

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

November 07, 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, NOVEMBER 7, 2016, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

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

A. CONSIDERATION & POSSIBLE ACTION – EXCUSED ABSENCE

1. Excuse the absence of P&Z Commissioner Troy Pradia from the October 17, 2016 P&Z Regular Meeting.

B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF AFTON LAKE

November 11, 2016
A request of Donna Eckels, PRO-SURV, the applicant; on behalf of Chad Thumann, Afton Lake, LLC, owner; for approval of the Final Plat of Afton Lake creating 30 single family lots and 5 reserves on 16.5513 acres of land at 6909 Broadway Street, described to wit:

Legal Description: part of Section 15, H.T. & B.R.R, Co. Survey, Abstract #241, Brazoria County, Texas, Vol.-441, Pg-265 D.R.B.C.

General Location: 6906 Broadway Street

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 4

November 11, 2016
A request of Jason Price, LJA Engineering the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Four, creating 52 single family lots and 1 reserve on 12.846 acres of land located at the end of Bailey Springs Lane west of Windward Bay Drive, described to wit:

Legal Description: a subdivision of 12.846 acres of land situated in the A.B. Langerman Survey, Abstract 555, Fort Bend County, Texas

General Location: the end of Bailey Springs Lane west of Windward Bay Drive.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW



GROVE SECTION 5

A request of Jason Price, LJA Engineering, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Five, creating 18 single family lots, on 4.356 acres of land located at the end of Vintage View Lane west of Shadow Oaks Lane, described to wit:

Legal Description: a subdivision of 4.356 acres of land situated in the A.B. Langerman Survey, Abstract 555, Fort Bend County, Texas

General Location: the end of Vintage View Lane west of Shadow Oaks Lane.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00006

A request by Jody Herrera, applicant for approval of a Variance Permitted in Section 2.2.5.2 (a) (4), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 70 feet to 50 feet for Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates, to reduce the minimum lot area from 7,000 square feet to 5,250 square feet for Lot 17 and to reduce the minimum lot area from 7,000 square feet to 5,500 square feet for Lot 18A located on .121 acres of land north and west of the Glenda Street and Knapp Road intersection described, to wit:

Legal Description: Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates.

General Location: northwest quadrant of Glenda Street and Knapp Road.

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Meeting, – November 21, 2016 – JPH and Regular P&Z meeting

IV. 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 4th day of November 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of November ____, 2016.

II. Consent Agenda Items

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

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

A. CONSIDERATION & POSSIBLE ACTION – EXCUSED ABSENCE

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B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF AFTON LAKE

A request of Donna Eckels, PRO-SURV, the applicant; on behalf of Chad Thumann, Afton Lake, LLC, owner; for approval of the Final Plat of Afton Lake creating 30 single family lots and 5 reserves on 16.5513 acres of land at 6909 Broadway Street, described to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH

Meeting Date: November 7, 2016

Re: A request of Donna Eckels, PRO-SURV, the applicant; on behalf of Chad Thumann, Afton Lake, LLC, owner; for approval of the Final Plat of Afton Lake creating 30 single family lots and 5 reserves on 16.5513 acres of land at 6909 Broadway Street, described to wit:

Legal Description: part of Section 15, H.T. & B.R.R, Co. Survey, Abstract #241, Brazoria County, Texas, Vol.-441, Pg-265 D.R.B.C.

Location: 6906 Broadway Street

SUMMARY

On behalf of Chad Thumann of Afton Lake LLC., owner, Donna Eckels, of PRO-SURV, has submitted a request for approval of the Final Plat of Afton Lake, creating 30 single family lots and 5 reserves on 16.5513 acres of land located at 6906 Broadway Street. The R-1 Single Family zoned lots are generally 80-foot lot width and a depth of at least 130 feet. Reserve A is a 1.765 acre tract of land zoned General Business (GB) commercial reserve with 260 feet of frontage along Broadway and 379.35 feet of depth. Reserve B is .342 acres in size zoned GB. However, Reserve B is limited in its ability to develop due to a 14 foot utility easement and the required 25 building setback line and a further 25 foot side yard setback between development on GB zoned properties and residentially zoned properties. Reserve C is 2.52 acres of land set aside for drainage and detention. Both reserves D and E are .003 acres each to provide space for neighborhood signage.

SITE HISTORY

The Preliminary Plat of Afton Lake was approved at the March 15, 2016 Planning and Zoning Commission meeting. The property is not part of a planned development and did not require a Master Plat.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Afton Lake for the following reason.

1. The parkland fee dedication has been satisfied per the 2001 parkland dedication agreement with the city.
2. City Engineering has issued a Subdivision Acceptance Letter for the subdivision.

Agreements and Documents

Needed item	Completion Status
Development Agreement	N/A
Deed of Trust Agreement (For onsite public improvements)	N/A
Escrow Agreement (For onsite public improvements)	N/A
Parkland Dedication	Not required as per parkland dedication agreement
Regional Detention Agreement	N/A - on site approved
Payment for Regional Detention	N/A - on site approved
Creek / Ditch Encroachment Easement for improvements (walks, amenities, etc.)	N/A
Drainage easement along the creek or DD4 channels	N/A
Drainage easement through lots	N/A
Utility Improvements Escrow	N/A
Traffic Impact Analysis	Copy dated Submitted dated July 29, 2015

SIA Status

Subdivision Acceptance Letter issued.

Application Item	Status
SIA Application	N/A
Cost Breakdown	N/A
Application Fee	N/A
SIA Agreement	N/A
Bond	N/A

Permitting Status

Item	Status
Master Plat	N/A
Preliminary Plat	Approved
Final Plat	Under review
Permits	Under review

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Use</u>
North	GC – General Commercial	Strip Commercial
South	R-1 Single Family	Large lot single family development
East	GC – General Commercial / R-1 Single Family	Undeveloped and large lot single family

West	GC – General Commercial / R-1 Single Family	Strip commercial along Broadway and single family houses to the west
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CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

The property at the entrance along Broadway is zoned GB while the rest of the acreage is zoned R-1 Single Family. All of the lots shown conform to the appropriate zoning district standards:

Reserve Table			
Reserve	Square Feet	Acreage	Use
A	76,884.70	1.765	Commercial
B	14,915.56	0.342	Open Space
C	114,127.20	2.62	Drainage and Detention
D	150.00	0.003	Signage
E	150.00	0.003	Signage

FUTURE LAND USE PLAN – 2015 COMPREHENSIVE PLAN

The portion of the applicant's property along Broadway Street and all of the neighboring properties along Broadway are shown on the Future Land Use Plan (FLUP) as Business Commercial. The residential areas of the plat and most of the surrounding properties are shown as Low Density Residential. The commercial reserve conforms to the Business Commercial on the FLUP. The R-1 single family lots are designed to be at least 80 feet wide and 130 feet deep which is larger than the 80 foot wide and 90 foot deep required of R-1 zoning and in conformance to the FLUP. Section 2.4.2.5 (a) of the Unified Development Code states that the R-1 Single Family zoning district is intended for Low Density Residential development.

CONFORMANCE TO THE THOROUGHFARE PLAN:

Afton Lake will be accessed by Broadway Street which is a Major Thoroughfare- to be widened and requires 120 feet of right-of-way. Ten (10) feet is being dedicated along the commercial reserves to meet this requirement to bring Broadway into conformance with the Thoroughfare Plan.

UTILITES AND INFRASTRUCTURE

The Engineering Department issued a letter of acceptance for the plat dated October 3, 2016 stating that the improvements for the project conformed to the city approved construction plans.

DRAINAGE

A Drainage report has been approved by Engineering.

PARKS, OPEN SPACE, AND TREES

The applicant has parkland credits that apply to this final plat. Per 2001 agreement with the city, a ledger was established of Parkland Dedication Ordinance credits in exchange for 22.6 acres of property. Afton Lakes can be accommodated by these credits and the attached ledger indicates 31 remaining units for R. West Development can be given credit based on the 50:1 ratio in the prevailing UDC document revision at time of platting. With this approval, 31 lots will remain for credit.

R West Development Parkland Dedication Allocation

DATE	ACTION	BENEFICIARY	Parkland Dedication Equivalent Lots			
			Credit	Debit	Balance	
January 9, 2001	22.6 acre dedication	City of Pearland	2260		2260	1 acre for every 100 dwelling unit
January 9, 2001	Reserve for Future City use (5.67 acres)	City of Pearland		567	1693	
March, 2001	Use Allocation	Towne Lake Section 1		118	1575	
September, 2001	Use Allocation	Bellavita Section 2		103	1472	
December, 2001	Use Allocation	Villa Verde Section 2		88	1384	
January 10, 2003	Use Allocation	Villa Verde Section 3		127	1257	
January 21, 2003	Use Allocation	Towne Lake Section 2		101	1156	
September 1, 2002	Use Allocation	Bellavita Section 3		93	1063	
June 1, 2003	Use Allocation	Bellavita Section 4		154	909	
September, 2004	Use Allocation	Bellavita Section 5		142	767	
	2006 UDC Amendment 100:1 -> 50:1 on February 27, 2006				384	
May 1, 2006	Use Allocation	Villa D'Este Section 2		50	334	
June 16, 2006	Use Allocation	Villages of Towne Lake		253	81	
May, 2014	Use Allocation	Covington Estates		20	61	
October 25, 2016	Use Allocation	Afton Lakes		30	31	

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

The commercial reserve will provide platted property for future GB zoned development along the south side of Broadway. The residential lots will not adversely affect the neighboring residentially zoned properties since the only access to the subdivision will be from Broadway.

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 Afton Lake
- Preliminary Plat of Afton Lake
- Subdivision Acceptance Letter



Aerial Map

Final Plat of Afton Lake

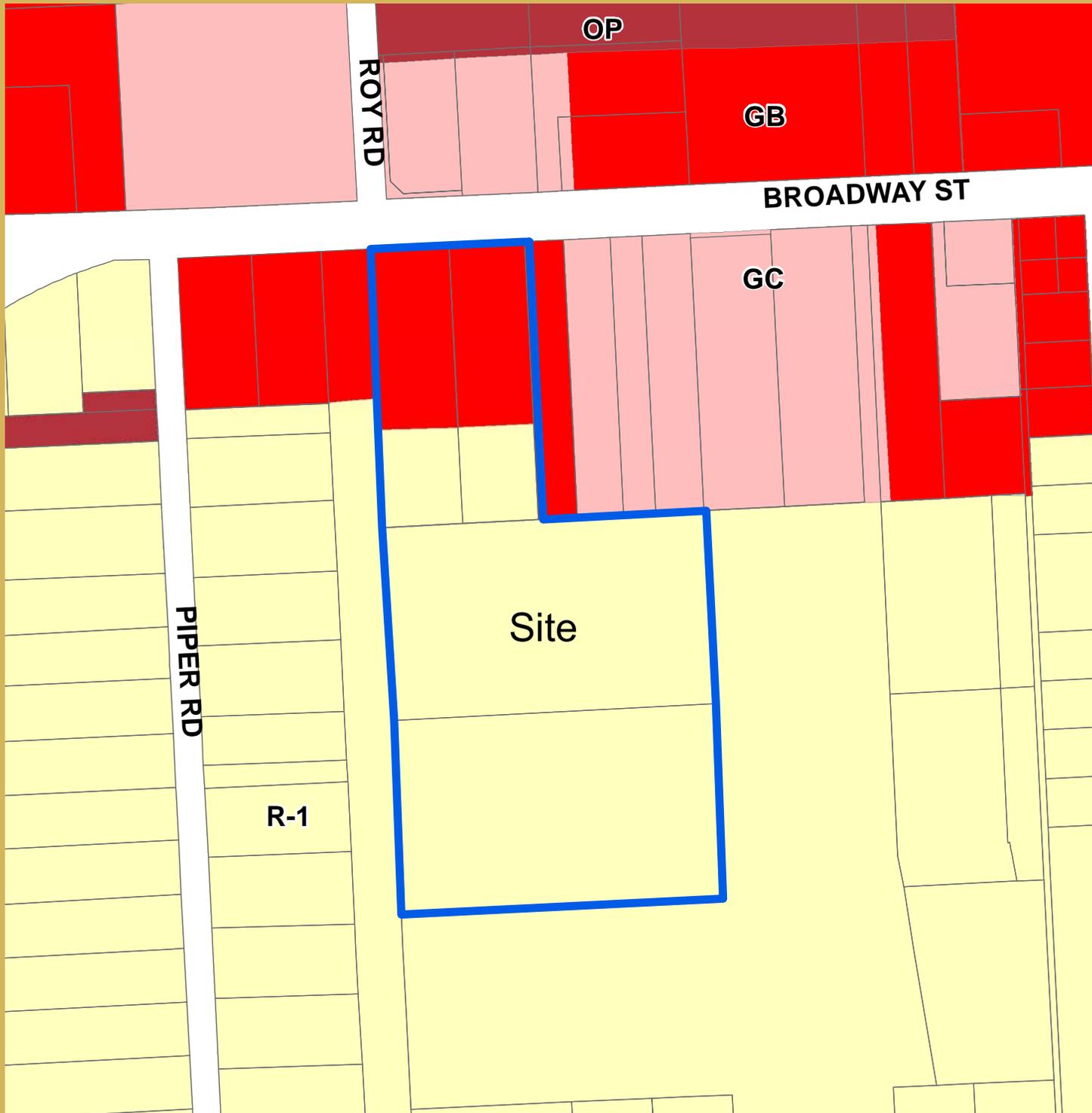


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 296 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat of Afton Lake

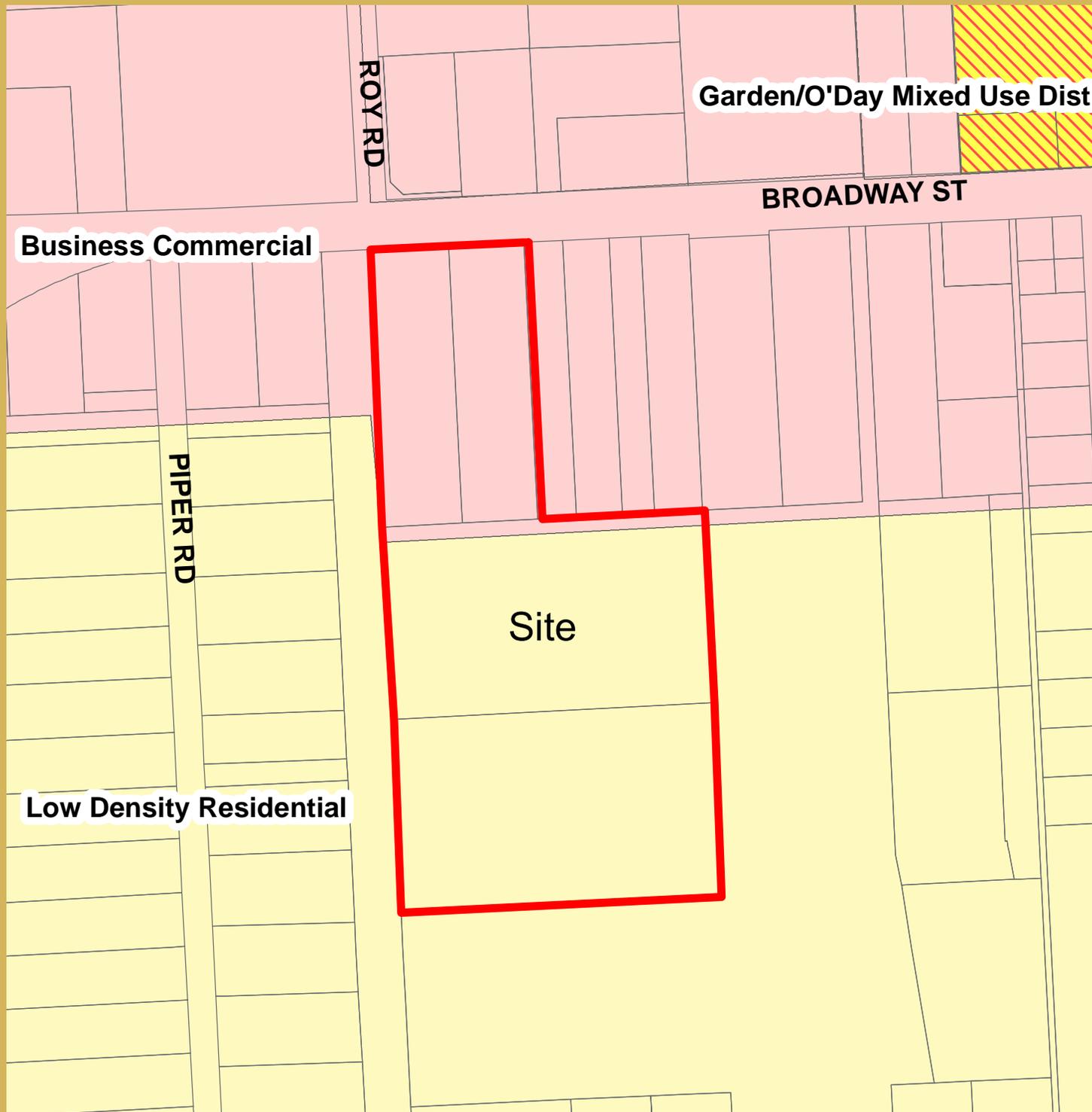


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PLANNING DEPARTMENT





**Future Land Use
Plan 2015**

**Final Plat of Afton
Lake**



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1 inch = 296 feet

OCTOBER 2014
PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF BRAZORIA

We, Afton Lake LLC, acting by and through Chad Thumann, its president, hereinafter called Owners of the property subdivided in this plat of AFTON LAKE, 16.553 acres out of the H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas, do hereby make subdivision of said property for and on behalf of Wayne Thumann, according to the lines, lots, streets, alleys, reserves, parks and easements as shown hereon, and dedicate to the 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 of 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back to back ground easements, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30'0") in width.

