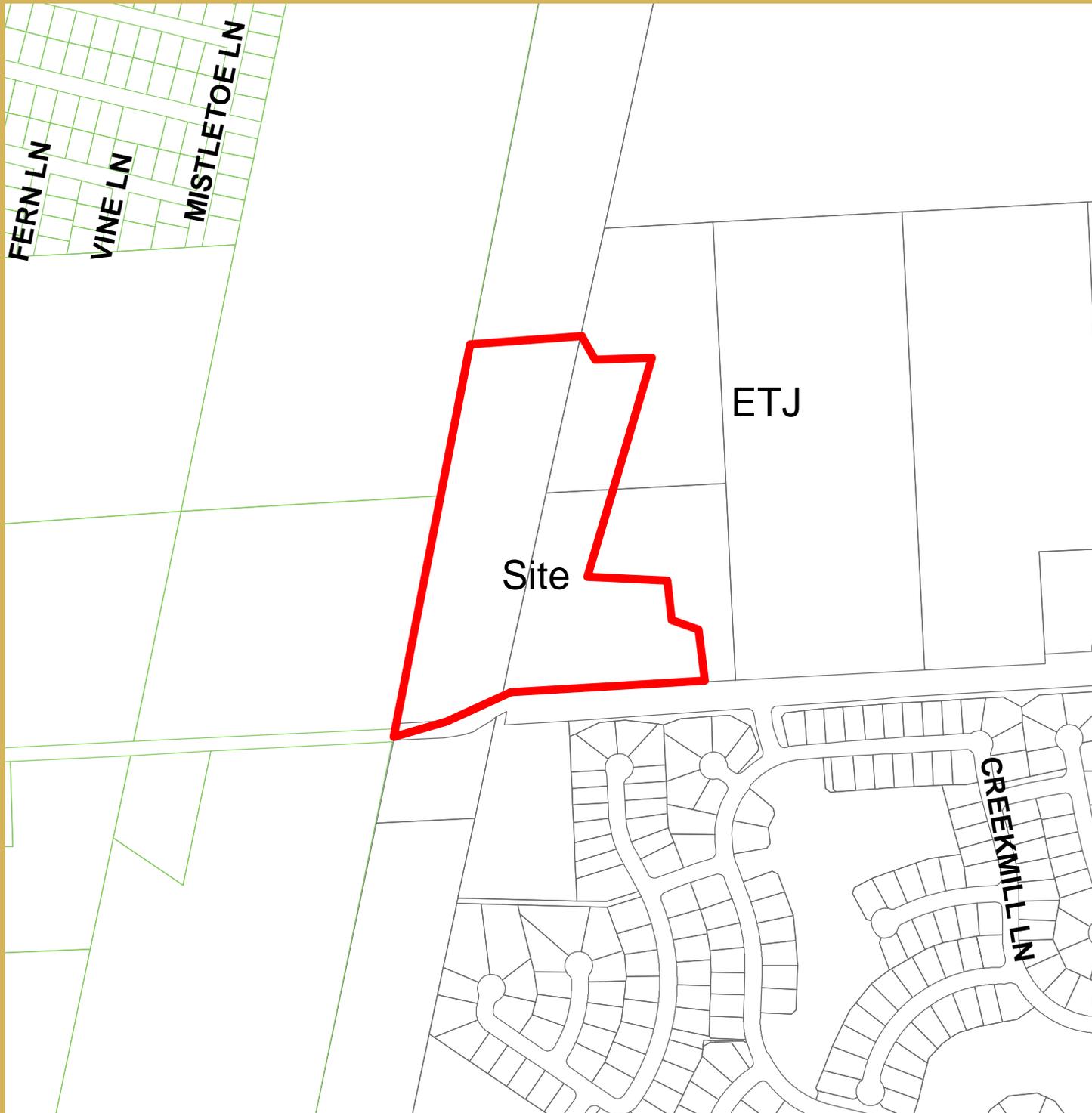


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 513 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Stewart Heights at Savannah Section 8

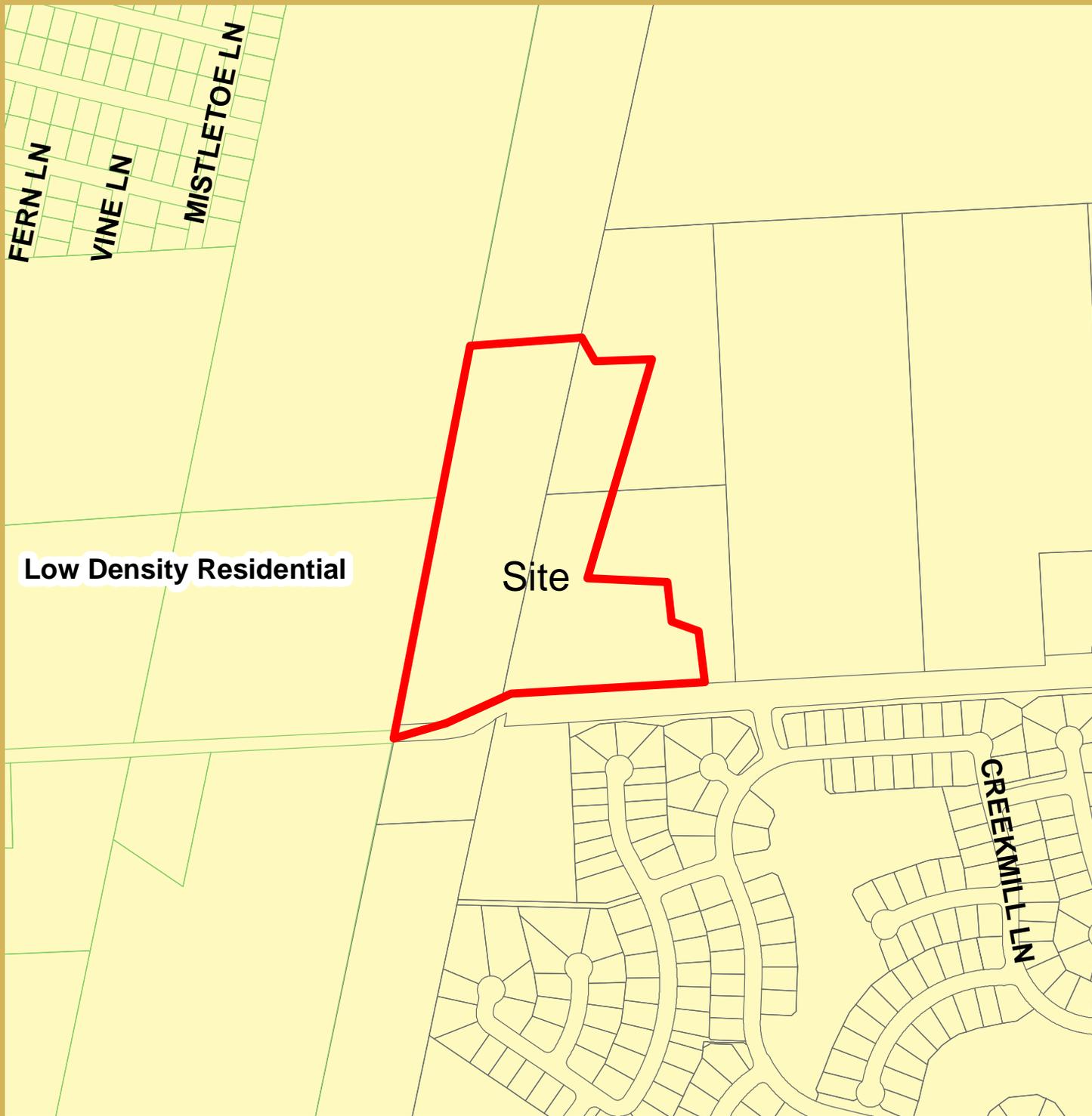


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OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Plan 2015

### Preliminary Plat Stewart Heights at Savannah Section 8

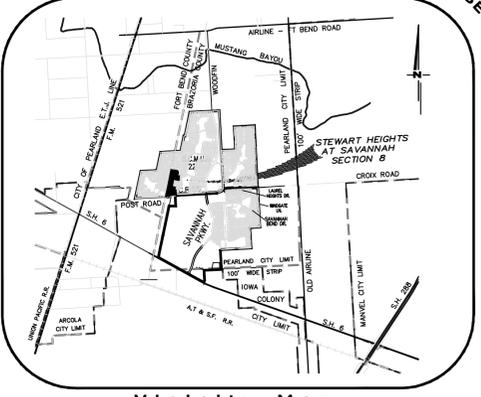
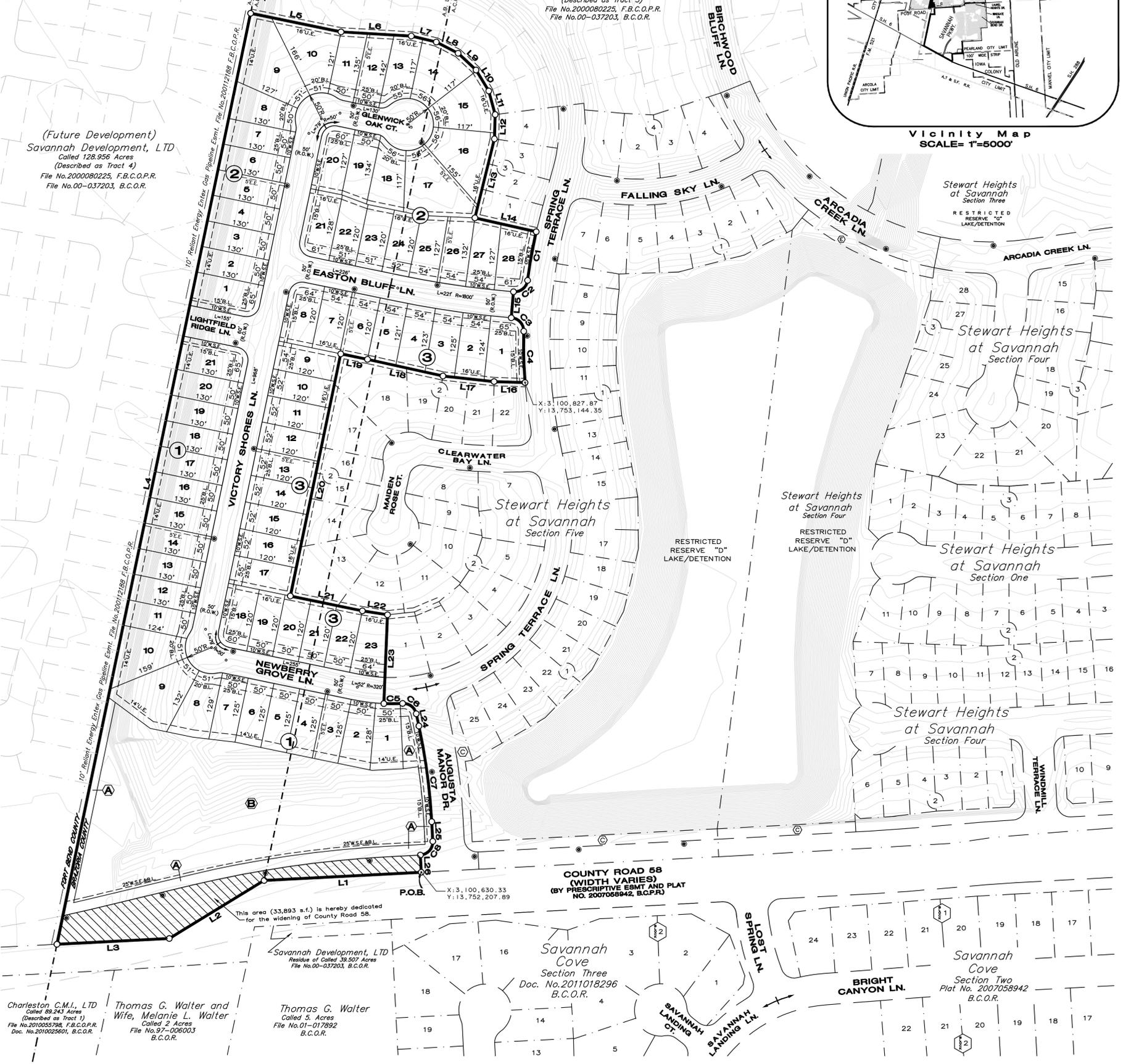


