



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, AUGUST 1, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. ZONE 16-00006

A request of City for approval of a change in zoning to amend the Stonebridge Planned Development to allow auto related uses by a Conditional Use Permit on properties designated General Business (GB); on approximately 123.33 acres of land.

Legal Description: Being a 39.50 tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C. H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey. Abstract 233. Being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.).

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



To: City Council and Planning and Zoning Commission

From: Planning Department

Date: August 1, 2016

Re: Zoning Change Application No. ZONE 16-00006

At the request of City for approval of an amendment to the Stonebridge Planned Unit Development to require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB) on approximately 123.33 acres of land.

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

Summary of Request

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Stonebridge PUD was approved in April, 2004 (Ordinance 509-706). To date, one amendment to the original PUD was approved in May, 2012. The Stonebridge PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes a second amendment as it relates to permitted uses from the underlying GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous land development code. Specifically, the amendment proposes to add the following text to Section six "General Business Sites":

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Stonebridge PUD, to require all auto related uses and Pawn Shops, Payday Loan, and Gold Exchanges that are currently permitted by right in the GB designation to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PUD into conformance with amendment T-18 of the UDC approved in 2015.
2. The surrounding area has developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may affect the abutting residential neighborhood. The proposed changes will help mitigate any negative impacts that may affect adjoining properties.

Site History

The area encompassed by the Stonebridge Planned Unit Development was annexed into the City of Pearland in 1960. The Stonebridge PUD was originally approved in 2004, under the Land Use and Urban Development Ordinance. The PUD is divided by Pearland Parkway. To date, one amendment to the PUD was approved in May, 2012 to revise the land use map.

Conformance with the Comprehensive Plan

The Stonebridge PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for automobile related uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway is a Major Thoroughfare that was developed as per the Thoroughfare Plan. Major Thoroughfare are defined as having a minimum right-of-way of 120 feet. This Major Thoroughfare is in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portions of Stonebridge PD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Stonebridge PUD will have a positive impact on existing and future development. The commercial district along Pearland Parkway is currently shown as encompassing five parcels. The CUP process will allow greater oversight into the development and redevelopment of that property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for amendment to the Stonebridge PUD. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.



Exhibits

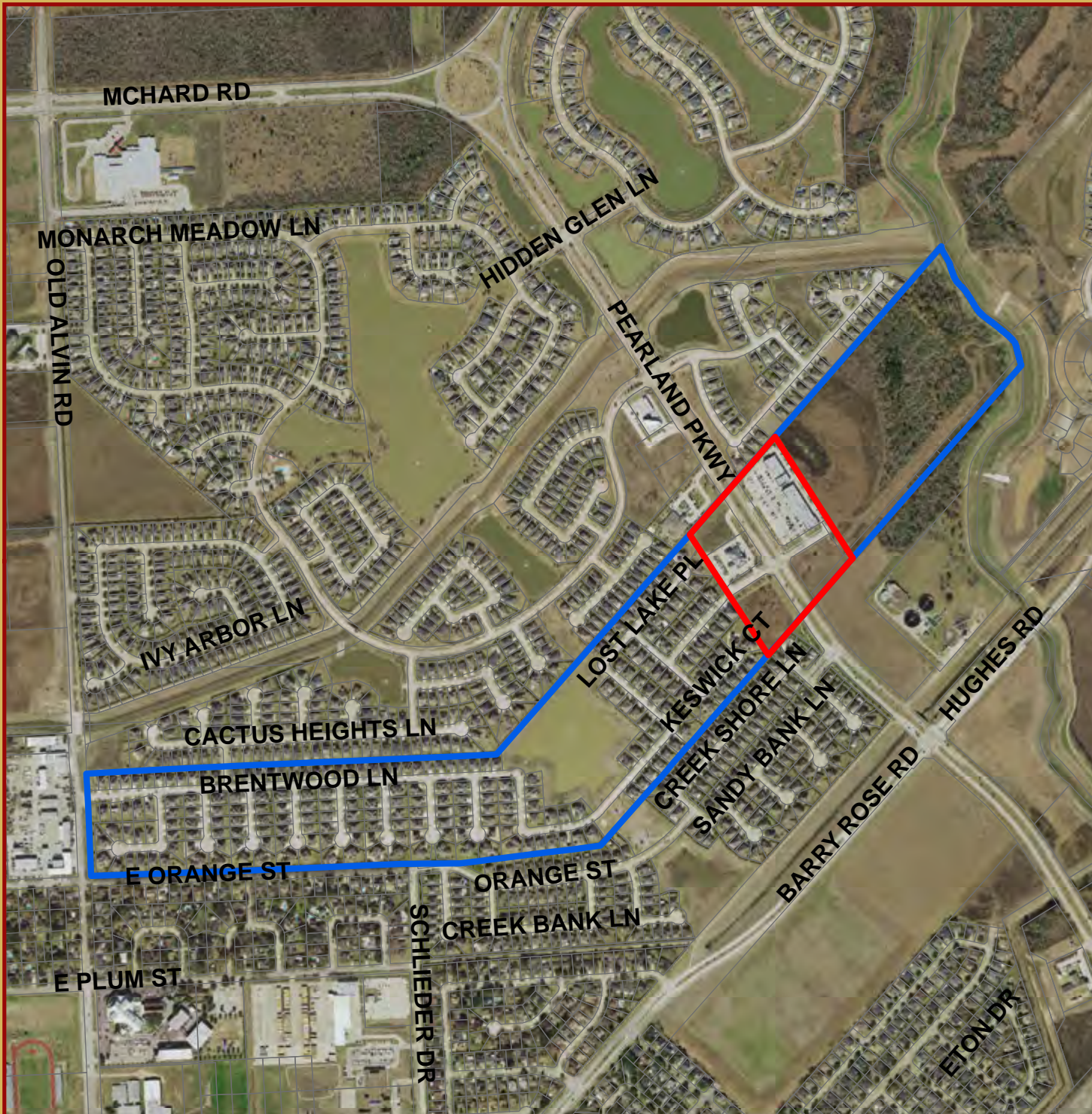
1. Map of Stonebridge PUD
2. Map of affected parcels in PUD