Witness my hand in Pearland, Brazoria County, Texas, this ___ day of _____, 2016

CHAD THUMANN

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared CHAD THUMANN, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission expires: _____

CITY OF PEARLAND CITY PLANNERS CERTIFICATION:

This is to certify that the City Planner of the City of Pearland, Texas, has approved this subdivision plat of AFTON LAKE 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.

CITY PLANNER,
City of Pearland, Texas

Approved for the City of Pearland this _____ of _____, 2016.

Darrin Coker
City Attorney

Richard Mancilla, P.E., C.F.M.
Interim City Manager

CERTIFICATE OF SURVEYOR

I, Timothy A. Lesak, am authorized (or registered) under the laws of the state of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

Timothy A. Lesak
Registered Professional Land Surveyor
Texas Registration No. 6052

TRACT ONE:

14.0513 acres of land, being all of lots 9 & 12 and Part of lot 7 of partition of the East 1/2 of the Northwest 1/4 of Section 15, H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas, according to the Plat recorded in Vol. 441, Page 265 of the Deed Records of Brazoria County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe for the Southwest corner of said lot 12 and the Southwest corner of the herein described tract;

THENCE N 02 deg. 45 min. 06 sec. W along the West lines of lot 12 and 9 a distance of 792.42 feet to a point for the Northwest corner of lot 9;

THENCE N 87 deg. 16 min. 16 sec. E along the North line of lot 9 and the South line of lot 8 a distance of 165.19 feet to a point for the Southwest corner of lot 7;

THENCE N 02 deg. 46 min. 16 sec. W along the West line of lot 7 a distance of 572.92 feet to a point for corner in the South R.O.W. line of Broadway (F.M. 518);

THENCE N 87 deg. 12 min. 50 sec. E along the South R.O.W. line of F.M. 518 a distance of 155.00 feet to a set 1/2 inch iron rod for corner;

THENCE S 02 deg. 46 min. 16 sec. E a distance of 573.08 feet to a found 3/8 inch iron rod for the Southeast corner of lot 7 in the North line of lot 9;

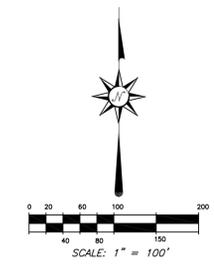
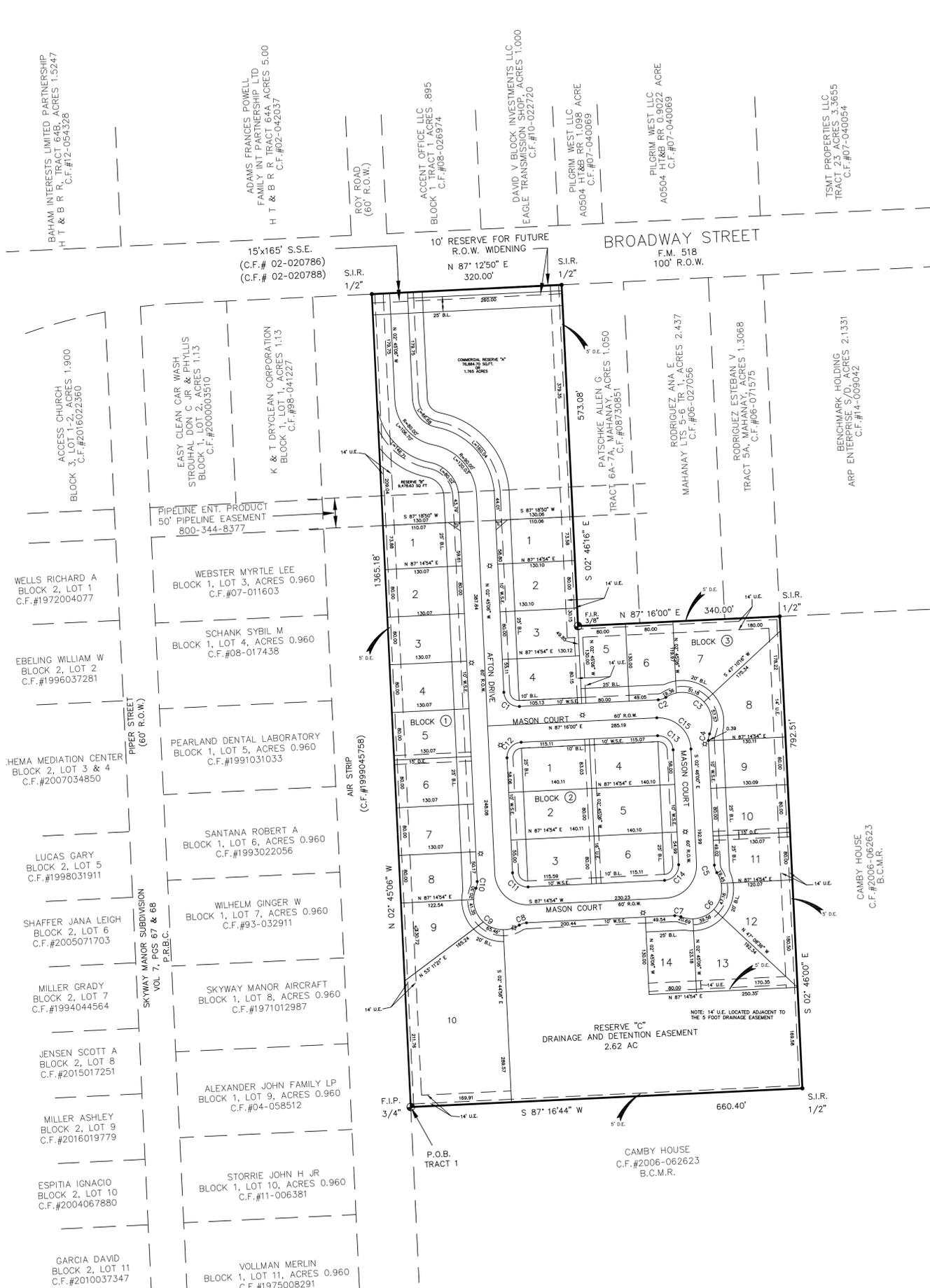
THENCE N 87 deg. 16 min. 00 sec. E along the North line of lot 9 a distance of 340.00 feet to a set 1/2 inch iron rod for the Northeast corner of lot 9;

THENCE S 02 deg. 46 min. 00 sec. E along the East lines of lot 9 and 12 a distance of 792.51 feet to a set 1/2 inch iron rod for the Southeast corner of lot 12;

THENCE S 87 deg. 16 min. 44 sec. W along the South line of lot 12 a distance of 660.40 feet to the PLACE OF BEGINNING and containing 14.0513 acres of land.

TRACT TWO:

Lot 8, containing 2.50 acres, out of the T. P. Mahanay 80 acre tract, being the East 1/2 of the Northwest 1/4 of Section 15, HT & B RR SURVEY, ABSTRACT 241, Brazoria County, Texas, according to the Map recorded in Volume 441, Page 265, Deed Records, Brazoria County, Texas.



CURVE CHART table with columns for Curve No., Stationing, and Curve Data.

RESERVE TABLE and DETAIL LINE CHART tables providing technical specifications for reserves and lines.

LOT COVERAGE TABLE showing area and acreage for each of the 14 lots.

- NOTES: 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS... 2. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES... 3. PROJECT BENCHMARK IS CITY OF PEARLAND BM 7... 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480077 0045 1... 5. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY... 6. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL AND RESIDENTIAL PROPERTIES... 7. 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... 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA COUNTY DRAINAGE DISTRICT #4... 9. THIS PROPERTY IS LOCATED WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 509... 10. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS... 11. 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... 12. THERE ARE NINE (9) PROPOSED STREET LIGHTS IN THIS SUBDIVISION... 13. A SIX FOOT (6') SIDEWALK ALONG BROADWAY STREET (F.M. 518) WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT AT THE EXPENSE OF THE PROPERTY OWNER... 14. A TYPICAL SEVEN FOOT SIX INCH (7'-6") SIDE BUILDING LINE UNLESS REFLECTED OTHERWISE.

CITY OF PEARLAND
6906 BROADWAY STREET (F.M. 518)
AFTON LAKE
FINAL PLAT
30 LOTS, 3 BLOCKS, 5 RESERVES (16.553 ACRES TOTAL)
PART OF SECTION 15, H.T.&B.R.R. CO. SURVEY, ABSTRACT #241,
BRAZORIA COUNTY, TEXAS, VOL-441, PG-265 D.R.B.C.
OCTOBER 2016

SURVEYOR: TIM LESAK, R.P.L.S.
OWNER: AFTON LAKE LLC
ENGINEER: JASON HENRICHS, P.E.
PRO-SURV SURVEYING & MAPPING
PH. 281-996-1113
FRIENDSWOOD, TEXAS 77549
TBPUS FIRM NO: 10119300
PH. 281-914-5202
ORDERS@PROSURV.NET

I, WAYNE THUMANN, owner of the property subdivided in the above and foregoing map of AFTON LAKE, do hereby make subdivision of said property for and on behalf of, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon, and do hereby dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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, 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 ten feet (10'0") perimeter ground easements of five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements of five feet, six inches (5'6") above ground level upward, located adjacent to and adjoining said public utility easements that are aerial easement totals twenty-one feet, six inches (21'6") in width.

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Witness my hand in Pearland, Brazoria County, Texas, this ____ day of _____, 2015

WAYNE THUMANN
STATE OF TEXAS
COUNTY OF BRAZORIA
 BEFORE ME, the undersigned authority on this day personally appeared WAYNE THUMANN, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission expires: _____

CERTIFICATE OF SURVEYOR
 I, Timothy A. Lesak, am authorized (or registered) under the laws of the state of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

Timothy A. Lesak
 Registered Professional Land Surveyor
 Texas Registration No. 6052

CITY OF PEARLAND CITY PLANNERS CERTIFICATION:
 This is to certify that the City Planner of the City of Pearland, Texas, has approved this subdivision plat of AFTON LAKE 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.

JOHNNA MATTHEWS, CITY PLANNER,
 City of Pearland, Texas

Approved for the City of Pearland this ____ of _____, 2015,

RICHARD MANCILLA, P.E. City Engineer
 DARRIN COKER City Attorney

TRACT ONE:
 14.0513 acres of land, being all of lots 9 & 12 and Part of lot 7 of partition of the East 1/2 of the Northwest 1/4 of Section 15, 117&B RR Co. Survey, A-241, Brazoria County, Texas, according to the Plat recorded in Vol. 441, Page 265 of the Deed Records of Brazoria County, Texas, and being more particularly described as follows:
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 THENCE N 02 deg. 46 min. 16 sec. W along the West line of lot 7 a distance of 572.92 feet to a point for corner in the South R.O.W. line of Broadway (F.M. 518);
 THENCE N 87 deg. 12 min. 50 sec. E along the South F.L.O.W. line of F.M. 518 a distance of 155.00 feet to a set 1/2 inch iron rod for corner;
 THENCE S 02 deg. 46 min. 16 sec. E a distance of 573.06 feet to a found 3/8 inch iron rod for the Southeast corner of lot 7 in the North line of lot 9;
 THENCE N 87 deg. 16 min. 00 sec. E along the North line of lot 9 a distance of 340.00 feet to a set 1/2 inch iron rod for the Northeast corner of lot 9;
 THENCE S 02 deg. 46 min. 00 sec. E along the East lines of lots 9 and 12 a distance of 792.51 feet to a set 1/2 inch iron rod for the Southeast corner of lot 12;
 THENCE S 87 deg. 16 min. 44 sec. W along the South line of Lot 12 a distance of 660.40 feet to the PLACE OF BEGINNING and containing 14.0513 acres of land.

TRACT TWO:
 Lot 8, containing 2.50 acres, out of the T. P. Mahaney 80 acre tract, being the East 1/2 of the Northwest 1/4th of Section 15, 117 & B RR SURVEY, ABSTRACT 241, Brazoria County, Texas, according to the Map recorded in Volume 441, Page 265, Deed Records, Brazoria County, Texas.