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1 inch = 513 feet

OCTOBER 2014  
PLANNING DEPARTMENT





(Future Development)  
Savannah Development, LTD  
Called 128.956 Acres  
(Described as Tract 4)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.

(Future Development)  
Savannah Development, LTD  
Residue of Called 299.509 Ac.  
(Described as Tract 3)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.

Vicinity Map  
SCALE= 1"=5000'

Stewart Heights  
at Savannah  
Section Three  
RESTRICTED  
RESERVE "D"  
LAKE/DETENTION

Stewart Heights  
at Savannah  
Section Four

Stewart Heights  
at Savannah  
Section Five

Stewart Heights  
at Savannah  
Section Four  
RESTRICTED  
RESERVE "D"  
LAKE/DETENTION

Stewart Heights  
at Savannah  
Section One

Stewart Heights  
at Savannah  
Section Four

Stewart Heights  
at Savannah  
Section Two  
Plat No. 2007058942  
B.C.O.R.

Charleston C.M.I., LTD  
Called 38.243 Acres  
(Described as Tract 1)  
File No. 2010055795, F.B.C.O.P.R.  
Doc. No. 2010025601, B.C.O.R.

Thomas G. Walter and  
Wife, Melanie L. Walter  
Called 2 Acres  
File No. 97-006003  
B.C.O.R.

Thomas G. Walter  
Called 5 Acres  
File No. 01-017892  
B.C.O.R.

Savannah  
Cove  
Section Three  
Doc. No. 2011018296  
B.C.O.R.

BRIGHT  
CANYON LN.

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/ OPEN SPACE	0.61	26,627
B	DRAINAGE	3.27	142,360

- LEGEND**
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  - "O" INDICATES DRAINAGE OUTFALL.

**PRELIMINARY - NOT FOR RECORDING**

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS  
AT SAVANNAH**  
SECTION EIGHT

BEING ±19.2 ACRES OF LAND  
CONTAINING 72 LOTS (50' X 120' TYP) AND  
TWO RESERVES (3.88 AC.) IN THREE BLOCKS.

OUT OF THE  
A.C.H.&B. SURVEY, A-403 &  
A.B. LANGERMANN SURVEY, A-625  
BRAZORIA COUNTY, TEXAS

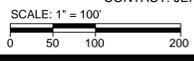
SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.  
BILL EHLER (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
MR. BRIAN GIBSON (281) 874-8558  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS



SCALE: 1" = 100'  
SEPTEMBER 14, 2016  
KGA# 4708

**DISCLAIMER AND LIMITED WARRANTY**  
THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON SUBDIVISION ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED, ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGNATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN.

GENERAL NOTE:

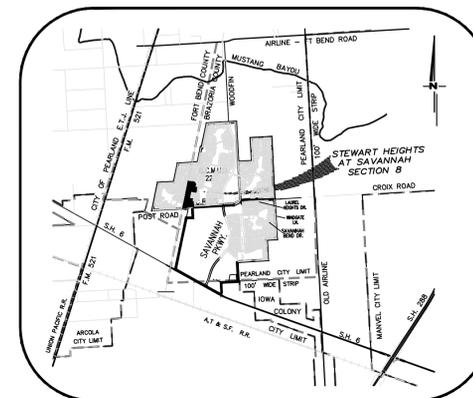
- 1.) THERE ARE 11 STREETLIGHTS ON THIS PLAT.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C00204H WITH THE EFFECTIVE DATE OF JUNE 05, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 3.) BENCHMARK: CITY OF PEARLAND C.P. 10  
BRASS CAP SET FLUSH IN CONCRETE STAMPED  
THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHWEST LINES OF HIGHWAY 288 APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHWEST HIGHWAY 288 AND APPROXIMATELY 195 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B. ELEVATION: 59.29 (NGVD 29).
- 4.) T.B.M. "LJA-1":  
BOX OUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 58. ELEVATION: 65.88 (NGVD 29, 1978 ADJUSTMENT)
- 5.) T.B.M. "LJA-C3":  
5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED  
(AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)  
  
NOTE: TO CONVERT T.B.M.'S (NGVD 29, 1978 ADJUSTMENT) TO THE CITY OF (NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET  
  
NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROGRAM, CSI 192-02-038, DATED OCTOBER 5, 1998. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TxDOT CONTROL POINT #102 AS SHOWN IN TxDOT FIELD BOOK No. 240, PAGE 16, FOR PROJECT No. CSI 192-02-038. CONTROL POINT #102 IS SHOWN IN SAID FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 3135180.5764, Y = 620799.6878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.  
  
NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- 6.) THIS SUBDIVISION IS CONSISTANT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
- 7.) THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 22, AT THE TIME OF PLATTING.
- 8.) LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SAID PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
- 9.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AKSHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
- 10.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- 11.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 12.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
- 13.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 14.) 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 PAYMENT, 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.
- 15.) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY G.F. NO.130936164, EFFECTIVE DATE AUGUST 15, 2013
- 16.) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 17.) ALL STREETS WILL BE CONSTRUCTED WITH CURBS ON BOTH SIDES OF THE STREETS
- 18.) AN EIGHT (8) FOOT SIDEWALK IS REQUIRED ALONG ONE SIDE OF SAVANNAH PARKWAY AND FOUR (4) FOOT SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS WITHIN THIS PLAT.
- 19.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITH 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.
- 20.) THERE ARE NO PIPELINES WITHIN THIS PLAT.
- 21.) ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES FOR DEVELOPMENT AND CONSTRUCTION PURPOSES ONLY.

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	50'	6,964	1	65'	8,300	1	65'	8,437
2	50'	6,880	2	50'	6,500	2	54'	6,848
3	50'	6,249	3	50'	6,500	3	54'	6,861
4	50'	6,249	4	50'	6,500	4	54'	6,710
5	50'	6,249	5	50'	6,500	5	54'	6,551
6	50'	6,249	6	50'	6,500	6	54'	6,480
7	50'	6,358	7	50'	6,500	7	54'	6,480
8	51'	7,952	8	50'	7,404	8	64'	7,535
9	51'	12,969	9	51'	14,048	9	54'	6,480
10	51'	10,321	10	51'	10,808	10	52'	6,240
11	50'	6,432	11	50'	6,452	11	52'	6,240
12	50'	6,500	12	50'	6,936	12	52'	6,240
13	50'	6,500	13	55'	7,133	13	52'	6,240
14	50'	6,500	14	56'	9,386	14	52'	6,240
15	50'	6,500	15	56'	9,661	15	52'	6,240
16	50'	6,500	16	56'	11,013	16	52'	6,240
17	50'	6,500	17	56'	12,786	17	55'	6,596
18	50'	6,500	18	56'	7,522	18	60'	7,059
19	50'	6,500	19	50'	6,538	19	50'	6,000
20	50'	6,500	20	60'	7,491	20	50'	6,000
21	65'	8,266	21	61'	7,710	21	50'	6,000
			22	51'	6,386	22	50'	6,000
			23	51'	6,180	23	64'	7,009
			24	52'	6,222			
			25	54'	6,550			
			26	54'	6,867			
			27	54'	6,871			
			28	61'	7,635			

LINE DATA

LINE	DISTANCE	BEARING
L1	299'	S 86°59'37" W
L2	212'	S 68°23'56" W
L3	214'	S 87°03'25" W
L4	1818'	N 11°41'51" E
L5	176'	S 78°18'09" E
L6	134'	S 86°36'10" E
L7	49'	S 76°29'38" E
L8	47'	S 62°39'46" E
L9	47'	S 46°50'55" E
L10	47'	N 31°02'03" W
L11	47'	S 16°13'11" E
L12	47'	S 01°49'43" W
L13	156'	S 13°48'25" W
L14	120'	N 77°13'06" W
L15	50'	S 04°47'11" W
L16	59'	N 88°06'21" W
L17	98'	N 83°43'31" W
L18	147'	N 77°30'49" W
L19	52'	S 78°18'09" E
L20	473'	S 11°41'51" W
L21	140'	N 78°18'09" W
L22	48'	N 81°02'37" W
L23	170'	S 02°21'54" W
L24	24'	S 12°07'03" E
L25	38'	S 03°03'50" E
L26	33'	N 03°00'23" W



Vicinity Map  
SCALE= 1"=5000'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	970'	94'	47'	N 09°59'27" E	94'
C2	25'	38'	24'	S 50°59'35" W	35'
C3	25'	39'	24'	S 42°49'18" E	35'
C4	970'	98'	49'	S 01°27'57" E	98'
C5	345'	36'	18'	S 89°23'53" W	36'
C6	25'	36'	22'	N 52°50'35" W	33'
C7	1170'	185'	93'	S 07°35'26" E	185'
C8	25'	39'	25'	S 41°56'10" W	35'

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS  
AT SAVANNAH**

**SECTION EIGHT**

**BEING ±19.2 ACRES OF LAND  
CONTAINING 72 LOTS (50' X 120' TYP.) AND  
TWO RESERVES (3.88 AC.) IN THREE BLOCKS.**

OUT OF THE  
**A.C.H.&B. SURVEY, A-403 &  
A.B. LANGERMANN SURVEY, A-625**  
BRAZORIA COUNTY, TEXAS

**SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.**  
BILL EHLER (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

**OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP**  
MR. BRIAN GIBSON (281) 874-8568  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

**PLANNER:**



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS

SCALE: 1" = 100'  
SEPTEMBER 14, 2016  
KGA# 4708

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 erected in a drainage easement or fee strips.
- 3) Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- 4) Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- 5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- 6) Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- 7) No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- 8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

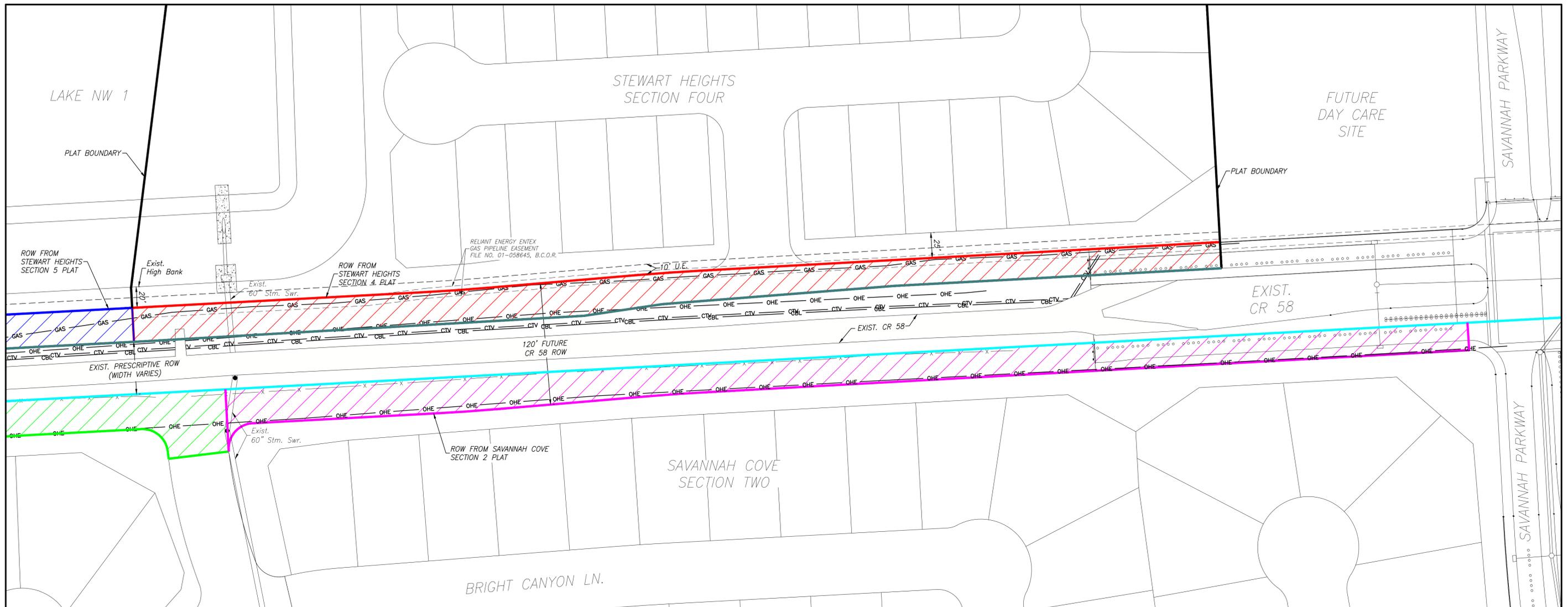
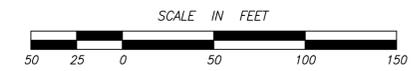
Approved by Brazoria Drainage District No. 4

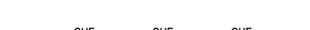
District Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
District Engineer \_\_\_\_\_ Date \_\_\_\_\_

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown above. The above signatures do not constitute authorization for any construction.

**PRELIMINARY - NOT FOR RECORDING**

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF FINAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



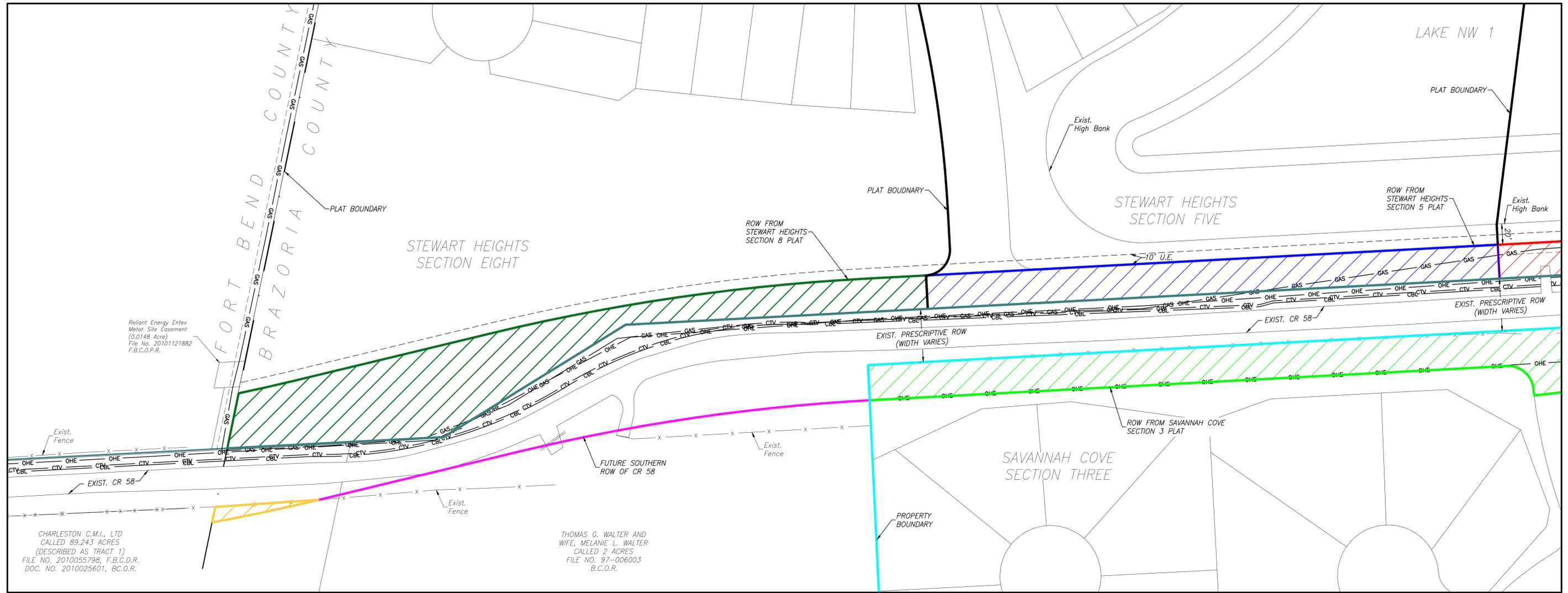
	DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT		DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT		BCMUD 21 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTIONS 5 PLATS		TO BE DEDICATED WITH SEPARATE INSTRUMENT		BCMUD 22 DISTRICT BOUNDARY
	DEDICATED ROW WITH SAVANNAH COVE SECTION 8 PLAT				
	EXIST. ICTX FIBER OPTIC CABLE		GAS		EXIST. CENTERPOINT 6' GAS LINE
	EXIST. COMCAST CABLE		OHE		EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE



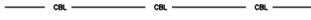
VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 1 OF 2

Date: 14 Sep 2016 3:15pm User: Name - pmadd  
 Path: I:\Projects\1507\ACAD\Exhibits\C1599\_ROW\_Exhibit\_030816.dwg



	DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT		DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT		BCMUD 21 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTION 5 PLATS		TO BE DEDICATED WITH SEPARATE INSTRUMENT		BCMUD 22 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTION 8 PLAT		ROW TO BE ACQUIRED AND DEDICATED BY OTHERS		

	EXIST. ICTX FIBER OPTIC CABLE		EXIST. CENTERPOINT 6' GAS LINE
	EXIST. COMCAST CABLE		EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE



VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 2 OF 2

Date/Time : Wed, 14 Sep 2016 - 3:15pm User Name : pmudd Path Name : I:\Projects\0398\1507\ACAD\Exhibits\CR58\_ROW\_Exhibit\_030816.dwg

# **J. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 11**

A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Heights at Section 11, creating 50 single family lots, and 4 reserves on ± 18.7 acres of land located about ¼ of a mile north of County Road and about ¼ of a mile west of Savannah Parkway described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 7, 2016

Re: A request of Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Heights at Section 11, creating 50 single family lots, and 4 reserves on  $\pm$  18.7 acres of land located about  $\frac{1}{4}$  of a mile north of County Road and about  $\frac{1}{4}$  of a mile west of Savannah Parkway described to wit:

Legal Description: being  $\pm$  18.7 acres of land containing 50 lots and 4 reserves in three blocks out of the A.C.H. & B. Survey, A-403 7 A.B. Landermann Survey, A-625 Brazoria County, Texas.

General Location: about  $\frac{1}{4}$  of a mile north of County Road and about  $\frac{1}{4}$  of a mile west of Savannah Parkway

## **SUMMARY**

On behalf of Savannah Development, Ltd., owner, Jennifer Curtis, of BGE / Kerry R. Gilbert & Associates has submitted a request for approval of the Preliminary Plat of Stewart Heights at Savannah Section 11, creating 50 single family lots, 48 townhome lots and 4 reserves on  $\pm$  18.7 acres of land located about  $\frac{1}{4}$  of a mile north of County Road and about  $\frac{1}{4}$  of a mile west of Savannah Parkway. The proposed lots will be 55 feet wide and 125 feet deep and would approximate the requirements of an R-3 Single Family lot located in city limits.

## **SITE COMMENTS**

The majority of the lots will front on the future right of way of Birchwood Bluff Lane which will serve as a collector street between Stewart Height of Savannah Lakes Section 5 on the south and future Savannah Lakes properties to the north.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Stewart Heights Section 11 with the following conditions:

1. CR 58, that provides access to Section 5 that is adjacent to this section, needs to be constructed prior to any final plats being approved.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Undeveloped
South	ETJ	Developing Single Family
East	ETJ	Developing Single Family
West	ETJ	Undeveloped

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction. The property in question is covered by the Savannah Lakes Development Agreement.

**SAVANNAH DEVELOPMENT AGREEMENT**

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The proposed lots are generally 55 feet wide and 125 feet deep.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, the property in question is covered by the Savannah Lakes Development Agreement.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

Birchwood Bluff Lane which will serve as a collector street with 60 feet of right of way.

**UTILITIES AND INFRASTRUCTURE**

This Plat is located wholly within the Municipal Utility District No. 22.

**DRAINAGE**

A Drainage Plan has been approved by the Engineering Department.