BAHAM INTERESTS LIMITED PARTNERSHIP
 C.F.#12-054328

ADAMS FRANCES POWELL
 FAMILY INT PARTNERSHIP LTD
 C.F.#02-042037

ACCENT OFFICE LLC
 C.F.#08-026974

DAVID V BLOCK INVESTMENTS LLC
 C.F.#10-022720

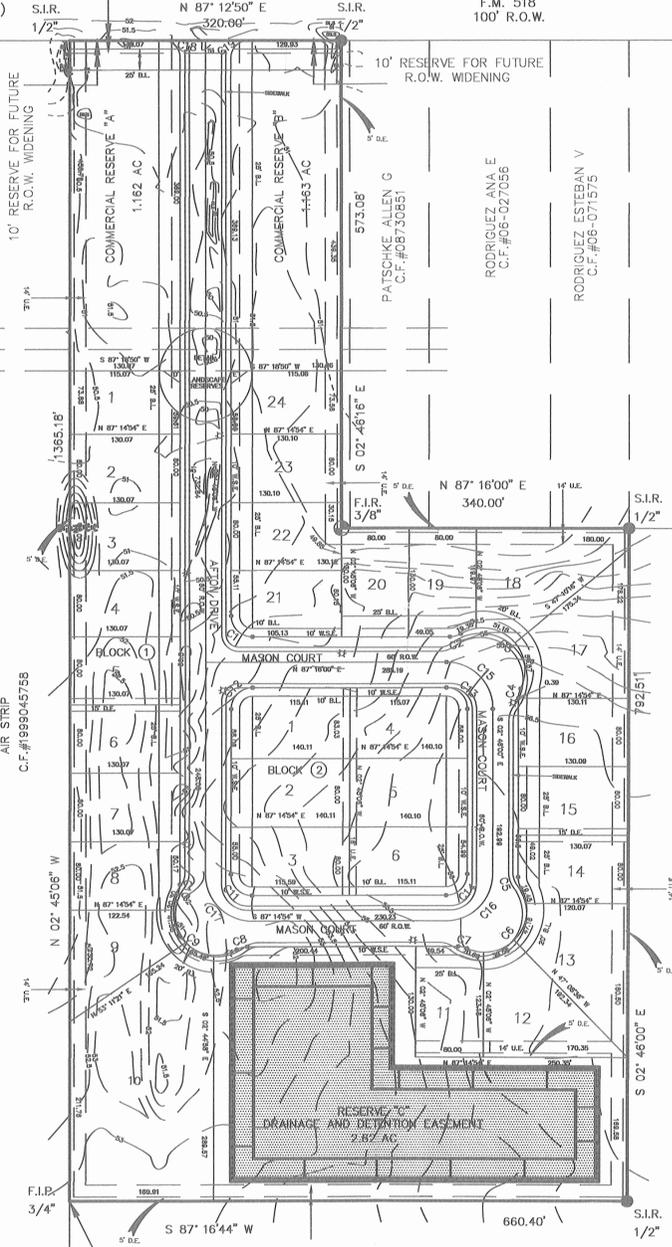
PILGRIM WEST LLC
 C.F.#07-040069

PILGRIM WEST LLC
 C.F.#07-040064

MACHACEK LADDIE
 C.F.#2008-009760

15'x165' S.S.E.
 (C.F.# 02-020786)
 (C.F.# 02-020788)

BROADWAY STREET
 F.M. 518
 100' R.O.W.



EASY CLEAN CAR WASH
 STROUHAL DON C JR & PHYLLIS
 C.F.#00-003510

K & T DRYCLEAN CORPORATION
 C.F.#95-041227

10' RESERVE FOR FUTURE R.O.W. WIDENING

10' RESERVE FOR FUTURE R.O.W. WIDENING

1.162 AC
 COMMERCIAL RESERVE "A"

1.163 AC
 COMMERCIAL RESERVE "B"

573.06' S.D.E.

PATSHOKE ALLEN G
 C.F.#08/30851

RODRIGUEZ ANA E
 C.F.#06-027066

RODRIGUEZ ESTEBAN V
 C.F.#06-071575

BENCHMARK HOLDING
 C.F.#4-009042

PIPELINE ENT. PRODUCT
 50' PIPELINE EASEMENT
 800-344-8377

WEBSTER MYRTLE LEE
 C.F.#07-011603

SCHANK SYBIL M
 C.F.#08-017438

SKYWAY MAJOR SUBDIVISION
 VOL. 7, PGS 61 & 69
 P.R.B.C.

PEARLAND DENTAL LABORATORY
 C.F.#1991031033

SANTANA ROBERT A
 C.F.#1993022056

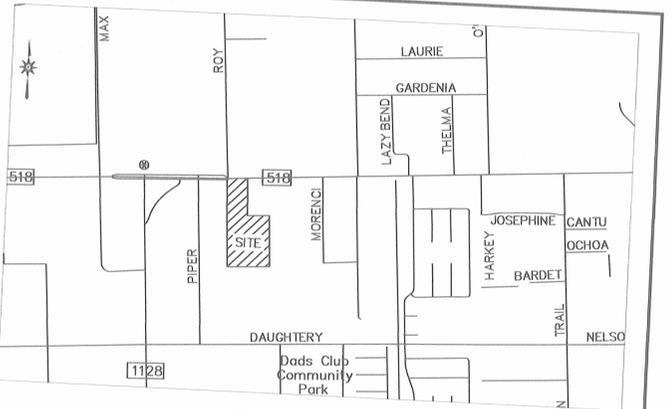
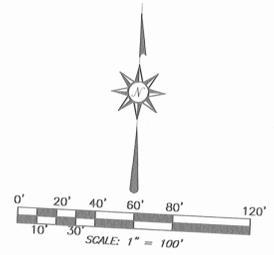
WILHELM GINGER W
 C.F.#93-032911

LOT 8
 C.F.#1971012987

ALEXANDER JOHN FAMILY LP
 C.F.#04-058512

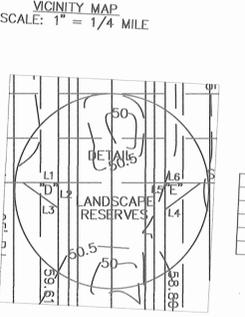
STORRIE JOHN H JR
 C.F.#11-006381

VOLLMAN MERLIN
 C.F.#1975008291



CURVE TABLE

Curve	Length	PC	PT	PI	Curve Data
C1	85'23.37"	25.00	37.26	23.07	54°44'33" E
C2	30'55.00"	25.00	13.49	13.33	N 71°48'11" E
C3	146'48.12"	50.00	128.11	167.74	95.83 S 50°15'37" E
C4	25'53.52"	25.00	11.30	5.75	11.30 S 10°11'12" W
C5	30'42.38"	25.00	13.40	6.87	13.24 S 10°17'07" E
C6	145'22.15"	50.00	126.86	160.39	95.47 S 39°12'46" W
C7	24'38.14"	25.00	10.75	5.46	10.67 N 80°25'40" W
C8	23'38.00"	25.00	12.93	6.61	12.79 S 72°24'44" W
C9	145'38.44"	50.00	127.10	161.75	95.54 N 49°33'57" W
C10	26'00.44"	25.00	11.35	5.77	11.25 N 10°15'13" E
C11	90'00.01"	25.00	39.27	25.00	35.36 N 47°45'06" W
C12	90'01.23"	25.00	39.28	25.01	35.36 N 47°15'27" E
C13	89°58'38"	25.00	39.26	24.99	35.35 S 47°45'00" E
C14	90'01.23"	25.00	39.28	25.01	35.35 S 47°45'00" E
C15	89°57'53"	55.00	86.36	51.97	54.27 142°7" W
C16	90'01.01"	55.00	86.41	55.02	77.79 S 42°14'27" W
C17	89°59'46"	55.00	86.39	55.00	77.78 S 47°45'06" W
C18	90'02.75"	20.00	31.43	20.01	28.29 S 48°46'07" E
C19	89°57'16"	20.00	31.40	19.98	28.27 S 42°13'52" W



DETAIL LINE CHART

Line	Length	Direction
L1	20.00	N 87°18'50" E
L2	15.00	S 02°45'06" E
L3	24.95	N 50°32'07" W
L4	15.00	S 57°28'28" W
L5	15.00	N 02°45'06" W
L6	20.00	N 87°18'50" E

- NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (NAD83)
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480077 0045 I, WITH THE EFFECTIVE DATE OF 9-22-99, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X". 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. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY, OF NUMBER 19005811109, EFFECTIVE DATE JANUARY 22, 2014
 - PROJECT BENCHMARK IS CITY OF PEARLAND BM 7, ESTABLISHED 1995, ELEVATION 50.33 FEET, NGVD 1929, 1987 ADJUSTED, BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 518 AND WEST OAKS BOULEVARD. MONUMENT IS 8.3 FEET EASTERLY OF THE EAST BACK OF CURB OF WEST OAKS BOULEVARD AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP RAP
 - PROJECT T.B.M. IS TOP OF INLET 29.8 FEET NORTH AND 6.2 FEET EAST FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY TRACT, ELEVATION 48.60 FEET, 1987 ADJUSTED
 - THERE ARE 2 EXISTING STREETLIGHTS WITHIN 200 FEET OF PROPERTY AND 9 PROPOSED STREET LIGHTS
 - 5/8 INCH (6/8) IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, BLOCK CORNERS AND STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 - 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.
 - THE MINIMUM CURB 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 COUNTY DRAINAGE DISTRICT #4.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 - 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.
 - A SIX FOOT (6') SIDEWALK ALONG BROADWAY STREET/F.M. 518 WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT AT THE EXPENSE OF THE PROPERTY OWNER
 - THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
 - ACCESS RIGHTS TO PARKING LOTS AND DRIVEWAYS HEREBY GRANTED TO ADJOINING PROPERTY OWNERS
 - TYPICAL 7.5 FOOT SIDE BUILDING LINE UNLESS REFLECTED OTHERWISE.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 509.
- ☉ DENOTES STREET LIGHT

CITY OF PEARLAND
6906 BROADWAY STREET (F.M. 518)
AFTON LAKE
PRELIMINARY PLAT
30 LOTS, 5 RESERVES (16.5513 ACRES TOTAL)
PART OF SECTION 15, H.T.&B.R.R. CO. SURVEY, ABSTRACT #241,
BRAZORIA COUNTY, TEXAS, VOL-441, PG-265 D.R.B.C.

JANUARY 2015

OWNER
 CHAD THUMANN
 SIDELINE INVESTMENTS, LLC
 3823 F.M. 1128
 PEARLAND, TEXAS 77584
 PH.281-997-1500

SURVEYOR
 TIM LESAK, R.P.L.S.
 PRO-SURV SURVEYORS
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 PH.281-996-1113

ENGINEER
 JASON HENRICH, P.E.
 JRH ENGINEERING, INC
 820 S. FRIENDSWOOD DR., SUITE 202
 FRIENDSWOOD, TEXAS 77546
 PH.281-889-9634

SUBMISSION DATE _____

**City of Pearland**

3519 Liberty Drive
Pearland, Texas 77581
Tel: 281.652.1631
pearlandtx.gov

October 3, 2016

Jason R. Henrichs, P.E.
JRH Engineering Inc.
820 S. Friendswood Dr.
Friendswood, TX 77546

RE: Afton Lake

Dear Mr. Henrichs:

In accordance with Section 3.1.5.4 Criteria for Approval of the Unified Development Code, you are hereby notified that the improvements for the referenced project conform to the approved construction plans and have been accepted by the City of Pearland.

Please note that some public infrastructure items may still require some additional work to ensure that they are in compliance with City of Pearland standards and the approved Development Plan. These items may include, but may not be limited to, construction of public sidewalk and water meter placement.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Mancilla", with a long horizontal line extending to the right.

Richard Mancilla, PE
Interim City Engineer

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 4

A request of Jason Price, LJA Engineering the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Four, creating 52 single family lots and 1 reserve on 12.846 acres of land located at the end of Bailey Springs Lane west of Windward Bay Drive, described to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department (VH)

Meeting Date: November 7, 2016

Re: A request of Jason Price, LJA Engineering the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Four, creating 52 single family lots and 1 reserve on 12.846 acres of land located at the end of Bailey Springs Lane west of Windward Bay Drive, described to wit:

Legal Description: a subdivision of 12.846 acres of land situated in the A.B. Langerman Survey, Abstract 555, Fort Bend County, Texas

General Location: the end of Bailey Springs Lane west of Windward Bay Drive.

SUMMARY

On behalf of Thomas Sikora, KB Home, owner, Jason Price, LJA Engineering, has submitted a request for approval of the Final Plat of Shadow Grove Section Four, creating 52 single family lots and 1 reserve on 12.846 acres of land located at the end of Bailey Springs Lane west of Windward Bay Drive. The lots are designed as 50' wide and 120' foot lots per the design guidelines for the SF-2 lots outlined in the Shadow Creek Ranch Addendum.

SITE HISTORY

The property is located in the Shadow Creek Ranch Addendum approved on February 27, 2006. On July 18, 2016 the Planning and Zoning Commission approved the Preliminary Plat of Shadow Grove Section Four.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Shadow Grove Section Four for the following reason:

1. That the Final Plat of Shadow Grove Section Four conforms to the approved Preliminary Plat.

Agreements and Documents

Needed item	Completion Status
Parkland Dedication	Completed as part of Shadow

	Creek Ranch
Drainage Study	Completed and approved
Traffic Impact Analysis	Completed and approved

SIA Status

Application Item	Status
SIA Application	Completed
Cost Breakdown	Completed
Application Fee	Completed
SIA Agreement	Submitted
Bond	Signed and executed

Plat Status

Item	Status
Master Plat	Approved
Preliminary Plat	Approved
Final Plat	Under review

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Use</u>
North	PUD – Shadow Creek Ranch Addendum	Developing Single Family Residential (Shadow Grove Section 5)
South	ETJ	Undeveloped
East	PUD – Shadow Creek Ranch Addendum	Developing Single Family Residential (Shadow Grove Sections 2 & 3)
West	PUD – Shadow Creek Ranch Addendum	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 Shadow Creek Ranch Planned Unit Development (PUD) Addendum, and was approved prior to the adoption of the UDC. Regulations of the previous Subdivision and Land Use and Urban Development Ordinance apply and the plat is in conformance.

LAND USE & URBAN DEVELOPMENT ORDINANCE

The Shadow Creek Ranch PUD Addendum is subject to the land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch PUD.

SHADOW CREEK RANCH ADDENDUM

The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, and wet and dry detention. There are no required amenities that are located within the boundaries of the proposed plat.

The following table shows the acreage of parks / recreation required by the Shadow Creek Ranch Addendum:

Parks / Recreation	Acreage
Recreation Center	3.4
Neighborhood Park / Tot Lot	9
Drill Sites	4
Dry Detention	8.1
Detention Lakes	64.4
Landscape Easements	12.3
Total	101.2

SHADOW CREEK RANCH ADDENDUM: SF-2

This Preliminary Plat depicts a variety of lot sizes, located in an area designated as SF-2 on the Shadow Creek Ranch Addendum map. The requirements of the SF-2 designation have been summarized in the table below. This Preliminary Plat has a minimum lot size of 6,000 square foot lots (50' x 120'). The required minimum lot width of 50 feet and lot depth of 115 feet would produce lots that are 5,750 square feet in size. The lots proposed are greater than the 5,750 square foot lot minimum by 250 square feet. However, the required minimum lot width and depth would produce lots with a similar lot area as proposed by this preliminary plat.

SF-3	SCR Addendum	Proposed
Minimum Lot Size	5,750 sq. ft.	6,000 sq. ft.
Minimum Lot Width	50'	50'
Minimum Lot Depth	115'	120'

CONFORMANCE WITH THE FUTURE LAND USE PLAN – 2015 COMPREHENSIVE PLAN

Shadow Grove Section Four is located in an area shown as Medium Density Residential. The Future Land Use Plan defines Medium Density Residential as an area recommended for the development of single family lots that are between 5,000 and 7,000 square feet in size. At 6,000 square feet, the lots proposed are within the scope of the Medium Density Residential definition.

CONFORMANCE WITH THE THOROUGHFARE PLAN

All of the proposed streets are shown with a 60' fight-of-way and met the requirements of the Thoroughfare plan and P.U.D. Access to Shadow Grove Section Four will be from Shadow Grove Section Five on Vintage View Lane and from Shadow Grove Section Three on Bailey Springs Lane.

UTILITES AND INFRASTRUCTURE

The property is located in the Brazoria-Fort Bend MUD. Water and Sewer has been extended to Shadow Grove Section 4.

DRAINAGE

A drainage plan has been reviewed and approved by the Engineering Department.

PARKS, OPEN SPACE, AND TREES

Park fees are not required within the Shadow Creek Ranch PUD.

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 Shadow Grove Section 4
- Shadow Grove Master Plat
- Parks Exhibit for Shadow Creek Ranch Addendum



Aerial Map

Final Plat of Shadow Grove Section 4



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

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT



PUD

Site

Zoning Map

Final Plat of Shadow Grove Section 4

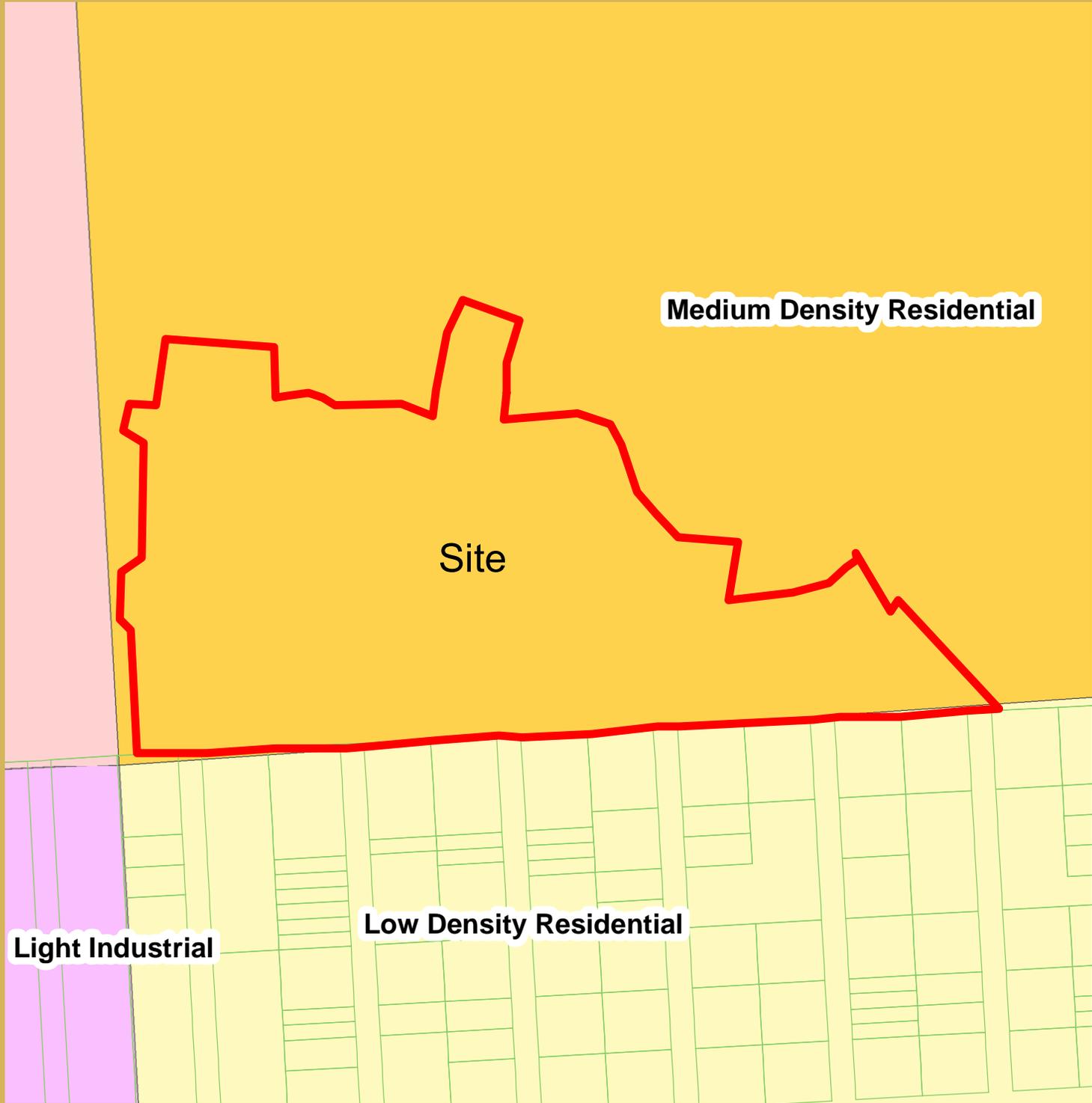


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1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Medium Density Residential

Site

Low Density Residential

Light Industrial

**Future Land Use
Plan 2015**

**Final Plat of
Shadow Grove
Section 4**



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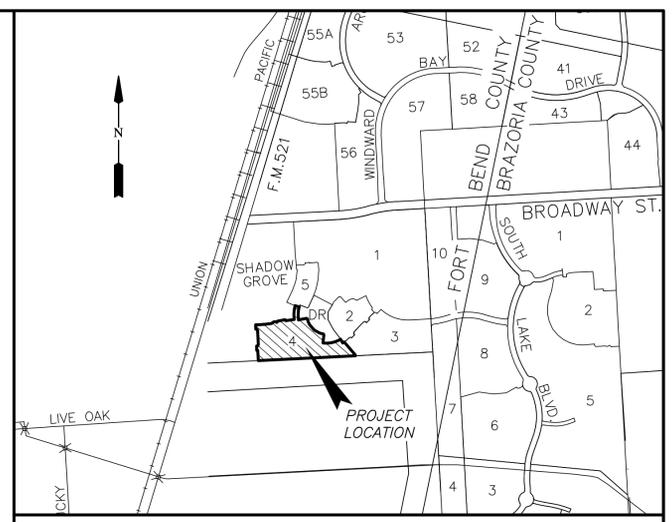
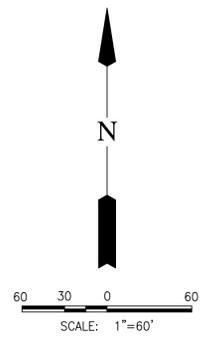
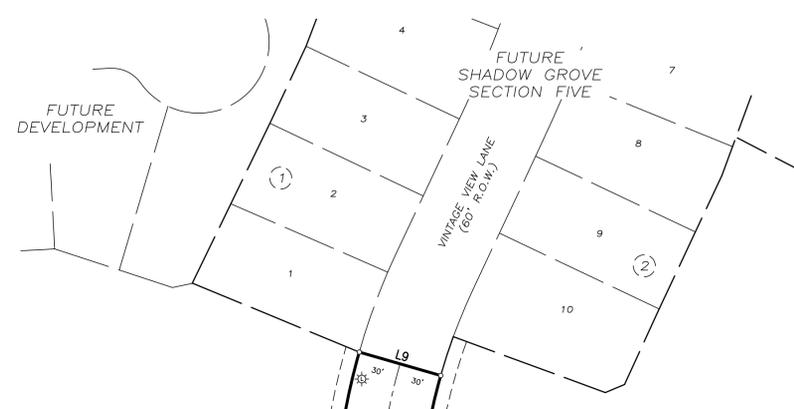
1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT



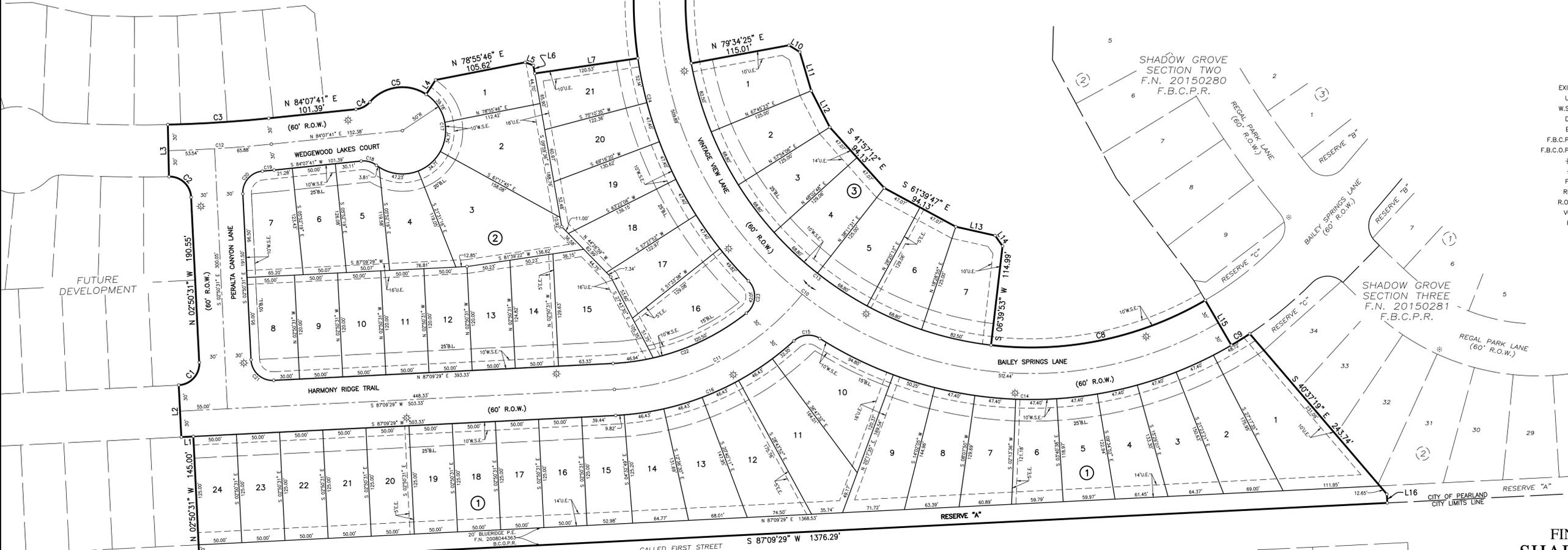
LINE	BEARING	DISTANCE
L1	S 87°09'29" W	13.89'
L2	N 02°50'31" W	60.00'
L3	N 01°18'38" W	60.00'
L4	N 33°20'41" E	20.00'
L5	S 69°31'47" E	10.16'
L6	S 09°59'36" E	9.42'
L7	N 81°40'14" E	120.53'
L8	S 74°01'27" E	60.00'
L9	S 58°22'30" E	14.85'
L10	S 16°19'26" E	46.62'
L11	S 27°10'16" E	47.24'
L12	S 77°24'57" E	46.62'
L13	S 35°22'32" E	14.85'
L14	S 30°14'45" E	60.00'
L15	N 02°50'31" W	10.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N 42°09'29" E
C2	25.00'	88°28'07"	38.60'	34.88'	N 47°04'34" W
C3	1470.00'	433'41"	117.03'	116.99'	N 86°24'32" E
C4	25.00'	42°50'00"	18.69'	18.26'	N 62°42'41" E
C5	50.00'	82°03'00"	71.60'	65.64'	N 82°19'11" E
C6	460.00'	24°18'19"	195.14'	193.68'	N 03°49'24" E
C7	400.00'	26°24'08"	184.32'	182.70'	S 02°46'29" W
C8	400.00'	39°54'38"	257.68'	253.25'	N 78°12'34" E
C9	460.00'	7°06'58"	25.02'	25.02'	N 88°11'46" E
C10	430.00'	136°13'18"	1022.33'	798.00'	S 52°08'06" E
C11	300.00'	47°52'34"	250.68'	243.45'	N 63°13'12" E
C12	1500.00'	433'41"	119.41'	119.38'	N 86°24'32" E
C13	400.00'	136°13'18"	951.01'	742.33'	S 52°08'06" E
C14	460.00'	62°20'46"	500.55'	476.22'	N 89°04'22" W
C15	25.00'	74°30'37"	32.51'	30.27'	S 84°50'43" W
C16	330.00'	39°34'05"	227.90'	223.39'	S 67°22'27" W
C17	50.00'	265°40'01"	231.84'	73.33'	S 05°52'19" E
C18	25.00'	42°50'00"	18.69'	18.26'	N 74°27'19" W
C19	1530.00'	0°30'26"	13.54'	13.54'	S 84°22'54" W
C20	25.00'	87°28'38"	38.17'	34.57'	S 40°53'48" W
C21	25.00'	90°00'00"	39.27'	35.36'	S 47°50'31" E
C22	270.00'	35°31'52"	167.44'	164.77'	N 69°23'33" E
C23	25.00'	96°16'21"	42.01'	37.24'	N 03°29'27" E
C24	460.00'	60°37'17"	486.70'	464.31'	N 14°20'05" W



VICINITY MAP
SCALE: 1" = 1200'
KEY MAP NO. 612N/612S

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - ☼ INDICATES PROPOSED STREET LIGHT
 - ☼ INDICATES EXISTING STREET LIGHT
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE



**FINAL PLAT OF
SHADOW GROVE
SECTION 4**

A SUBDIVISION OF 12.846 ACRES OF LAND SITUATED IN THE
A.B. LANGERMAN SURVEY, ABSTRACT 555,
FORT BEND COUNTY, TEXAS.

52 LOTS 1 RESERVE (0.631 ACRES) 3 BLOCKS
OCTOBER 3, 2016 JOB NO. 1750-3110C-310

OWNERS:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT
11314 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PHONE: (281) 668-3846

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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.631	27,487	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
TOTAL	0.631	27,487	

GOLDEN HIGHWAY
PROPERTIES SUBDIVISION
VOL. 232, PG. 346
F.B.C.D.R.

CALLED FIRST STREET
MALVERN TOWNSITE
VOL. 2, PG. 243
F.B.C.D.R.

MVAR CHECK: SURV. DIR.

Date Plotted: Mon, 03 Oct 2016 11:22:00 AM
Plot Name: C:\projdata\plattings\1750\Final\Shadow Grove 4.FP.dwg

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, AND LARS MONSON, LAND DEVELOPMENT MANAGER FOR KB HOME LONE STAR, INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW GROVE SECTION 4, 12.846 ACRES OUT OF THE A.B. LANGERMANN SURVEY, ABSTRACT 555, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR, INC., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, THEREUNTO AUTHORIZED, LAND DEVELOPMENT MANAGER, LARS MONSON, THIS _____ DAY OF _____, 2016.

KB HOME LONE STAR, INC.
A TEXAS CORPORATION

BY: _____
BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT

ATTEST: _____
LARS MONSON, LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, 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 _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF SHADOW GROVE SECTION 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 _____, 2016.