### **PARKS, OPEN SPACE, AND TREES**

Park Fees are not required within the Savannah Lakes Development.

### **IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

This plat would serve to fill in the Savannah Development with single family housing.

### **ADDITONAL COMMENTS**

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

### **SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Stewart Heights at Savannah Section 11
- Right of Way Dedication Exhibit



## Aerial Map

### Preliminary Plat Stewart Heights at Savannah Section 11

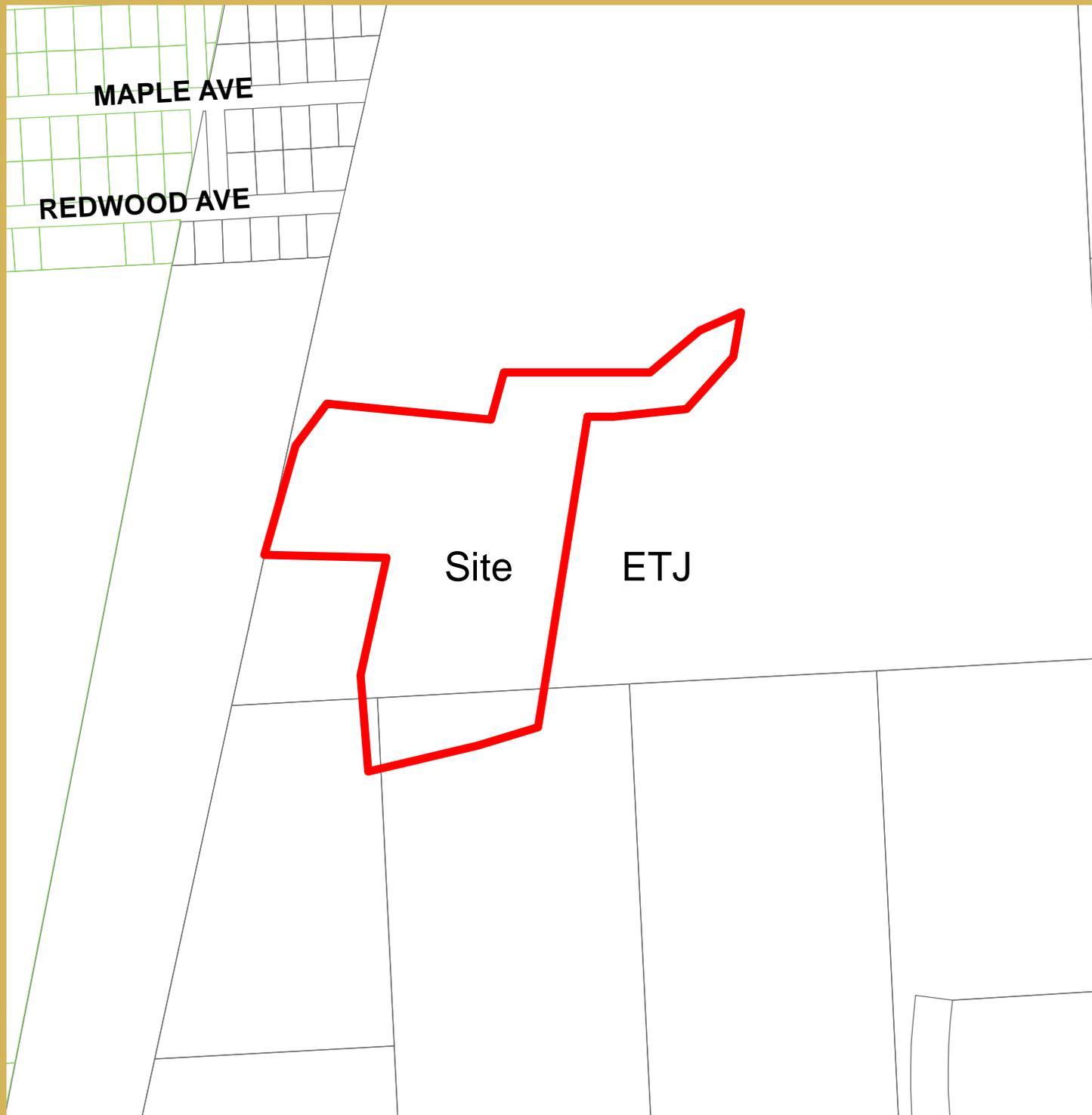


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Stewart Heights at Savannah Section 11



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 = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Plan 2015

### Preliminary Plat Stewart Heights at Savannah Section 11

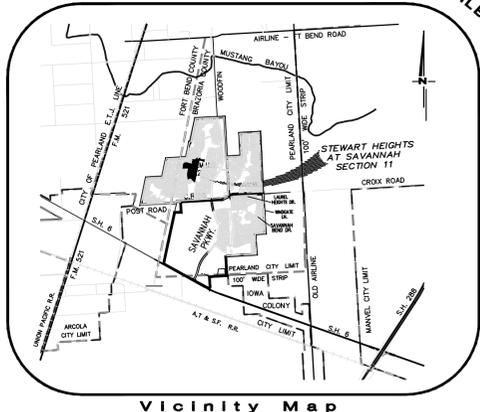


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1 inch = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





(Future Development)  
Savannah Development, LTD  
Residue of Called 299.509 Ac.  
(Described as Tract 3)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.

Ridgewood Estates  
Vol. 11, Pg. 47, Brazoria County Plat Records  
Slides 72A, 72B 73A & 73B, F.B.C.P.R.

(Future Development)  
Savannah Development, LTD  
Residue of Called 299.509 Ac.  
(Described as Tract 3)  
File No. 2000080225, F.B.C.O.P.R.  
File No. 00-037203, B.C.O.R.



# A PRELIMINARY PLAT OF STEWART HEIGHTS AT SAVANNAH SECTION ELEVEN

BEING ±18.7 ACRES OF LAND  
CONTAINING 50 LOTS (65' X 125' TYP.) AND  
FOUR RESERVES (6.31 AC.) IN THREE BLOCKS.

OUT OF THE  
A.C.H.&B. SURVEY, A-403 &  
A.B. LANGERMANN SURVEY, A-625  
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.  
BILL EHLER (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
MR. BRIAN GIBSON (281) 874-8558  
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LAKE/ DETENTION	5.99	260,917
B	LANDSCAPE/ OPEN SPACE	0.09	3,980
C	LANDSCAPE/ OPEN SPACE	0.09	4,057
D	LANDSCAPE/ OPEN SPACE	0.14	6,139

- LEGEND
- "C.L.R." INDICATES CENTERLINE RADIUS.
  - "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "S.W. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
  - "D.E." INDICATES DRAINAGE EASEMENT.
  - "S" INDICATES STREET LIGHT LOCATION.
  - "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 CLERK FILE.
  - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
  - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
  - "O" INDICATES DRAINAGE OUTFALL.

**PRELIMINARY - NOT FOR RECORDING**

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE INFORMATION AND GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTE:

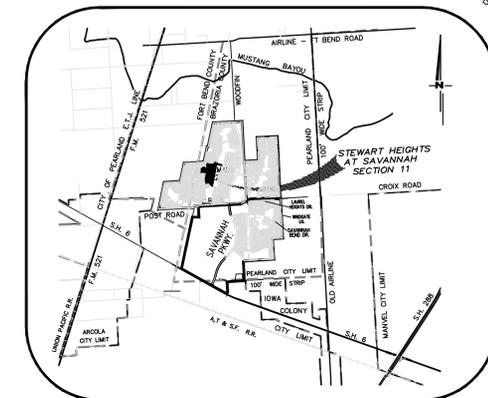
- 1.) THERE ARE 11 STREETLIGHTS ON THIS PLAT.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C00204H, WITH THE EFFECTIVE DATE OF JUNE 05, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 3.) BENCHMARK: CITY OF PEARLAND C.P. 10  
BRASS CAP SET FLUSH IN CONCRETE STAMPED  
THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHWEST LINES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHWEST HIGHWAY 288 AND APPROXIMATELY 195 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B. ELEVATION: 59.29 (NGVD 29).
- 4.) T.B.M. "LJA-1":  
BOX OUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 58. ELEVATION: 65.88 (NGVD 29, 1978 ADJUSTMENT)
- 5.) T.B.M. "LJA-C3":  
5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED  
(AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)  
  
NOTE: TO CONVERT T.B.M.'S (NGVD 29, 1978 ADJUSTMENT) TO THE CITY OF (NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET  
  
NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT, STATE ROAD 403R, CSJ 192-02-03R, DATED OCTOBER 5, 1998. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TxDOT CONTROL POINT "102" AS SHOWN IN TxDOT FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSJ 192-02-03R. CONTROL POINT "107" IS SHOWN IN SAID FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 3135180.5764, Y = 620799.6878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.  
  
NOTE: ALL SCARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- 6.) THIS SUBDIVISION IS CONSISTANT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
- 7.) THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
- 8.) LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SAID PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
- 9.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AKASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
- 10.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- 11.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 12.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
- 13.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 14.) 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 PAYMENT, 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.
- 15.) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY G.F. NO.1303936164, EFFECTIVE DATE, AUGUST 15, 2013
- 16.) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 17.) ALL STREETS WILL BE CONSTRUCTED WITH CURBS ON BOTH SIDES OF THE STREETS.
- 18.) AN EIGHT (8) FOOT SIDEWALK IS REQUIRED ALONG ONE SIDE OF SAVANNAH PARKWAY AND FOUR (4) FOOT SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS WITHIN THIS PLAT.
- 19.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITH 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.
- 20.) THERE ARE NO PIPELINES WITHIN THIS PLAT.
- 21.) ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES FOR DEVELOPMENT AND CONSTRUCTION PURPOSES ONLY.