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

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

DARRIN COKER, P.E.
CITY ATTORNEY

CITY ENGINEER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2016 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

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

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



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2016-0128, DATED SEPTEMBER 6, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), COORDINATES SHOWN ARE GRID NAD 83 AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.99987.
- 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, BRAZORIA COUNTY, OR FORT BEND COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
- T.B.M.: INDICATES TEMPORARY BENCHMARK
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, AND MAP NO. 48157C0320 L, MAP REVISED APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- 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 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 DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- THERE ARE 12 STREET LIGHTS PROPOSED ON THIS PLAT.
- A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
- ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

A 12.846 ACRE TRACT, LOCATED IN THE A. B. LANGERMANN SURVEY, A-555, OUT OF THE 122.88 ACRE TRACT DESCRIBED IN THE DEED TO KB HOMES LONE STAR, INC., RECORDED UNDER FILE NUMBER 2014014174, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 12.846 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA-ENG" FOUND FOR THE SOUTHWEST CORNER OF SAID 122.88 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF GOLDEN HIGHWAY PROPERTIES, A SUBDIVISION OF RECORD UNDER VOLUME 232, PAGE 346, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, IN THE EAST RIGHT-OF-WAY LINE OF F.M. 521 (CALLED 115-FEET WIDE), FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA-ENG" FOUND FOR THE SOUTHWEST CORNER OF THE 9.6489 ACRE TRACT DESCRIBED IN DEED TO 521 PROPERTIES, LLC, RECORDED UNDER FILE NUMBER 2015113508, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS BEARS, NORTH 17° 26' 47" EAST - 1,533.62';

THENCE NORTH 87° 09' 29" EAST - 884.20' DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID 122.88 ACRE TRACT, COMMON TO THE NORTH LINE OF SAID GOLDEN HIGHWAY PROPERTIES, TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 50' 31" WEST - 145.00', DEPARTING SAID COMMON LINE, TO A POINT FOR CORNER;

THENCE SOUTH 87° 09' 29" WEST - 13.89', TO A POINT FOR CORNER;

THENCE NORTH 02° 50' 31" WEST - 60.00', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 39.27', WITH A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD BEARING AND DISTANCE OF NORTH 42° 09' 29" EAST, 35.36', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 02° 50' 31" WEST - 190.55', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 38.60', WITH A RADIUS OF 25.00', A CENTRAL ANGLE OF 88° 28' 07", AND A CHORD BEARING AND DISTANCE OF NORTH 47° 04' 34" WEST, 34.88', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 01° 18' 38" WEST - 60.00', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 117.03', WITH A RADIUS OF 1470.00', A CENTRAL ANGLE OF 04° 33' 41", AND A CHORD BEARING AND DISTANCE OF NORTH 86° 24' 32" EAST, 116.99', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 84° 07' 41" EAST - 101.39', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 18.69', WITH A RADIUS OF 25.00', A CENTRAL ANGLE OF 42° 50' 00", AND A CHORD BEARING AND DISTANCE OF NORTH 62° 42' 41" EAST, 18.26', TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 71.60', WITH A RADIUS OF 50.00', A CENTRAL ANGLE OF 82° 03' 00", AND A CHORD BEARING AND DISTANCE OF NORTH 82° 19' 11" EAST, 65.64', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 33° 20' 41" EAST - 20.00', TO A POINT FOR CORNER;

THENCE NORTH 78° 55' 46" EAST - 105.62', TO A POINT FOR CORNER;

THENCE SOUTH 69° 31' 47" EAST - 10.16', TO A POINT FOR CORNER;

THENCE SOUTH 09° 59' 36" EAST - 9.42', TO A POINT FOR CORNER;

THENCE NORTH 81° 40' 14" EAST - 120.53', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 195.14', WITH A RADIUS OF 460.00', A CENTRAL ANGLE OF 24° 18' 19", AND A CHORD BEARING AND DISTANCE OF NORTH 03° 49' 24" EAST, 193.68', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE SOUTH 74° 01' 27" EAST - 60.00', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 184.32', WITH A RADIUS OF 460.00', A CENTRAL ANGLE OF 26° 24' 08", AND A CHORD BEARING AND DISTANCE OF SOUTH 02° 46' 29" WEST, 182.70', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 79° 34' 25" EAST - 115.01', TO A POINT FOR CORNER;

THENCE SOUTH 58° 22' 30" EAST - 14.85', TO A POINT FOR CORNER;

THENCE SOUTH 16° 19' 26" EAST - 46.62', TO A POINT FOR CORNER;

THENCE SOUTH 27° 10' 16" EAST - 47.24', TO A POINT FOR CORNER;

THENCE SOUTH 41° 57' 12" EAST - 94.13', TO A POINT FOR CORNER;

THENCE SOUTH 61° 39' 47" EAST - 94.13', TO A POINT FOR CORNER;

THENCE SOUTH 77° 24' 57" EAST - 46.62', TO A POINT FOR CORNER;

THENCE SOUTH 35° 22' 32" EAST - 14.85', TO A POINT FOR CORNER;

THENCE SOUTH 06° 39' 53" WEST - 114.99', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 257.68', WITH A RADIUS OF 400.00', A CENTRAL ANGLE OF 36° 54' 38", AND A CHORD BEARING AND DISTANCE OF NORTH 78° 12' 34" EAST, 253.25', TO A POINT FOR CORNER AND THE END OF CURVE, LYING IN THE WEST LINE OF SHADOW GROVE SEC 2, A SUBDIVISION OF RECORD UNDER FILM CODE NUMBER 20150280, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS;

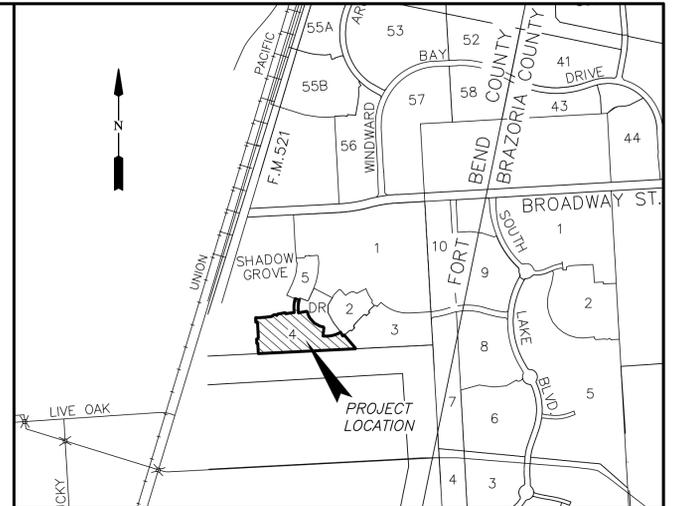
THENCE SOUTH 30° 14' 45" EAST - 60.00', ALONG A WEST LINE OF SAID SHADOW GROVE SEC 2, TO THE MOST SOUTHERLY CORNER OF SAID SHADOW GROVE SEC 2, THE BEGINNING OF A CURVE;

THENCE ALONG A SOUTH LINE OF SAID SHADOW GROVE SEC 2 AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 25.02', WITH A RADIUS OF 460.00', A CENTRAL ANGLE OF 03° 06' 58", AND A CHORD BEARING AND DISTANCE OF NORTH 58° 11' 46" EAST, 25.02', TO THE END OF CURVE AND THE EAST CORNER OF SHADOW GROVE SEC 3, A SUBDIVISION OF RECORD UNDER FILM CODE NUMBER 20150281, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE SOUTH 40° 37' 19" EAST - 243.74', ALONG A SOUTHWEST LINE OF SAID SHADOW GROVE SEC 3, TO A POINT FOR CORNER;

THENCE SOUTH 02° 50' 31" EAST - 10.00', CONTINUING ALONG SAID SOUTHWEST LINE, TO THE SOUTHWEST CORNER OF SAID SHADOW GROVE SEC 3, ON THE SOUTH LINE OF THE AFORESAID 122.88 ACRE TRACT, COMMON TO THE NORTH LINE OF AFORESAID GOLDEN HIGHWAY PROPERTIES;

THENCE SOUTH 87° 09' 29" WEST - 1,376.29', ALONG SAID COMMON LINE, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 12.846 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1200'

KEY MAP NO. 612N/612S

FINAL PLAT OF SHADOW GROVE SECTION 4

A SUBDIVISION OF 12.846 ACRES OF LAND SITUATED IN THE
A.B. LANGERMAN SURVEY, ABSTRACT 555,
FORT BEND COUNTY, TEXAS.

52 LOTS 1 RESERVE (0.631 ACRES) 3 BLOCKS

OCTOBER 3, 2016 JOB NO. 1750-3110C-310

OWNERS:

KB HOME LONE STAR, INC.

A TEXAS CORPORATION

BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT
11314 RICHMOND AVENUE, HOUSTON, TEXAS 77082

PHONE: (281) 668-3846

ENGINEER:

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

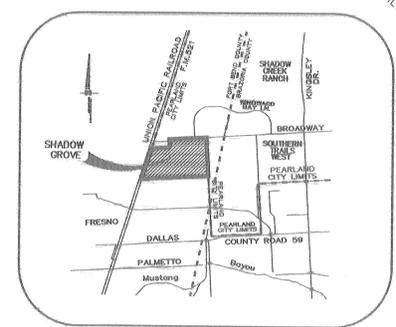
MVAR CHECK: SURV. _____ DIR. _____

Date/Time : Mon, 03 Oct 2016 17:26:00
Print Name : C:\projdata\printings\150\FinalPlat\Shadow Grove 4_FF.dwg

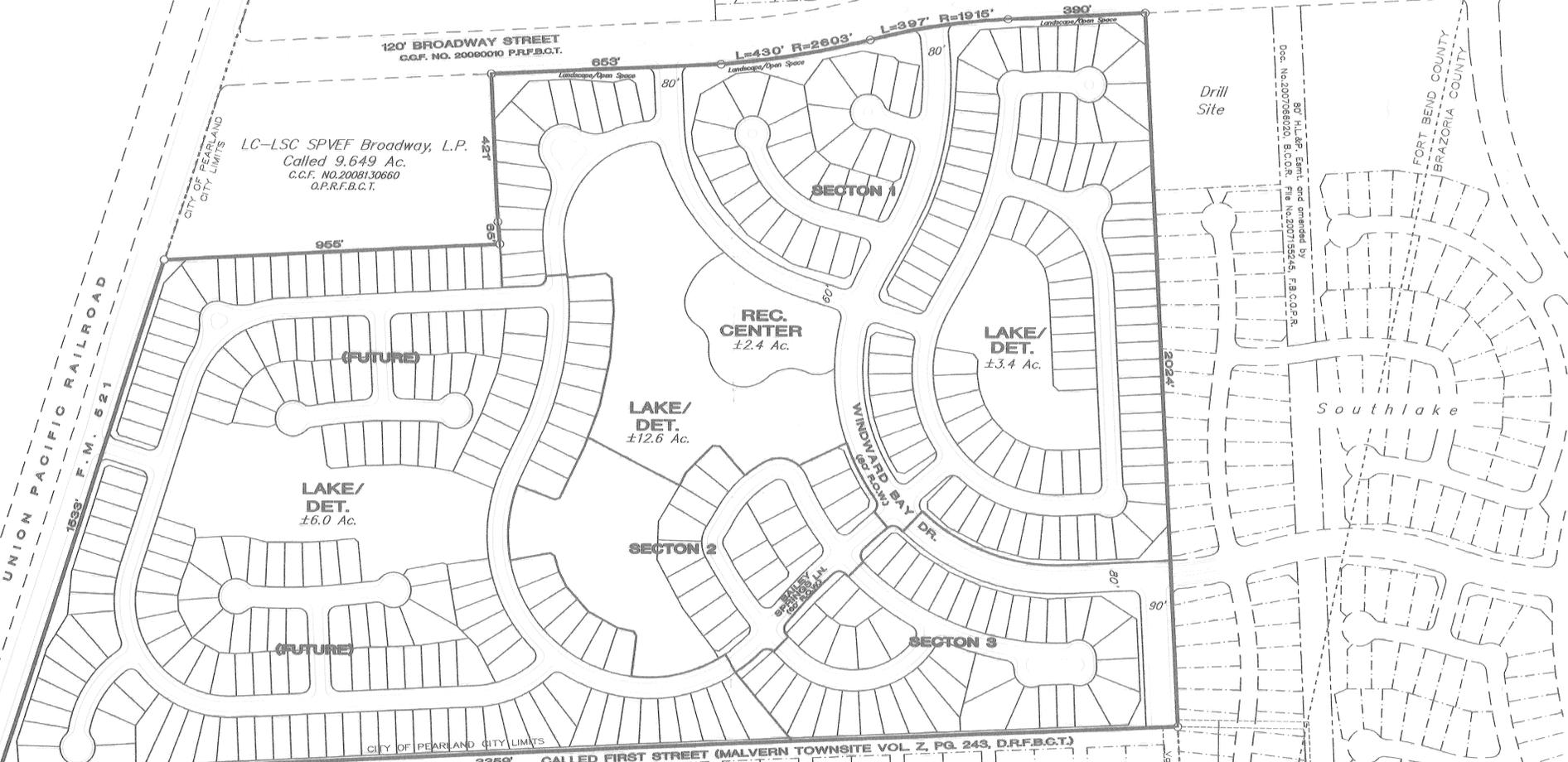
Shadow Creek Ranch

Shadow Creek Ranch Development Company Limited Partnership
 F.N. 2005021108
 F.B.C.O.P.R.
 F.N. 2005002449
 B.C.C.O.R.

Ralph S. Davis, JR.
 Called 50,981 Acres
 (South One-Half of Davis Tract)
 F.N. 02-060920, B.C.C.O.R.
 F.N. 2002136052, F.B.C.O.P.R.



Vicinity Map
 SCALE: 1"=6000'



LOT SIZE TABLE

(50' X 120) = 303 LOTS
 (60' X 120) = 74 LOTS
 TOTAL LOTS = 377 LOTS

SECTION TABLE

SECTION 1
 (50' X 120) = 91 LOTS
 (60' X 120) = 38 LOTS
 SEC.1 TOTAL LOTS = 129 LOTS

SECTION 2
 (60' X 120) = 18 LOTS

SECTION 3
 (50' X 120) = 41 LOTS

(FUTURE)
 (50' X 120) = 171 LOTS
 (60' X 120) = 18 LOTS
 TOTAL LOTS = 189 LOTS

A MASTER PLAT OF
SHADOW GROVE

BEING 124.7± ACRES OF LAND
 OUT OF THE

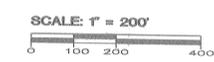
A.B. LANGERMAN SURVEY, A-555
 CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

DEVELOPER:
KB HOMES
 11314 RICHMOND AVENUE
 HOUSTON, TEXAS 77082
 ATTN: ROBERT HULBERT, 281-668-3850

ENGINEER:
JONES & CARTER, INC.
 6335 GULFTON, #100
 HOUSTON, TEXAS 77081
 ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:
KB HOMES
 PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
 23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281)579-0340



NOVEMBER 20, 2014
 KGA# 04603

GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0290J AND NO. 48157C0295J, EFFECTIVE DATE OF SEPTEMBER 1999. 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.
- 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 FORT BEND COUNTY DRAINAGE DISTRICT.
- 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 UNIFIED DEVELOPMENT CODE.
- 4 FOOT SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
- THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
- 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 OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION SHALL 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.
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999869913
- ALL CUL-DE-SAC RADII ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.
- THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MUD NO. 1.
- LOT LINES SHALL BE THE CENTER OF A 6-FOOT WIDE DRAINAGE EASEMENT.
- ALL RIGHTS-OF-WAY ARE SIXTY (60') IN WIDTH UNLESS OTHERWISE NOTED.

Golden Highway Properties Subdivision
 Vol. 232, Pg. 346
 D.R.F.B.C.T.

LGS Renewables I, L.C.
 Called 1,261 AC.
 Easement Right-of-Way
 C.C.F. No. 2008058799 O.C.C.B.C.T.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 5

A request of Jason Price, LJA Engineering, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Five, creating 18 single family lots, on 4.356 acres of land located at the end of Vintage View Lane west of Shadow Oaks Lane, described to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department (VH)

Meeting Date: November 1, 2016

Re: A request of Jason Price, LJA Engineering, the applicant; on behalf of Thomas Sikora, KB Home, owner; for approval of the Final Plat of Shadow Grove Section Five, creating 18 single family lots, on 4.356 acres of land located at the end of Vintage View Lane west of Shadow Oaks Lane, described to wit:

Legal Description: a subdivision of 4.356 acres of land situated in the A.B. Langerman Survey, Abstract 555, Fort Bend County, Texas

General Location: the end of Vintage View Lane west of Shadow Oaks Lane.

SUMMARY

On behalf of Thomas Sikora, KB Home, owner, Jason Price, LJA Engineering has submitted a request for approval of the Final Plat of Shadow Grove Section Five, creating 18 single family lots, on 4.356 acres of land located at the end of Vintage View Lane west of Shadow Oaks Lane. The lots are designed as 60' wide and 120' foot lots per the design guidelines for the SF-1 lots outlined in the Shadow Creek Ranch Addendum.

SITE HISTORY

The property is located in the Shadow Creek Ranch Addendum approved on February 27, 2006. On June 20, 2016 the Planning and Zoning Commission approved the Preliminary Plat of Shadow Grove Section Five.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Shadow Grove Section Five for the following reason:

1. That the Subdivision Improvement Agreement has been approved and executed.
2. The Final Plat of Shadow Grove Section Five conforms to the approved preliminary plat.

Agreements and Documents

Needed item	Completion Status
Parkland Dedication	Completed as part of Shadow Creek Ranch
Drainage Study	Completed and approved
Traffic Impact Analysis	Completed and approved

SIA Status

Application Item	Status
SIA Application	Completed
Cost Breakdown	Completed
Application Fee	Completed
SIA Agreement	Submitted
Bond	Signed and executed

Plat Status

Item	Status
Master Plat	Approved
Preliminary Plat	Approved
Final Plat	Under review

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Use</u>
North	PUD – Shadow Creek Ranch Addendum	Developing Single Family Residential (Shadow Grove Section 1)
South	PUD – Shadow Creek Ranch Addendum	Developing Single Family Residential (Shadow Grove Section 4)
East	PUD – Shadow Creek Ranch Addendum	Developing Single Family Residential (Shadow Grove Section 1 & 2)
West	PUD – Shadow Creek Ranch Addendum	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 Shadow Creek Ranch Planned Unit Development Addendum (PUD), and was approved prior to the adoption of the UDC. Regulations of the previous Subdivision and Land Use and Urban Development Ordinance apply and the plat is in conformance.

LAND USE & URBAN DEVELOPMENT ORDINANCE

The Shadow Creek Ranch PUD Addendum is subject to the land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed

plat conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch PUD.

SHADOW CREEK RANCH ADDENDUM

The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, and wet and dry detention. There are no required amenities that are located within the boundaries of the proposed plat.

The following table shows the acreage of parks / recreation required by the Shadow Creek Ranch Addendum:

Parks / Recreation	Acreage
Recreation Center	3.4
Neighborhood Park / Tot Lot	9
Drill Sites	4
Dry Detention	8.1
Detention Lakes	64.4
Landscape Easements	12.3
Total	101.2

SHADOW CREEK RANCH ADDENDUM: SF-1

This Preliminary Plat depicts a variety of lot sizes, located in an area designated as SF-1 on the Shadow Creek Ranch Addendum map. The requirements of the SF-1 designation have been summarized in the table below. This Preliminary Plat has a minimum lot size of 7,200 square foot lots (60' x 120'). The required minimum lot width per the Shadow Creek Ranch Addendum of 60 feet and lot depth of 115 feet would produce lots that are 6,900 square feet in size. The lots proposed are greater than the 6,900 square foot lot minimum by 300 square feet. However, the required minimum lot width and depth would produce lots with a similar lot area as proposed by this preliminary plat.

SF-3	SCR Addendum	Proposed
Minimum Lot Size	6,900 sq. ft.	7,200 sq. ft.
Minimum Lot Width	60'	60'
Minimum Lot Depth	115'	120'

CONFORMANCE WITH THE FUTURE LAND USE PLAN 2015 – COMPREHENSIVE PLAN

Shadow Grove Section Five is located in an area shown as Medium Density Residential. The Future Land Use Plan defines Medium Density Residential as an area recommended for the development of single family lots that are between 5,000 and 7,000 square feet in size. The lots proposed are within the scope of the Medium Density Residential definition since the next larger land use category, Low Density Residential, covers single family lot sizes between 8,800 square feet and 12,000 square feet.

CONFORMANCE WITH THE THOROUGHFARE PLAN

Vintage View Lane will have a 60 foot Right-of-Way and meets the Thoroughfare Plan and P.U.D. providing access between the future sections of Shadow Grove further to the south to the access point on the south side of Broadway via Shadow Oaks Lane.

UTILITES AND INFRASTRUCTURE

The property is located in the Brazoria-Fort Bend MUD. Shadow Grove Section Five will connect to the existing water and sewer lines located along the existing portions of Vintage View Lane.

DRAINAGE

A drainage plan has been reviewed and approved by the Engineering Department.

PARKS, OPEN SPACE, AND TREES

Park fees are not required within the Shadow Creek Ranch PUD.

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 Shadow Grove Section Five
- Shadow Grove Master Plat
- Parks Exhibit for Shadow Creek Ranch Addendum



Aerial Map

Final Plat of Shadow Grove 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 = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



PUD

Site

Zoning Map

Final Plat of Shadow Grove Section 5

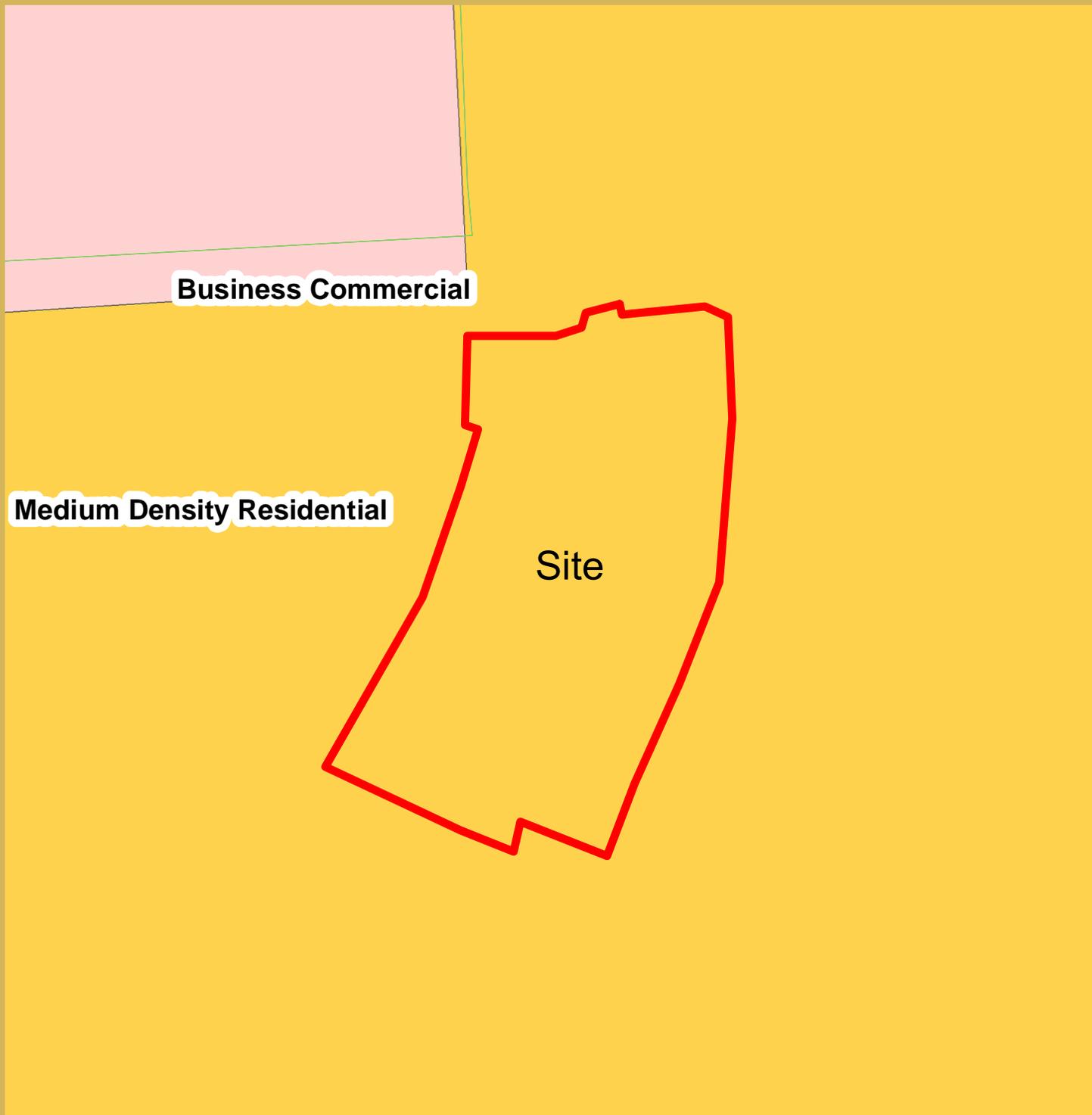


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT





Business Commercial

Medium Density Residential

Site

Future Land Use Plan 2015

Final Plat of Shadow Grove Section 5



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1 inch = 177 feet

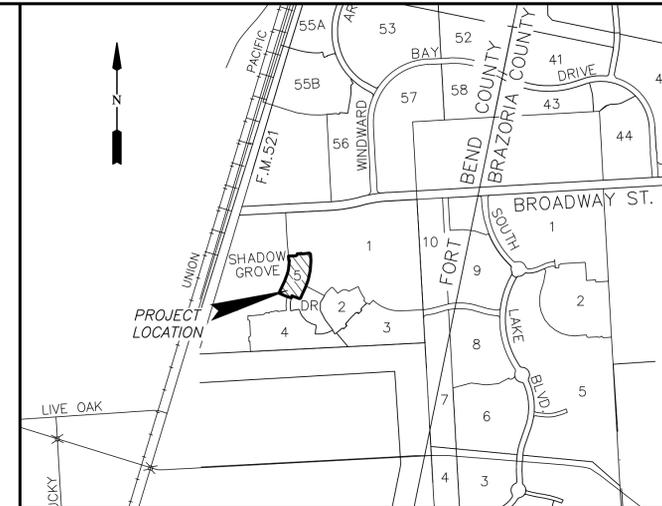
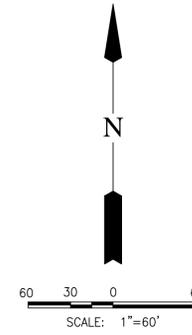
OCTOBER 2014
PLANNING DEPARTMENT



LC-LSC SPVEF BROADWAY, L.P.
CALLED 9.649 ACRES
F.N. 2008130660
F.B.C.P.R.

521 PROPERTIES, LLC.
CALLED 9.649 ACRES
F.N. 2015113508
F.B.C.P.R.

SHADOW GROVE
SECTION ONE
F.N. 20140180
F.B.C.P.R.



VICINITY MAP
SCALE: 1" = 1200'

KEY MAP NO. 612N

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2016-0129, DATED SEPTEMBER 6, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), COORDINATES SHOWN ARE GRID NAD 83 AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.999987.
- 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, BRAZORIA COUNTY, OR FORT BEND COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
- T.B.M. INDICATES TEMPORARY BENCHMARK
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, AND MAP NO. 48157C0320 L, MAP REVISED APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
- ANY FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- 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 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 DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- THERE ARE 4 STREET LIGHTS PROPOSED ON THIS PLAT.
- A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
- ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

LEGEND

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- ⊕ INDICATES PROPOSED STREET LIGHT
- ⊛ INDICATES EXISTING STREET LIGHT
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- R.O.W. INDICATES RIGHT-OF-WAY
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE

FINAL PLAT OF
SHADOW GROVE
SECTION 5

A SUBDIVISION OF 4.356 ACRES OF LAND SITUATED IN THE
A.B. LANGERMAN SURVEY, ABSTRACT 555,
FORT BEND COUNTY, TEXAS.

18 LOTS 0 RESERVES 2 BLOCKS

OCTOBER 3, 2016 JOB NO. 1750-3120C-310

OWNERS:

KB HOME LONE STAR, INC.

A TEXAS CORPORATION

BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT

11314 RICHMOND AVENUE, HOUSTON, TEXAS 77082

PHONE: (281) 668-3846

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

T.B.P.L.S. Firm No. 10110501

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, AND LARS MONSON, LAND DEVELOPMENT MANAGER FOR KB HOME LONE STAR, INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW GROVE SECTION 5, 4.356 ACRES OUT OF THE A.B. LANGERMAN SURVEY, ABSTRACT 555, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR, INC., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, THEREUNTO AUTHORIZED, LAND DEVELOPMENT MANAGER, LARS MONSON, THIS _____ DAY OF _____, 2016.

KB HOME LONE STAR, INC.
A TEXAS CORPORATION

BY: _____
BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT

ATTEST: _____
LARS MONSON, LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT, 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 _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF SHADOW GROVE SECTION 5 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

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

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

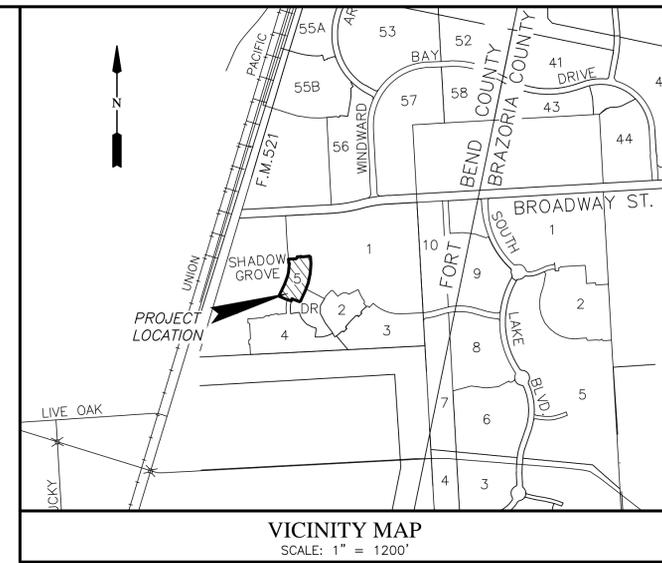
DARRIN COKER, CITY ATTORNEY
_____, P.E., CITY ENGINEER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2016 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
SCALE: 1" = 1200'

KEY MAP NO. 612N

A 4.356 ACRE TRACT, LOCATED IN THE A. B. LANGERMANN SURVEY, A-555, OUT OF THE 122.88 ACRE TRACT DESCRIBED IN THE DEED TO KB HOMES LONE STAR, INC., RECORDED UNDER FILE NUMBER 2014014174, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.356 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SHADOW GROVE SEC. 1, A SUBDIVISION OF RECORD UNDER FILM CODE NUMBER 20140180 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE, ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID SHADOW GROVE SEC. 1, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1. NORTH 86° 57' 57" EAST - 101.30', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 2. ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 40.61', WITH A RADIUS OF 25.00', A CENTRAL ANGLE OF 93° 04' 15", AND A CHORD BEARING AND DISTANCE OF NORTH 40° 26' 10" EAST, 36.29', TO A POINT FOR CORNER AND THE END OF CURVE, SAID POINT BEING THE SOUTHWEST CORNER OF VINTAGE VIEW LANE (60-FEET WIDE), AS SHOWN ON THE PLAT OF SAID SHADOW GROVE SEC. 1;
- 3. NORTH 83° 54' 23" EAST - 60.00', ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VINTAGE VIEW LANE, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON" FOUND AT THE SOUTHEAST CORNER OF SAID VINTAGE VIEW LANE;
- 4. SOUTH 06° 05' 37" EAST - 9.08', TO A POINT FOR CORNER;
- 5. NORTH 83° 54' 23" EAST - 109.95', TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON";
- 6. SOUTH 50° 14' 20" EAST - 20.89', TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON";
- 7. SOUTH 04° 23' 02" EAST - 94.34', TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON";
- 8. SOUTH 03° 57' 15" WEST - 135.33', TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON";
- 9. SOUTH 11° 58' 33" WEST - 135.47', TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON";

THENCE SOUTH 20° 21' 56" WEST - 121.00', (CONTINUING ALONG THE WEST LINE OF SAID SHADOW GROVE SEC. 1, PASSING AT A DISTANCE OF 95.37' A 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON" FOUND FOR A SOUTHWEST CORNER OF SAID SHADOW GROVE SEC. 1), TO A POINT FOR CORNER;

THENCE SOUTH 25° 16' 13" WEST - 103.92', TO A POINT FOR CORNER;

THENCE SOUTH 24° 45' 06" WEST, - 58.63', TO A POINT FOR CORNER;

THENCE SOUTH 67° 25' 32" WEST - 14.70', TO A POINT FOR CORNER;

THENCE NORTH 69° 54' 02" WEST - 114.50', TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 28.79', WITH A RADIUS OF 400.00', A CENTRAL ANGLE OF 04° 07' 24", AND A CHORD BEARING AND DISTANCE OF SOUTH 18° 02' 15" WEST, 28.78', TO A POINT FOR CORNER AND THE END OF CURVE;

THENCE NORTH 74° 01' 27" WEST - 60.00', TO A POINT FOR CORNER;

THENCE NORTH 67° 38' 06" WEST - 127.71', TO A POINT FOR CORNER;

THENCE NORTH 25° 57' 35" EAST - 125.22', TO A POINT FOR CORNER;

THENCE NORTH 25° 16' 13" EAST - 60.00', TO A POINT FOR CORNER;

THENCE NORTH 20° 57' 40" EAST - 118.98', TO A POINT FOR CORNER;

THENCE NORTH 13° 09' 15" EAST - 59.03', TO A POINT FOR CORNER;

THENCE NORTH 04° 54' 35" EAST - 127.71', TO A POINT FOR CORNER;

THENCE SOUTH 86° 57' 57" WEST - 7.84', TO A POINT FOR CORNER;

THENCE NORTH 03° 02' 03" WEST - 60.00', TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 4.356 ACRES OF LAND.