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT S.L.	SQ. FT.	LOT	LOT WIDTH AT S.L.	SQ. FT.	LOT	LOT WIDTH AT S.L.	SQ. FT.
1	58'	8,078	1	59'	7,553	1	55'	7,291
2	55'	7,680	2	70'	8,409	2	55'	7,293
3	55'	7,554	3	81'	9,327	3	55'	7,293
4	55'	7,481	4	81'	9,327	4	55'	7,299
5	55'	7,403	5	95'	10,802	5	55'	7,299
6	55'	7,673				6	55'	7,312
7	55'	7,441				7	55'	7,275
8	55'	7,066				8	55'	7,150
9	55'	7,214				9	55'	7,150
10	55'	7,382				10	59'	7,434
11	67'	9,649				11	61'	7,584
12	78'	9,254				12	61'	7,585
13	58'	7,262				13	61'	7,582
14	58'	7,424				14	61'	7,582
15	58'	7,701				15	65'	7,831
16	58'	7,937				16	65'	7,854
17	55'	7,175				17	78'	9,287
18	57'	13,300						
19	56'	13,752						
20	56'	10,049						
21	56'	9,895						
22	55'	7,660						
23	55'	7,390						
24	55'	7,210						
25	55'	7,075						
26	55'	7,035						
27	55'	7,136						
28	69'	8,754						

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	S 67°45'58" W
L2	135'	S 71°46'02" W
L3	5'	N 87°03'29" W
L4	84'	N 12°04'31" W
L5	100'	N 09°16'36" W
L6	180'	N 01°41'16" W
L7	228'	N 13°36'24" E
L8	114'	N 05°40'07" E
L9	73'	N 83°47'36" W
L10	208'	N 86°48'58" W
L11	66'	N 86°59'31" W
L12	161'	N 02°32'04" E
L13	49'	S 12°00'34" W
L14	47'	S 22°31'46" W
L15	47'	N 37°05'23" E
L16	47'	N 63°09'00" E
L17	47'	N 68°27'37" E
L18	47'	N 83°46'16" E
L19	48'	S 80°51'34" E
L20	71'	S 72°09'38" E
L21	118'	S 77°09'06" E
L22	67'	S 76°11'29" E
L23	123'	S 77°49'22" E
L24	50'	N 08°07'54" E
L25	130'	N 07°32'30" E
L26	109'	N 85°13'01" W
L27	101'	S 70°06'20" W
L28	60'	N 44°07'20" E
L29	130'	S 65°31'08" E
L30	50'	N 73°33'19" W
L31	33'	S 87°15'12" E
L32	60'	S 02°44'48" W
L33	33'	N 87°15'12" W
L34	1426'	S 11°43'00" W
L35	20'	N 28°13'27" E



Vicinity Map  
SCALE= 1"=500'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	495'	342'	178'	N 42°00'18" W	335'
C2	1470'	103'	51'	S 10°18'16" W	103'
C3	25'	39'	25'	N 36°47'06" W	36'
C4	1775'	18'	9'	S 82°09'48" E	18'
C5	310'	86'	43'	S 26°36'26" W	86'
C6	25'	37'	23'	S 24°18'08" E	34'
C7	670'	237'	120'	N 77°07'20" W	236'
C8	730'	266'	134'	N 76°51'34" W	263'
C9	25'	28'	16'	N 81°32'31" E	26'

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS  
AT SAVANNAH**  
SECTION ELEVEN

BEING ±18.7 ACRES OF LAND  
CONTAINING 60 LOTS (55' X 125' TYP.) AND  
FOUR RESERVES (6.31 AC.) IN THREE BLOCKS.

OUT OF THE  
A.C.H.&B. SURVEY, A-403 &  
A.B. LANGERMANN SURVEY, A-625  
BRAZORIA COUNTY, TEXAS

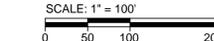
SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.  
BILL EHLER (713) 953-6200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
MR. BRIAN GIBSON (281) 874-8568  
560 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS



**PRELIMINARY - NOT FOR RECORDING**

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 erected in a drainage easement or fee strips.
- 3) Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- 4) Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- 5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- 6) Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- 7) No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- 8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

Approved by Brazoria Drainage District No. 4

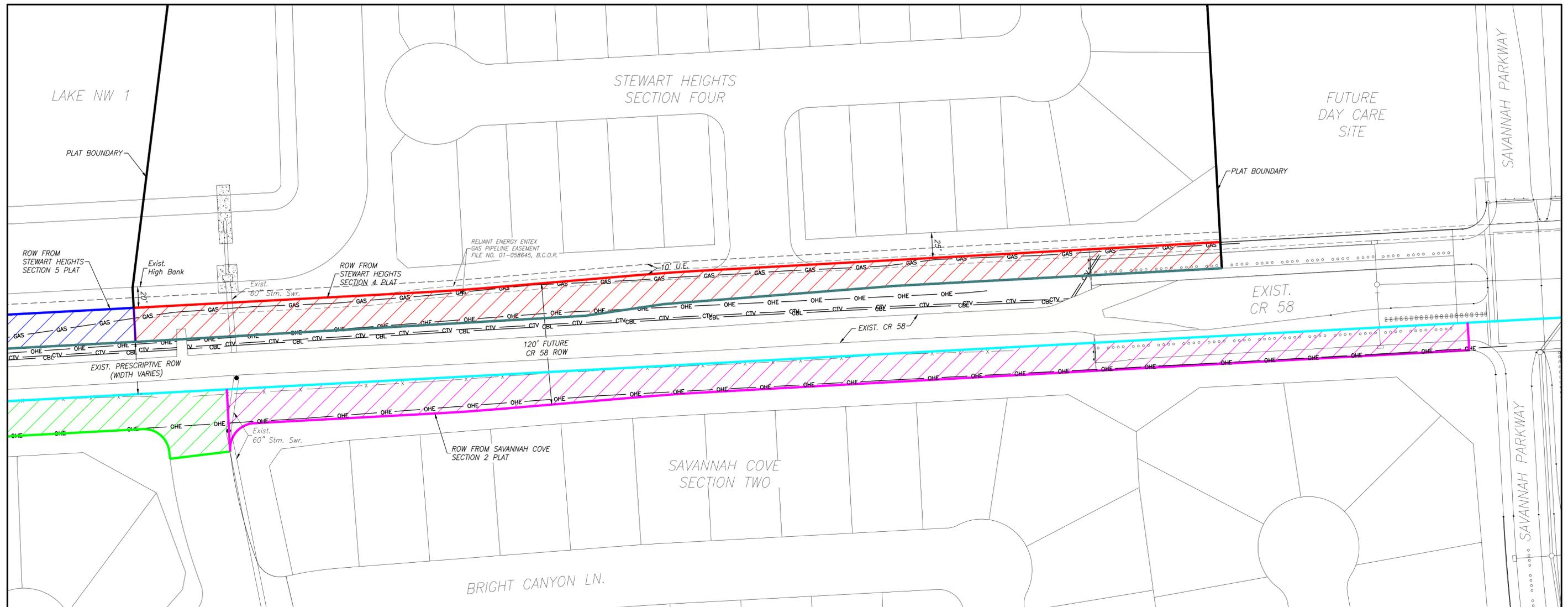
District Superintendent \_\_\_\_\_ Date \_\_\_\_\_

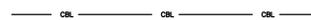
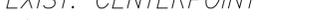
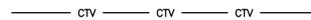
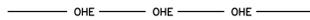
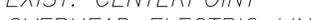
District Engineer \_\_\_\_\_ Date \_\_\_\_\_

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown above. The above signatures do not constitute authorization for any construction.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF FINAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



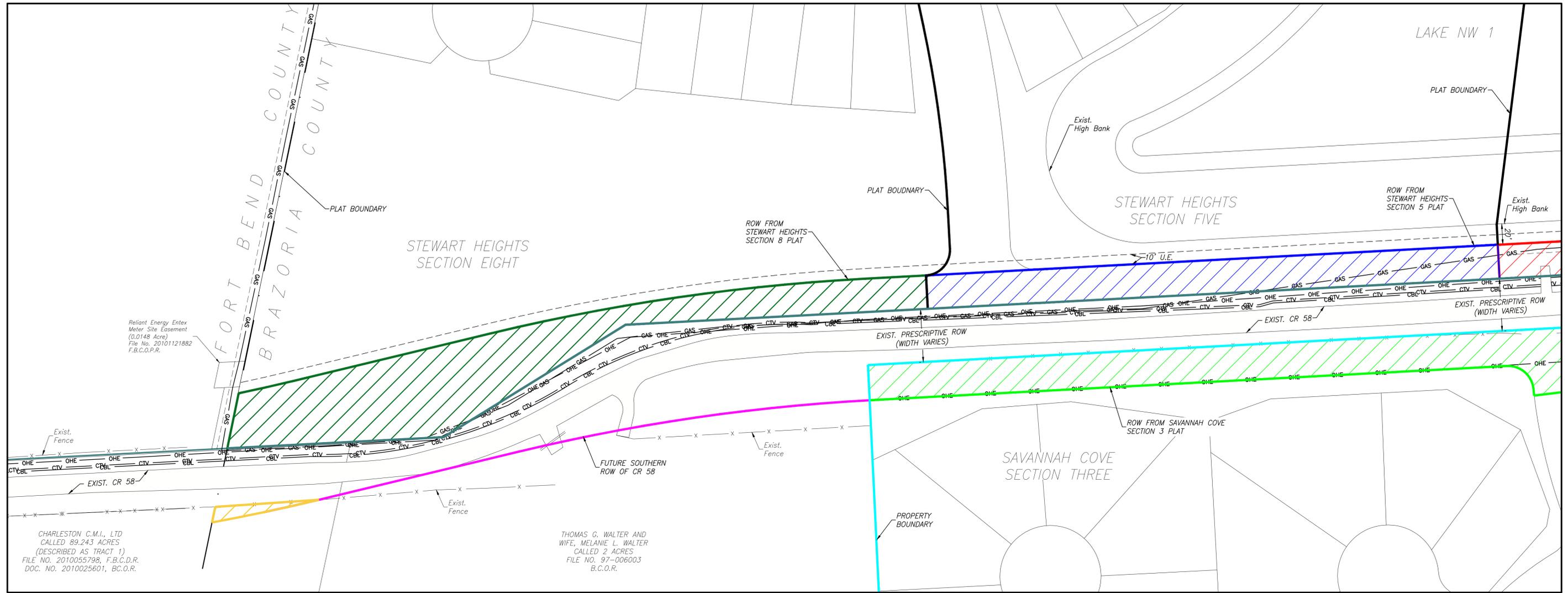
	DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT		DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT		BCMUD 21 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTIONS 5 PLATS		TO BE DEDICATED WITH SEPARATE INSTRUMENT		BCMUD 22 DISTRICT BOUNDARY
	DEDICATED ROW WITH SAVANNAH COVE SECTION 8 PLAT				
	EXIST. ICTX FIBER OPTIC CABLE		GAS		EXIST. CENTERPOINT 6' GAS LINE
	EXIST. COMCAST CABLE		OHE		EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE



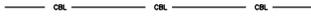
VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 1 OF 2

Date: 14 Sep 2016 3:15pm User: Name - pmadd Path: I:\Projects\1507\ACAD\Exhibits\C1599\_ROW\_Exhibit\_030816.dwg



- |   |  |   |   |   |                            |
|---|--|---|---|---|----------------------------|
|  | DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT  |  | DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT |  | BCMUD 21 DISTRICT BOUNDARY |
|  | DEDICATED ROW WITH STEWART HEIGHTS SECTION 5 PLATS |  | TO BE DEDICATED WITH SEPARATE INSTRUMENT        |  | BCMUD 22 DISTRICT BOUNDARY |
|  | DEDICATED ROW WITH STEWART HEIGHTS SECTION 8 PLAT  |  | ROW TO BE ACQUIRED AND DEDICATED BY OTHERS      |   |                            |

- |   |                               |  |   |
|---|-------------------------------|--|---|
|  | EXIST. ICTX FIBER OPTIC CABLE |  | EXIST. CENTERPOINT 6' GAS LINE            |
|  | EXIST. COMCAST CABLE          |  | EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE |



VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 2 OF 2

Date: 14 Sep 2016 3:15pm User: Name - pmadd Path: I:\Projects\1507\ACAD\Exhibits\C1599\_ROW\_Exhibit\_030816.dwg

# **K. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF STEWART HEIGHTS SECTION 13**

A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 13 creating 60 single family lots, and 5 reserves on  $\pm$  37.3 acres of land located about a 1/3 mile West of Savannah Parkway and about a 1/3 mile north of County Road 58, described to wit:



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: September 19, 2016

Re: A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, the applicant; on behalf of Savannah Development, Ltd., owner; for approval of the Preliminary Plat of Stewart Heights at Savannah Section 13 creating 60 single family lots, and 5 reserves on  $\pm$  37.3 acres of land located about a 1/3 mile West of Savannah Parkway and about a 1/3 mile north of County Road 58, described to wit:

Legal Description: being  $\pm$  37.3 acres of land containing 60 lots and 5 reserves in three blocks out of the A.C.H.&B. Survey, A-403 & J.S. Talmage Survey, A-566 Brazoria County, Texas.