FINAL PLAT OF SHADOW GROVE SECTION 5

A SUBDIVISION OF 4.356 ACRES OF LAND SITUATED IN THE
A.B. LANGERMAN SURVEY, ABSTRACT 555,
FORT BEND COUNTY, TEXAS.

18 LOTS 0 RESERVES 2 BLOCKS

OCTOBER 3, 2016 JOB NO. 1750-3120C-310

OWNERS:

KB HOME LONE STAR, INC.

A TEXAS CORPORATION

BECKY ULLMAN, DIRECTOR OF LAND DEVELOPMENT

11314 RICHMOND AVENUE, HOUSTON, TEXAS 77082

PHONE: (281) 668-3846

ENGINEER:

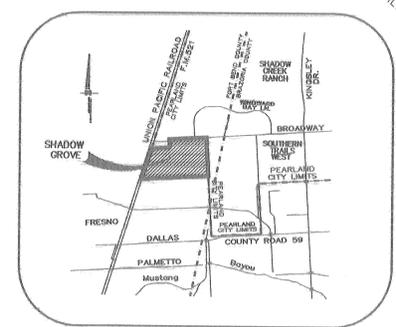
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

Date/Time : Mon, 03 Oct 2016 8:25am
Path Name : R:\projdata\p17116\150\Final\Shadow Grove 5_FF.dwg
MVAR CHECK: SURV
DIR

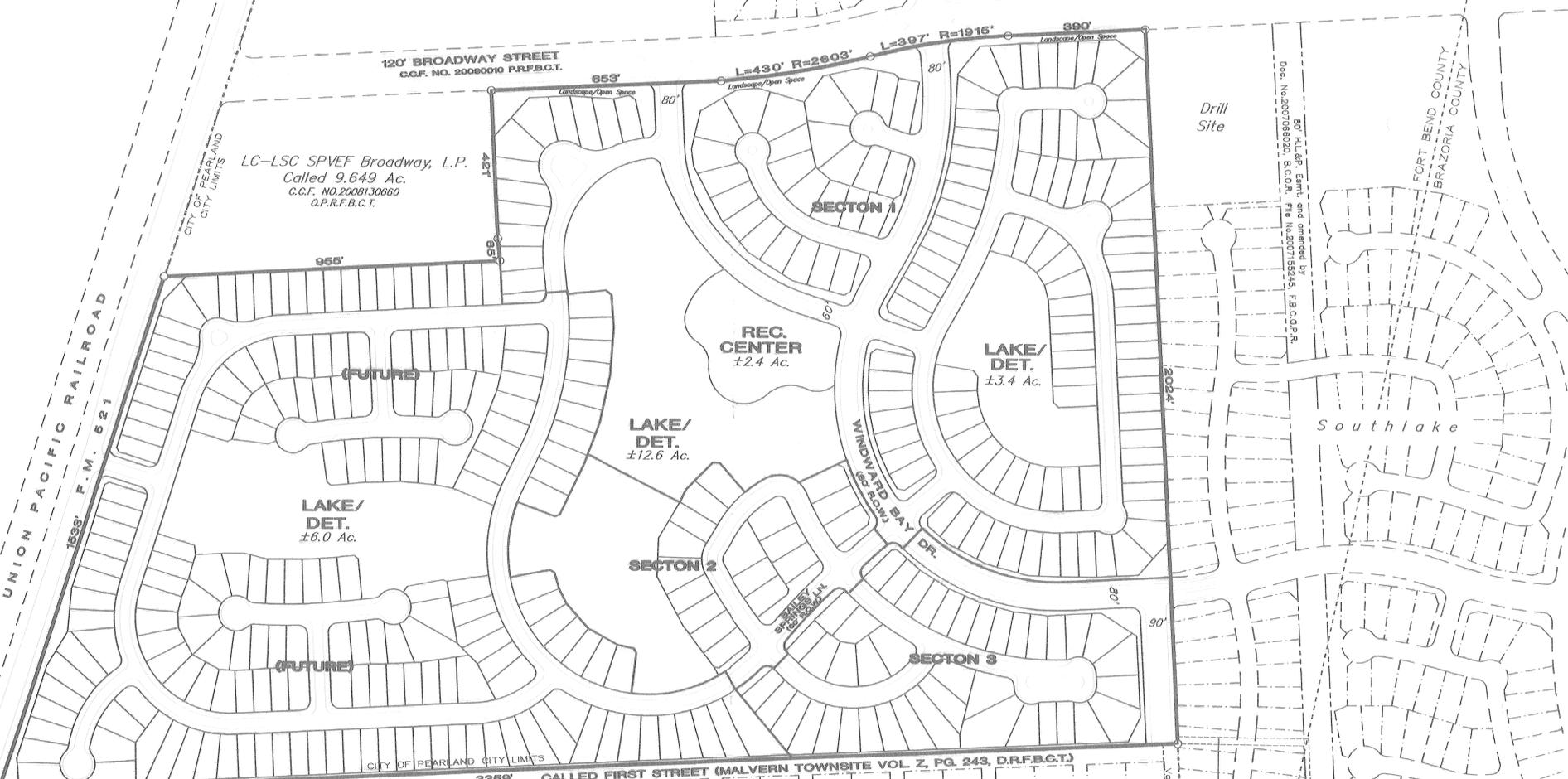
Shadow Creek Ranch

Shadow Creek Ranch Development Company Limited Partnership
 F.N. 2005021108
 F.B.C.O.P.R.
 F.N. 2005002449
 B.C.C.O.R.

Ralph S. Davis, JR.
 Called 50,981 Acres
 (South One-Half of Davis Tract)
 F.N. 02-060920, B.C.C.O.R.
 F.N. 2002136052, F.B.C.O.P.R.



Vicinity Map
 SCALE: 1"=6000'



LOT SIZE TABLE

(50' X 120) = 303 LOTS
 (60' X 120) = 74 LOTS
 TOTAL LOTS = 377 LOTS

SECTION TABLE

SECTION 1
 (50' X 120) = 91 LOTS
 (60' X 120) = 38 LOTS
 SEC.1 TOTAL LOTS = 129 LOTS

SECTION 2
 (60' X 120) = 18 LOTS

SECTION 3
 (50' X 120) = 41 LOTS

(FUTURE)
 (50' X 120) = 171 LOTS
 (60' X 120) = 18 LOTS
 TOTAL LOTS = 189 LOTS

A MASTER PLAT OF
SHADOW GROVE

BEING 124.7± ACRES OF LAND
 OUT OF THE

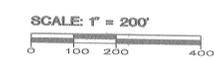
A.B. LANGERMAN SURVEY, A-555
 CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

DEVELOPER:
KB HOMES
 11314 RICHMOND AVENUE
 HOUSTON, TEXAS 77082
 ATTN: ROBERT HULBERT, 281-668-3850

ENGINEER:
JONES & CARTER, INC.
 6335 GULFTON, #100
 HOUSTON, TEXAS 77081
 ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:
KB HOMES
 PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
 23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281)579-0340



NOVEMBER 20, 2014
 KGA# 04603

GENERAL NOTES:

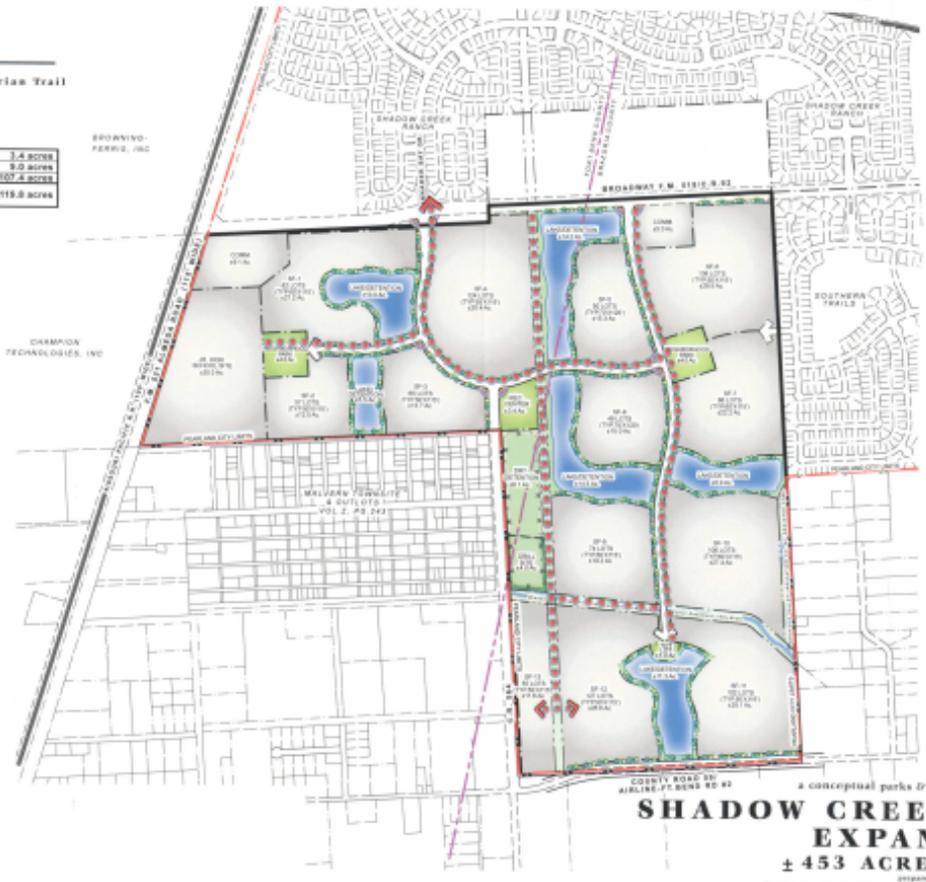
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0290J AND NO. 48157C0295J, EFFECTIVE DATE OF SEPTEMBER 1999. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 FORT BEND COUNTY DRAINAGE DISTRICT.
- 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 UNIFIED DEVELOPMENT CODE.
- 4 FOOT SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
- THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
- 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 OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION SHALL 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.
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999869913
- ALL CUL-DE-SAC RADII ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.
- THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MUD NO. 1.
- LOT LINES SHALL BE THE CENTER OF A 6-FOOT WIDE DRAINAGE EASEMENT.
- ALL RIGHTS-OF-WAY ARE SIXTY (60') IN WIDTH UNLESS OTHERWISE NOTED.

KERRY S. GILBERT & ASSOCIATES, INC.

LEGEND

Proposed 8' Pedestrian Trail

RECREATION CENTER	3.4 ACRES
NEIGHBORHOOD PARKS / TOT LOTS	9.0 ACRES
LAKE / SELECTION / OPEN SPACE	107.4 ACRES
TOTAL OPEN SPACE AREA	119.8 ACRES



a conceptual parks & open space plan for
**SHADOW CREEK RANCH PUD
 EXPANSION**
 ± 453 ACRES of LAND
 prepared for
**SHADOW CREEK RANCH
 DEVELOPMENT COMPANY, L.P.**
 KERRY S. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 15810 Park Ten Place
 Suite 100
 Houston, Texas 77064
 (281) 879-6200

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A PLANNED IMAGE ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY S. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS AND ENVIRONMENTAL STUDIES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. WE WARRANTED, EXCEPT AS NOTED, CONCERNING THE ACTUAL DESIGN, LOCATION AND DIMENSIONS OF THE FACILITIES SHOWN ON THIS DRAWING. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

SCALE
 1" = 100'

NOVEMBER 2002
 P&S 020201-010

Houston, Texas 77064
 (281) 879-6200

III. NEW BUSINESS

**A. CONSIDERATION AND
POSSIBLE ACTION – P&Z
VARIANCE NO. VARP 16-
00006**

A request by Jody Herrera, applicant for approval of a Variance Permitted in Section 2.2.5.2 (a) (4), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 70 feet to 50 feet for Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates, to reduce the minimum lot area from 7,000 square feet to 5,250 square feet for Lot 17 and to reduce the minimum lot area from 7,000 square feet to 5,500 square feet for Lot 18A located on .121 acres of land north and west of the Glenda Street and Knapp Road intersection described, to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Meeting Date: November 7, 2016

Re: A request by Jody Herrera, applicant for approval of a Variance Permitted in Section 2.2.5.2 (a) (4), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 70 feet to 50 feet for Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates, to reduce the minimum lot area from 7,000 square feet to 5,250 square feet for Lot 17 and to reduce the minimum lot area from 7,000 square feet to 5,500 square feet for Lot 18A located on .121 acres of land north and west of the Glenda Street and Knapp Road intersection described, to wit:

Legal Description: Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates.

General Location: northwest quadrant of Glenda Street and Knapp Road.

SUMMARY

The applicant is requesting a variance from the minimum lot width of 70 feet and minimum lot area of 7,000 square feet required in the R-2 Single Family zoning district to allow two existing lots to be platted through the Development Plat process as follows:

- a. Lot 17 is 5,250 square feet with a width of 50 feet and a depth of 105 feet. Lot 17 would require a lot width variance of 20' and a lot area variance of 1,750 square feet
- b. Lot 18A is 5,500 square feet with a width of 50 feet and a depth of 110 feet. Lot 18A would require a lot width variance of 20' and lot area variance of 1,500 square feet. Both lots surpass the minimum lot depth of 90 feet with a lot depth of 105 feet for Lot 17 and a Lot depth of 110 feet for Lot 18A.

Table 1	Required Dimensions	Lot 17	Lot 18A	Current Zoning	Equivalent Zoning
Lot Area	7,000 square feet	5,250 square feet	5,500 square feet	R-2	R-4
Lot Width	70 feet	50 feet	50 feet	R-2	R-4
Lot Depth	90 feet	105 feet	110 feet	R-2	R-2

PLATTING STATUS

The lots are recorded as Lots 17 and 18A, Block 1, Section 2, Clear Creek Estates as shown on a survey dated January 31, 1997. The original Section 2 Clear Creek Estates was platted on November 7, 1955 prior to adoption of the current subdivision regulations found in the Unified Development Code. Granting the variances would allow the lots to be platted through the Development Plat process as city recognized platted lots.

SITE HISTORY

On March 19th, 2012, the Planning and Zoning Commission approved a variance to allow the minimum lot width of 50 feet where 70 feet is required in the R-2 Single Family District for the lot on Glenda Street addressed at the time as 1164 Glenda Street. The property was never platted and the variance approval expired on March 19, 2013.

STAFF RECOMMENDATION

Staff recommends the following for the reasons listed below.

Staff recommends approval of the requested variance from Section 2.4.2.6 (c) (1) a and c of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot frontage from 70 feet to 50 feet for Lot 17.

Staff does not recommend approval of the lot width variance for Lot 18 A.

Staff does not recommend approval of the variance from the minimum lot area for Lots 17 and 18A.

1. If the variance from the minimum lot width is granted for Lot 17, the two lots could be combined into one lot without the necessity of granting the addition variance from the minimum lot width.
2. The property is zoned R-2, and the variance if approved would create lots that are not in conformance with the minimum lot area required.
3. The surroundings residential lots are all zoned R-2 and a majority of those lots have areas that typically meet or exceed the minimum lot area requirements. Granting this variance would result in two lots that would be smaller than the surrounding lots.
4. The request does not meet the variance criteria as per the UDC.

SURROUNDING ZONING AND LAND USES

Table 2	Zoning	Land Use
North	R-2 Single Family Residential	Single Family Residential
South	GB – General Business	Undeveloped / Crosspoint Church
East	R-2 Single Family Residential	Single Family Residential
West	GC – General Commercial	Undeveloped

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

If the variance is granted the two lots would not meet the minimum lot width and area requirement of the R-2 zoning district. The proposed lots currently meet the minimum lot depth requirements of the R-2 zoning district.

FUTURE LAND USE PLAN – 2015 COMPREHENSIVE PLAN

The applicant's property is shown as Medium Density Residential. The neighboring residential properties to the north and east are shown as Medium Density Residential. The land south of Knapp Road is shown as Low Density Residential while the properties to the west are shown as Industrial. The lots created will be equivalent to R-4 zoning district that will be the smallest permitted for the category. The Comprehensive Plan discourages creation of additional lots of this size.

CONFORMANCE WITH THE THOROUGHFARE PLAN

Knapp Road is a Minor Collector Street of Sufficient width with 80 feet of right-of-way. Glenda Street has a 60 foot right-of-way but serves as a local street. Both are existing streets that are no built to City standards.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

If the variance is granted, the lots created will be equivalent to R-4 zoning that will not be in conformance with the current R-2 zoning district of the property. The variance will create lots that will be smaller than the surrounding lots and the houses built may impact the character of the area negatively.

SECTION PERMITTING THE REQUEST

Section 2.2.5.2 Variances

(a) Purpose, Applicability and Effect

(4) Variances from the requirements of Chapters 2, 4, and 5 shall be decided by the Zoning Board of Adjustments, and variances from the requirements of Chapter 3 shall be decided by the Planning and Zoning Commission.

UDC Section 2.2.5.2 (d) states that the following criteria shall apply when deciding a variance application:

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this Code to the proposed use would create an undue hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;
3. The variances is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
4. Granting the variance application will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
5. Granting the variance application will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Code, or adversely affect the rights or owners or residents of the surrounding property;

6. The hardship or inequity suffered by petitioner is not caused wholly or in substantial part by the petitioner;
7. The request for a variance is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
8. The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards in this section.

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Survey
- Planning and Zoning Variance Letter dated March 29, 2012



Aerial Map

VARP 16-00006

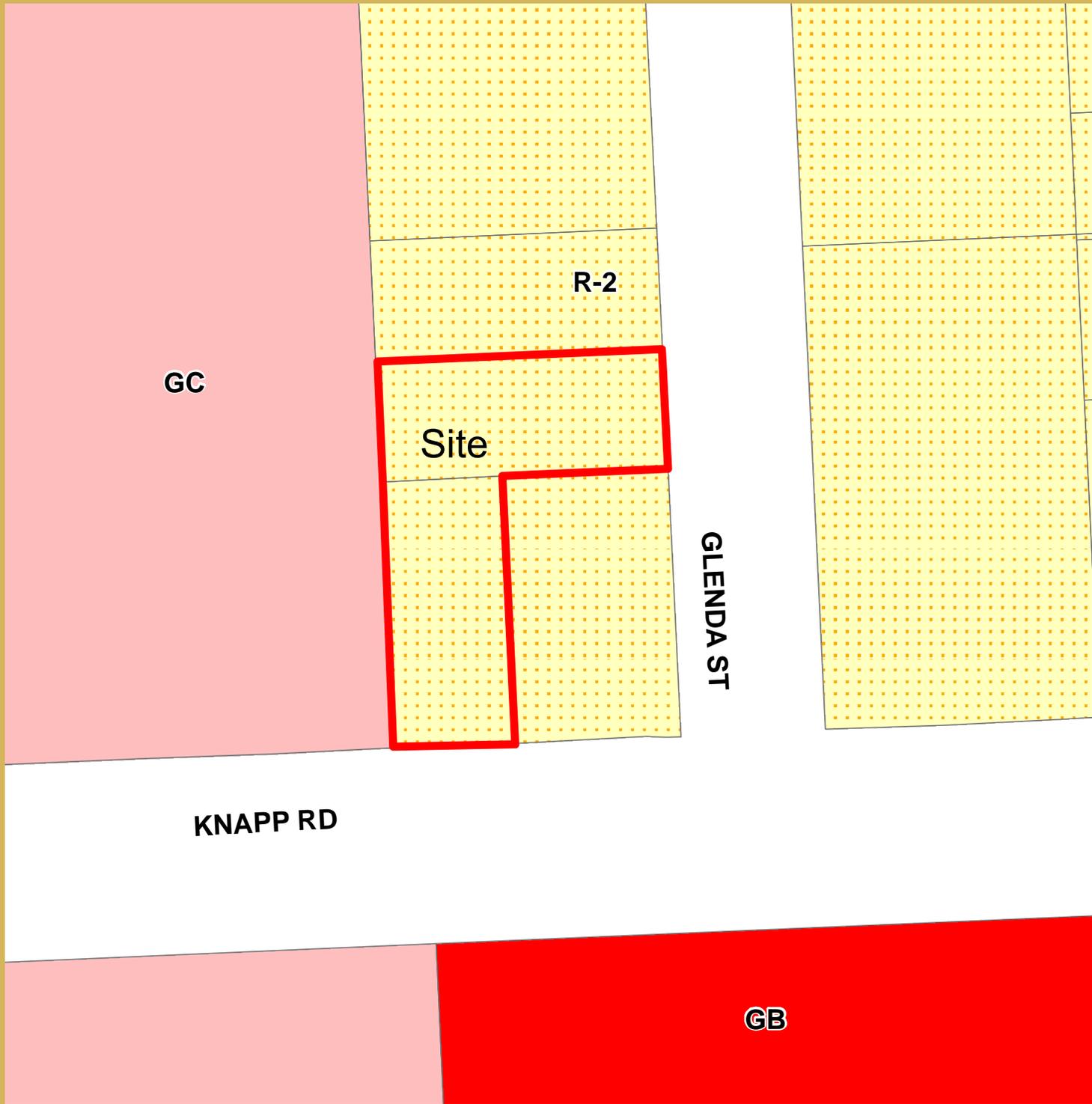


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 59 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

VARP 16-00006

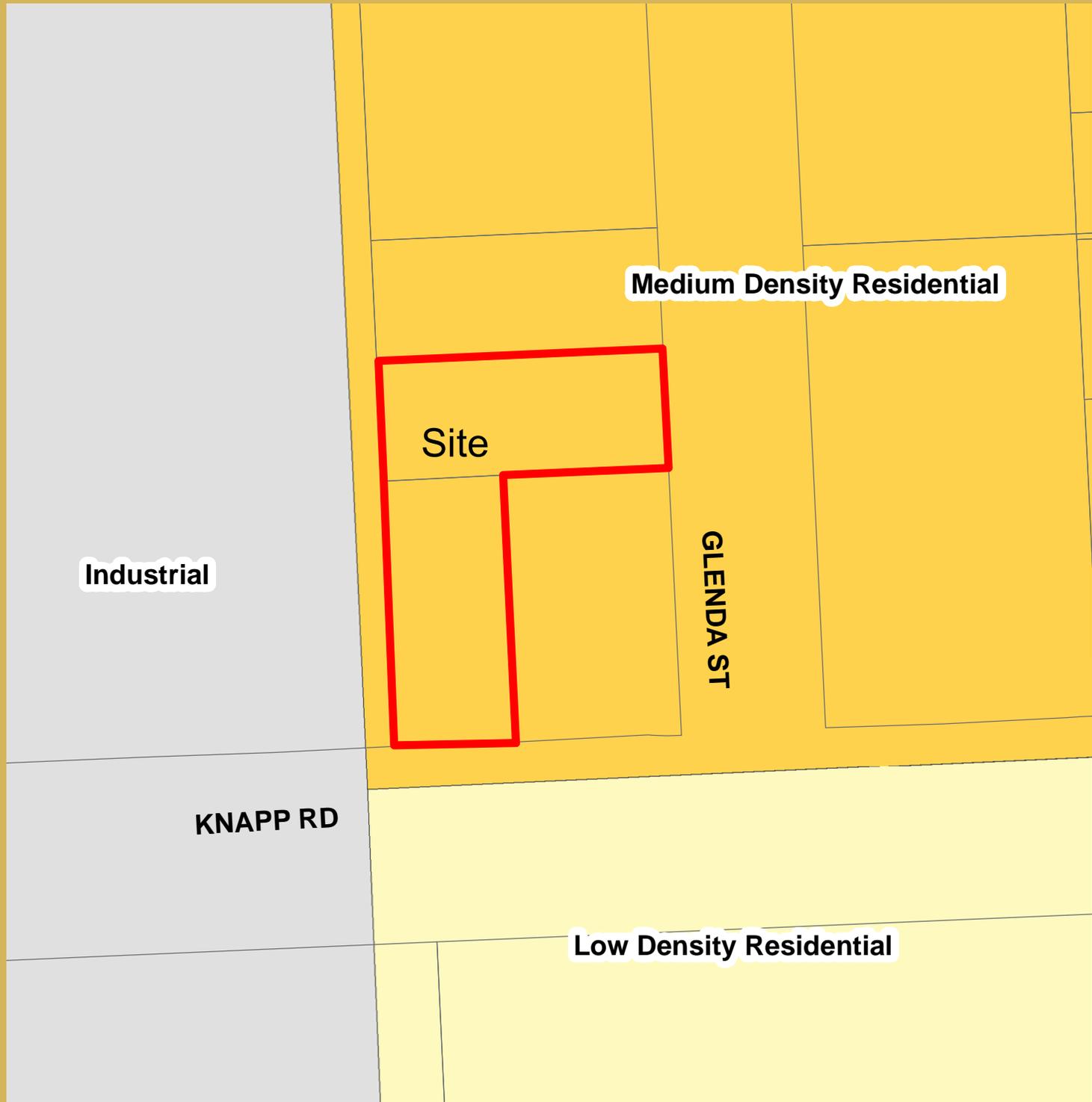


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1 inch = 59 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Plan 2015

VARP 16-00006



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 = 59 feet

OCTOBER 2014
PLANNING DEPARTMENT



WALKER L. TREESH
Registered Professional Land Surveyor

P.O. Box 2112
Pearland, Texas 77588
713-485-6121

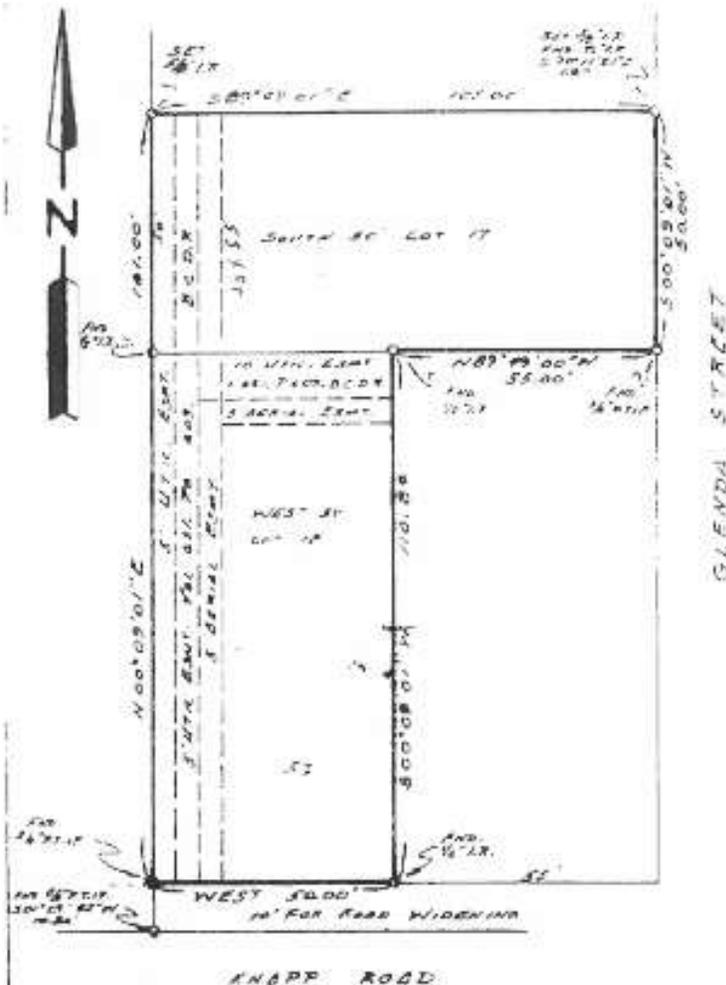
Scale: 1" = 30'

Date: Jan. 31, 1997

Job No. 96-2511

Owner: William M. Hogan and Bennette L. Hogan

Property Address:



GENERAL NOTES:

1. This property lies within Flood Zone "T" (shaded) according to the F.T.H.A. Flood Insurance Rate Map for the City of Pearland, Community-Panel No. 480077 0035 B, dated 6-5-89.

2. Title report furnished by owner, issued by Texas Fidelity Title Co., GFT 9400616, dated Sept. 21, 1994.

3. Subject to restrictive covenants recorded in Vol. 374, Pg. 508 and Vol. 652, Pg. 564, as amended in Vol. 373, Pg. 676, all of the Deed Records of Brazoria County, Texas.

4. Bearings based on recorded plat of this subdivision.

5. The certification shown below is revoked and this survey is null and void if this document is altered in any manner or does not bear an original seal and signature of the surveyor.

PLAT SHOWING A SURVEY OF THE SOUTH 50 FEET OF LOT 17 AND THE WEST 50 FEET OF LOT 16, IN BLOCK 1, CLEAR CREEK ESTATES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

TO: Mr. William M. Hogan, exclusively.

I, Walker L. Treesh, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on December 5, 1996. At the time of this survey there were no encroachments, conflicts or obstructions apparent on the ground, EXCEPT AS SHOWN. This survey was performed at the request



March 29, 2012

Jody Herrera
11415 Fruitwood Dr.
Houston, TX 77089

Re: Variance Request No. 2012-02
1164 Glenda Street

Dear Mr. Herrera:

On March 19th, 2012, the Planning and Zoning Commission approved Variance #2012-02. This approval allows for a Variance from the requirements of the Unified Development Code Section 2.4.4.5 (c)(1)(c) to allow a minimum lot width of 50 feet where 70 foot is required in the R-2 (Single-Family Residential-2 District). This approval will expire on 03/19/2013, unless a city approved plat is recorded. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Evan M. DuVall'.

Evan M. DuVall
Planner II
City of Pearland
(281) 652-1680

CC
Jody Herrera
11415 Fruitwood Drive
Houston, TX 77089

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Meeting, – November 21, 2016 – JPH and Regular P&Z meeting

IV. Adjournment