General Location: about a 1/2 mile West of Savannah Parkway and about a 1/2 mile north of County Road 58.

## **SUMMARY**

On behalf of Savannah Development, LTD., owner, Jennifer Curtis, of BGE/Kerry Gilbert and Associates, has submitted a request for approval of the Preliminary Plat of Stewart Heights at Savannah Section 13, creating 60 single family lots and 5 reserves on  $\pm$  37.3 acres of land located about a 1/3 mile West of Savannah Parkway and about a 1/3 mile north of County Road 58. The lots are designed to be 55 feet wide and 125 feet deep and will approximate the dimensions of R-3 Single Family lots but will have 5 feet less street frontage.

## **SITE COMMENTS**

Restricted Reserve "D" will provide land for a lake / detention area on the east half of the plat. Ridgewood Estates will border the plat on the west. Open Space Reserve will accommodate an inactive drill site.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Stewart Heights Section 13 with the following conditions:

1. CR 58, that provides access to Section 5 and Section 11 that are adjacent to this section, needs to be constructed prior to any final plats being approved.

**SURROUNDING ZONING AND LAND USES**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Undeveloped
South	ETJ	Developing Single Family
East	ETJ	Developing Single Family
West	ETJ	Single Family Development

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

The Unified Development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra Territorial Jurisdiction. The property in question is covered by the Savannah Lakes Development Agreement.

**SAVANNAH DEVELOPMENT AGREEMENT**

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The proposed lots are generally 55 feet wide and 125 feet deep.

**FUTURE LAND USE PLAN 2015**

The subject property is shown as Low Density Residential. However, the property in question is covered by the Savannah Lakes Development Agreement.

**CONFORMANCE WITH THE THOROUGHFARE PLAN**

The proposed streets within the plat will be local streets with 50 feet of right of way.

**UTILITIES AND INFRASTRUCTURE**

This Plat is located wholly within the Municipal Utility District No. 22.

**DRAINAGE**

A Drainage Plan has been approved by the Engineering Department.

### **PARKS, OPEN SPACE, AND TREES**

Park Fees are not required within the Savannah Lakes Development.

### **IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

This plat will fill in an area between the developing housing in the Lakes of Savannah Development to the east and the existing housing in Ridgewood Estates to the west. There will not be a direct link created between Savannah Lakes and Ridgewood Estates by this plat.

### **ADDITIONAL COMMENTS**

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

### **SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Stewart Heights at Savannah Section 13
- Right of Way Dedication Exhibit



## Aerial Map

### Preliminary Plat Stewart Heights at Savannah Section 13

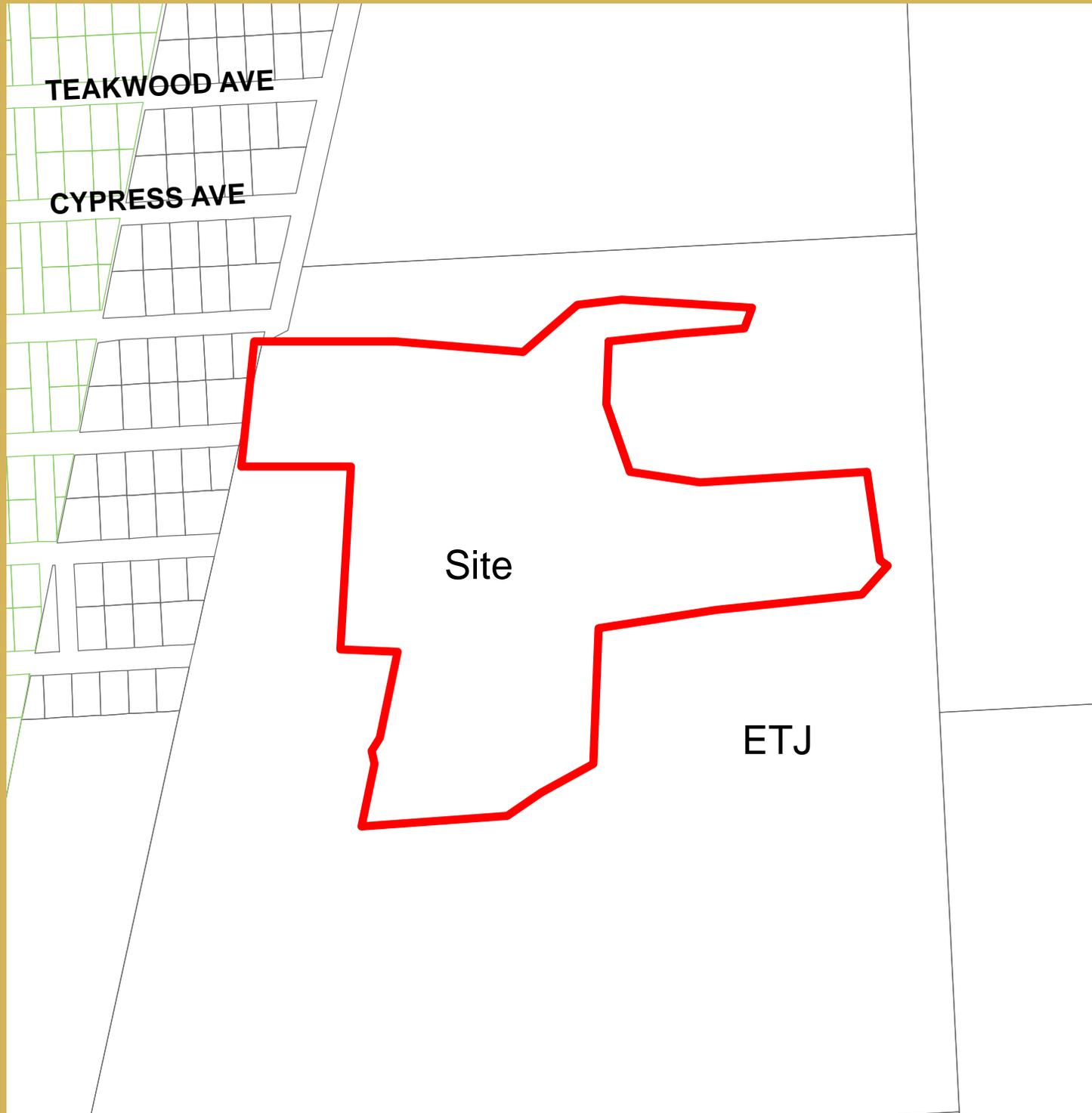


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Stewart Heights at Savannah Section 13

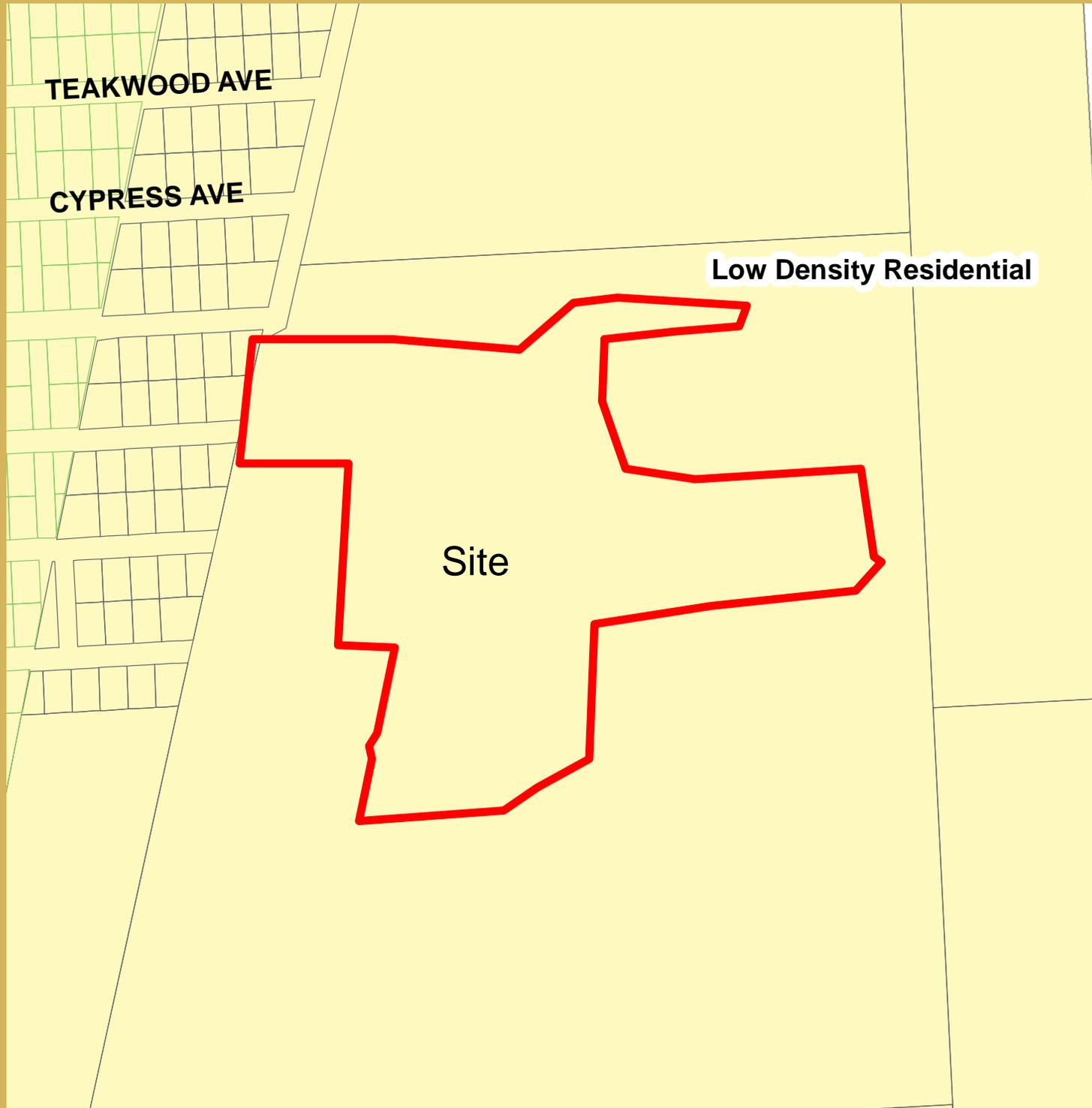


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Plan 2015

### Preliminary Plat Stewart Heights at Savannah Section 13

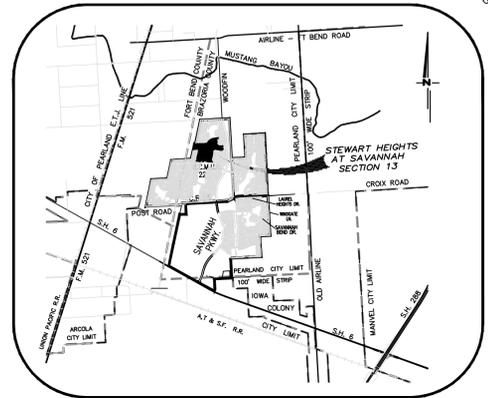


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1 inch = 384 feet

OCTOBER 2014  
PLANNING DEPARTMENT





Vicinity Map  
SCALE= 1"=5000'

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/ OPEN SPACE	0.26	11,128
B	LANDSCAPE/ OPEN SPACE	3.08	134,117
C	LANDSCAPE/ OPEN SPACE	0.28	12,380
D	LAKE/ DETENTION	16.95	738,316
E	LANDSCAPE/ OPEN SPACE	0.54	23,589

- LEGEND**
- "C.L.R." INDICATES CENTERLINE RADIUS.
  - "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "S.W.R. ESM.T." INDICATES STORM SEWER EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
  - "D.E." INDICATES DRAINAGE EASEMENT.
  - "S.L." INDICATES STREET LIGHT LOCATION.
  - "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 CLERK FILE.
  - "B.C.B.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
  - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
  - "←" INDICATES DRAINAGE OUTFALL.

A PRELIMINARY PLAT OF  
**STEWART HEIGHTS AT SAVANNAH**  
**SECTION THIRTEEN**

BEING ±37.3 ACRES OF LAND CONTAINING 60 LOTS (55' X 125' TYP.) AND FIVE RESERVES (21.11 AC.) IN THREE BLOCKS. OUT OF THE A.C.H.&B. SURVEY, A-403 & J.S. TALMAGE SURVEY, A-566 BRAZORIA COUNTY, TEXAS

**SURVEYOR / CONSULTING ENGINEER:**  
**LJA ENGINEERING & SURVEYING, INC.**  
 BILL EHLER (713) 953-5200  
 2929 BRIARPARK DRIVE, SUITE 600  
 HOUSTON, TEXAS 77042

**OWNER:**  
**SAVANNAH DEVELOPMENT, LTD.,**  
**A TEXAS LIMITED PARTNERSHIP**  
 MR. BRIAN GIBSON (281) 874-8558  
 560 GREENS PARKWAY, SUITE 100  
 HOUSTON, TEXAS 77067

**PLANNER:**



- Land Planning Consultants -  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340  
 CONTACT: JENNIFER CURTIS

**PRELIMINARY - NOT FOR RECORDING**

**DISCLAIMER AND LIMITED WARRANTY**  
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE APPLICABLE ORDINANCE, WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL, THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES, IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



GENERAL NOTE:

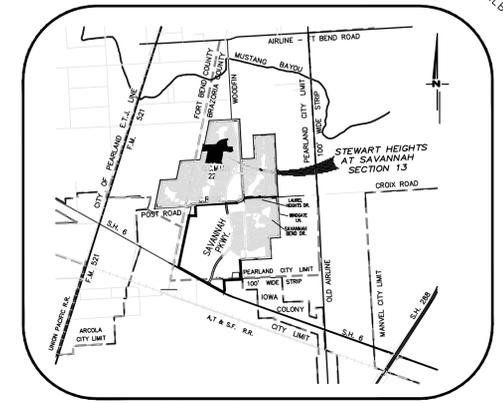
- THERE ARE 16 STREETLIGHTS ON THIS PLAT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C00204, WITH THE EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHWIND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHWIND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 8. ELEVATION: 59.29 (NGVD 29).
- T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 58. ELEVATION: 65.88 (NGVD 29, 1978 ADJUSTMENT)
- T.B.M. "LJA-C3": 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED (AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)  
NOTE: TO CONVERT T.B.M.'S (NGVD 29, 1978 ADJUSTMENT) TO THE CITY OF (NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET  
NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT, "STIP0004030M", CSJ 192-02-039, DATED OCTOBER 5, 1989. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TxDOT CONTROL POINT #102 AS SHOWN IN TxDOT FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSI 192-02-039. CONTROL POINT #102 IS SHOWN IN SAO FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 3135180.5764, Y = 620799.8878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.  
NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- THIS SUBDIVISION IS CONSISTANT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
- THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
- LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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 UNITED DEVELOPMENT CODE.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 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 PAYMENT, 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.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY (S.F. NO.130338164, EFFECTIVE DATE AUGUST 15, 2013)
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL STREET WILL BE CONSTRUCTED WITH CURBS ON BOTH SIDES OF THE STREETS.
- AN EIGHT (8) FOOT SIDEWALK IS REQUIRED ALONG ONE SIDE OF SAVANNAH PARKWAY AND FOUR (4) FOOT SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS WITHIN THIS PLAT.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITH 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.
- THERE ARE NO PIPELINES WITHIN THIS PLAT.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES FOR DEVELOPMENT AND CONSTRUCTION PURPOSES ONLY.

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	83'	9,592	1	55'	9,080	1	78'	9,845
2	57'	7,944	2	55'	9,008	2	67'	8,426
3	57'	8,442	3	58'	9,497	3	67'	8,384
4	57'	8,517	4	65'	11,312	4	62'	8,057
5	57'	8,415	5	56'	9,129	5	55'	7,425
6	57'	8,314	6	56'	10,743	6	55'	7,592
7	85'	9,962	7	56'	8,502	7	55'	8,423
8	76'	9,066	8	67'	11,587	8	55'	8,339
9	65'	9,065	9	71'	9,699	9	55'	8,587
10	55'	7,654	10	62'	7,803	10	55'	8,441
11	55'	7,840	11	67'	8,152	11	55'	8,492
12	58'	8,174	12	57'	7,693			
13	58'	8,205	13	56'	9,083			
14	55'	8,189	14	58'	9,915			
15	57'	8,439	15	67'	10,088			
16	56'	10,732	16	69'	9,807			
17	56'	10,182	17	55'	7,486			
18	56'	16,074	18	55'	7,476			
19	56'	10,326	19	55'	7,104			
20	55'	7,214	20	55'	7,396			
21	55'	7,148	21	55'	7,700			
22	55'	7,081	22	55'	8,140			
23	55'	7,039	23	65'	10,931			
24	55'	6,892						
25	55'	6,875						
26	66'	8,101						

LINE DATA

LINE	DISTANCE	BEARING
L1	100'	N 87°16'12" W
L2	50'	N 73°33'19" W
L3	130'	N 56°31'08" W
L4	60'	S 44°07'20" W
L5	101'	S 70°06'20" W
L6	109'	N 86°13'01" W
L7	111'	N 80°09'21" W
L8	4'	N 76°33'31" W
L9	182'	N 11°54'29" E
L10	116'	N 13°20'38" E
L11	104'	N 10°19'56" E
L12	188'	N 11°54'29" E
L13	50'	N 08°25'51" E
L14	149'	N 08°46'16" E
L15	365'	S 87°00'53" W
L16	375'	S 11°54'29" W
L17	62'	N 87°01'46" E
L18	41'	N 87°48'35" E
L19	248'	N 86°51'17" E
L20	76'	N 89°53'00" E
L21	65'	S 88°17'45" E
L22	117'	N 87°37'44" E
L23	165'	N 84°43'10" E
L24	46'	N 67°43'24" W
L25	100'	S 85°20'58" W
L26	22'	S 76°04'16" W
L27	50'	N 13°55'44" W
L28	22'	S 76°04'16" W
L29	17'	N 08°00'43" W
L30	36'	S 09°51'25" E
L31	132'	S 04°07'58" E
L32	150'	S 00°15'01" W
L33	138'	S 49°53'58" E
L34	250'	N 84°56'05" W
L35	33'	S 87°15'25" W
L36	142'	S 00°23'16" E
L37	50'	N 24°12'19" W
L38	65'	S 34°05'56" W
L39	55'	S 56°45'33" W
L40	55'	S 77°48'03" W
L41	59'	N 82°28'40" W
L42	135'	N 78°53'11" W
L43	217'	N 81°54'58" W
L44	141'	S 82°21'41" W
L45	227'	N 04°55'30" E
L46	128'	S 10°25'28" W
L47	130'	S 13°02'21" W
L48	135'	S 16°50'43" W
L49	160'	S 22°58'50" E
L50	22'	N 11°02'10" E



Vicinity Map  
SCALE= 1"=5000'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	980'	142'	71'	N 83°06'31" W	142'
C2	670'	237'	120'	N 77°07'20" W	236'
C3	25'	37'	23'	S 24°18'08" E	34'
C4	310'	85'	43'	S 26°35'26" W	85'
C5	825'	5'	2'	S 81°24'35" E	5'
C6	575'	633'	353'	S 53°48'46" W	601'
C7	725'	117'	59'	S 80°42'36" W	117'
C8	775'	80'	40'	S 79°01'46" W	80'

A PRELIMINARY PLAT OF

# STEWART HEIGHTS AT SAVANNAH SECTION THIRTEEN

BEING ±37.3 ACRES OF LAND CONTAINING 60 LOTS (55' X 125' TYP.) AND FIVE RESERVES (21.11 AC.) IN THREE BLOCKS.

OUT OF THE A.C.H.&B. SURVEY, A-403 & J.S. TALMAGE SURVEY, A-566 BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:  
LJA ENGINEERING & SURVEYING, INC.  
BILL EHLE (713) 953-5200  
2929 BRIARPARK DRIVE, SUITE 600  
HOUSTON, TEXAS 77042

OWNER:  
SAVANNAH DEVELOPMENT, LTD.,  
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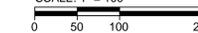
MR. BRIAN GIBSON (281) 874-8558  
560 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

PLANNER:



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
CONTACT: JENNIFER CURTIS

SCALE: 1"=100'



SEPTEMBER 14, 2016

KG# 4708

PAGE 2 OF 2

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

Approved by Brazoria Drainage District No. 4

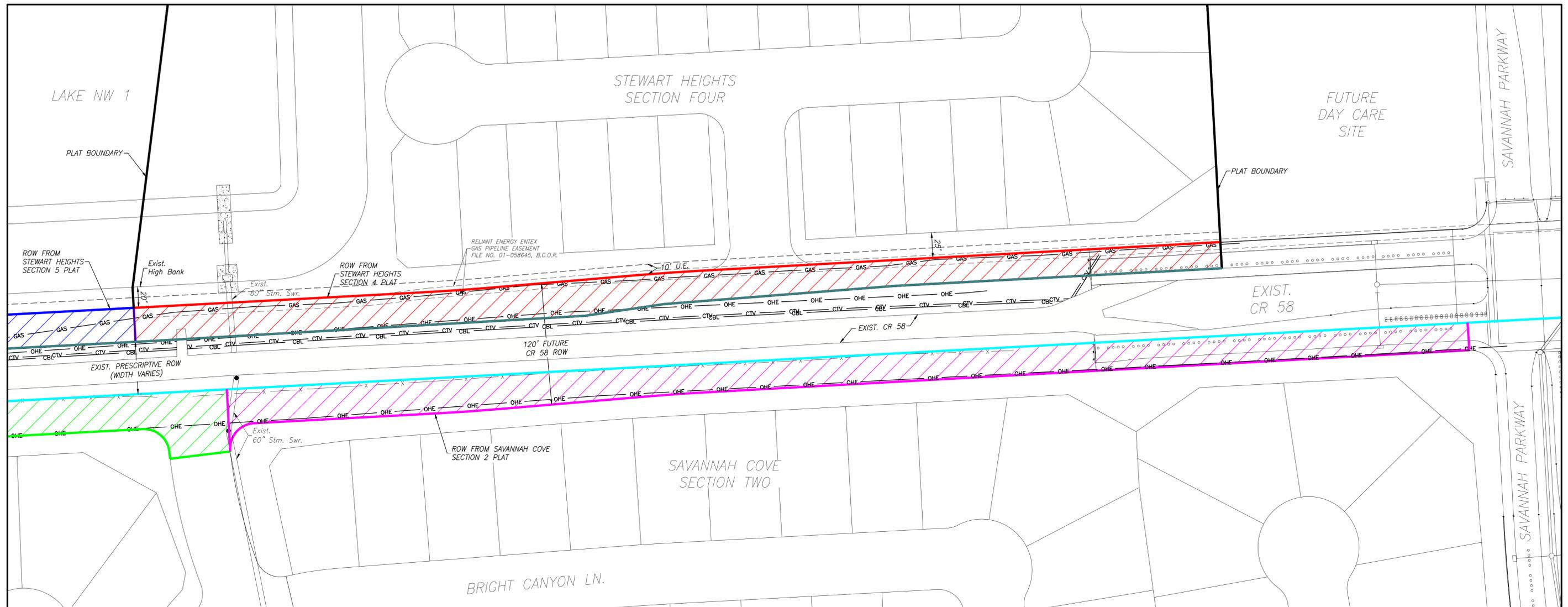
District Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
District Engineer \_\_\_\_\_ Date \_\_\_\_\_

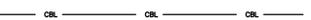
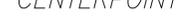
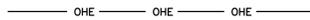
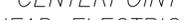
The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown above. The above signatures do not constitute authorization for any construction.

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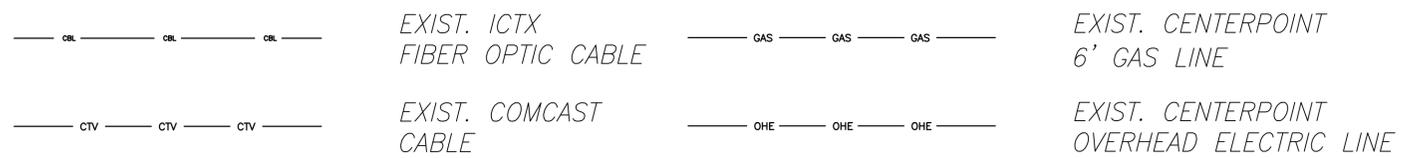
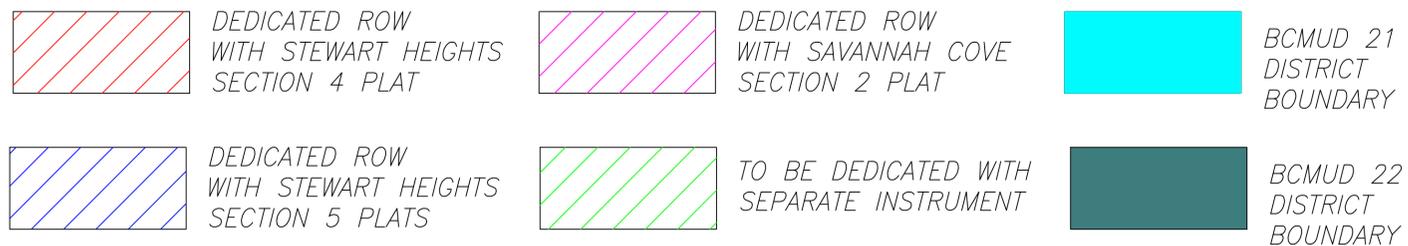
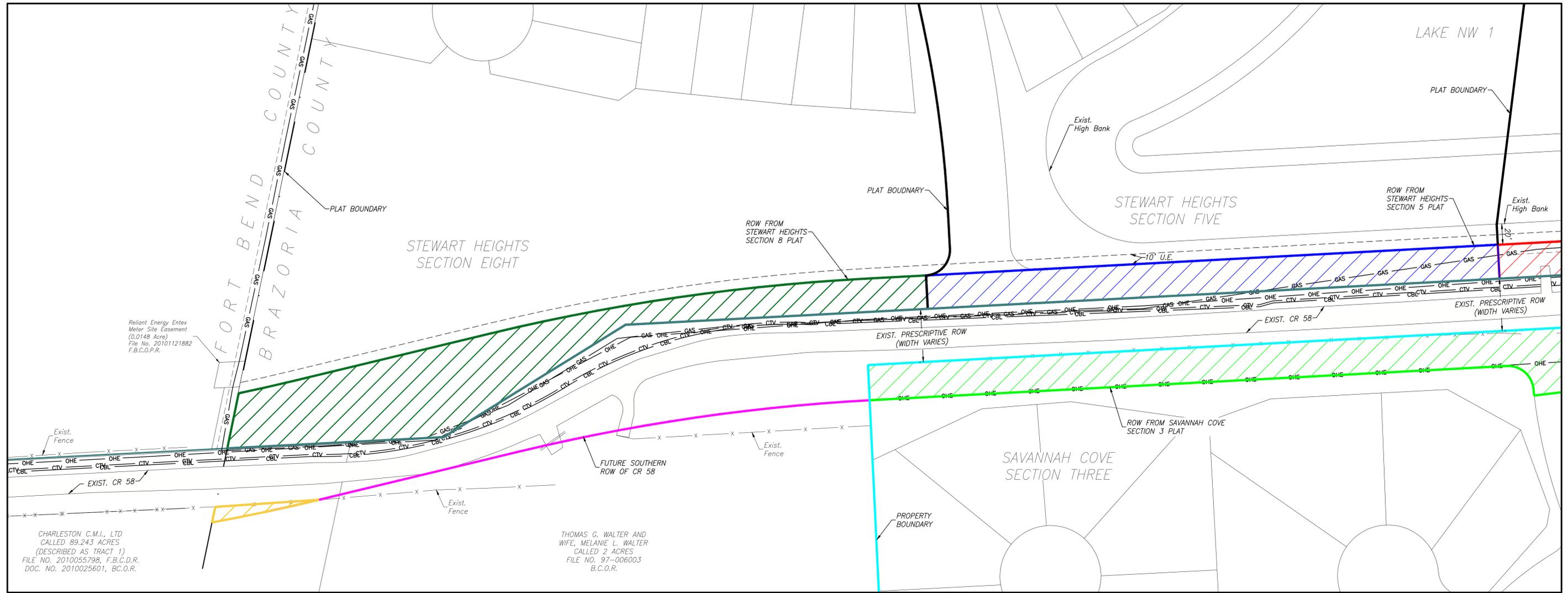
	DEDICATED ROW WITH STEWART HEIGHTS SECTION 4 PLAT		DEDICATED ROW WITH SAVANNAH COVE SECTION 2 PLAT		BCMUD 21 DISTRICT BOUNDARY
	DEDICATED ROW WITH STEWART HEIGHTS SECTIONS 5 PLATS		TO BE DEDICATED WITH SEPARATE INSTRUMENT		BCMUD 22 DISTRICT BOUNDARY
	DEDICATED ROW WITH SAVANNAH COVE SECTION 8 PLAT				
	EXIST. ICTX FIBER OPTIC CABLE		GAS		EXIST. CENTERPOINT 6' GAS LINE
	EXIST. COMCAST CABLE		OHE		EXIST. CENTERPOINT OVERHEAD ELECTRIC LINE



VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 1 OF 2

Date: 14 Sep 2016 3:15pm User: Name - pmadd  
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VICINITY MAP  
SCALE 1"=300'

**ROW & OWNERSHIP EXHIBIT**  
SHEET 2 OF 2

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### **III. MATTERS REMOVED FROM CONSENT AGENDA**

# **IV. NEW BUSINESS**

## **A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16- 00004**

A request by Shelah Taylor of ST Shadow Creek LLC, applicant and agent for owner; for approval of a Variance Permitted in Section 2.4.4.5 (c) (1) (a) (b) and (c), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 150 feet to 137.76 feet for proposed Tract 1 and to reduce the minimum lot width from 150 feet to 111.37 feet for proposed Tract 2 to allow the platting of a property in the Shadow Creek Ranch P.U.D. Commercial zoning district on approximately 1.4012 acres of land, to wit:

## **B. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update: (SINCE THE 15<sup>TH</sup> OF AUGUST)  
2<sup>st</sup> Reading 08-22-16      **APPROVED**  
ZONE 2016-00009: Bakfish Brewery  
PD amendment (Food trucks)
3. Next P&Z Meeting, – September 26,  
2016 – JPH and Regular P&Z meeting
4. Final count for attendance of Texas  
Chapter Conference of American  
Planning Association – Registration  
date October 15<sup>th</sup>, 2016. Notify staff by  
October 3<sup>rd</sup>.

# **V. ADJOURNMENT**