Exhibit 1

AERIAL MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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 = 897 feet



UPDATED JULY 2016
PLANNING DEPARTMENT



Exhibit 2

ZONING MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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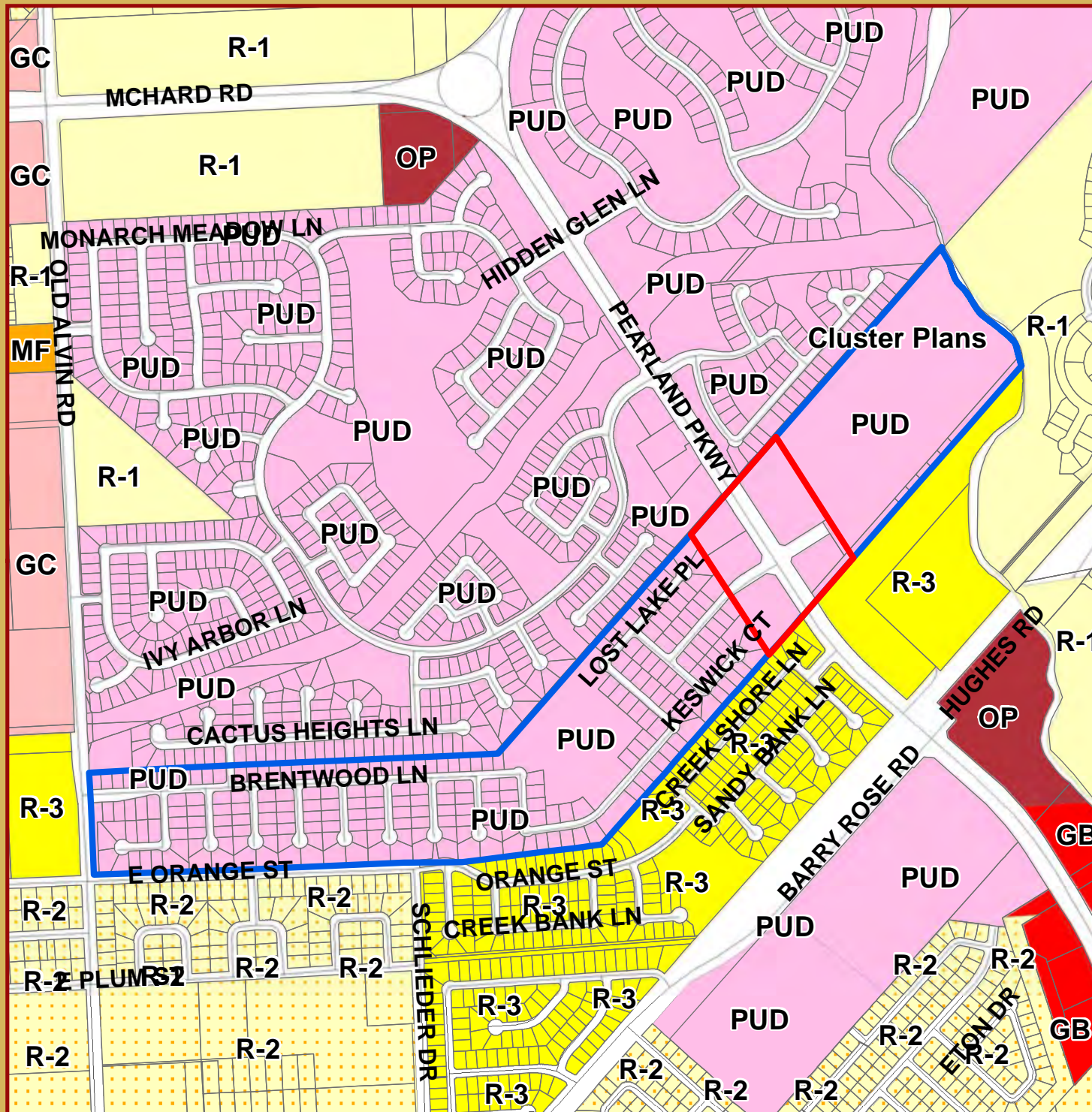


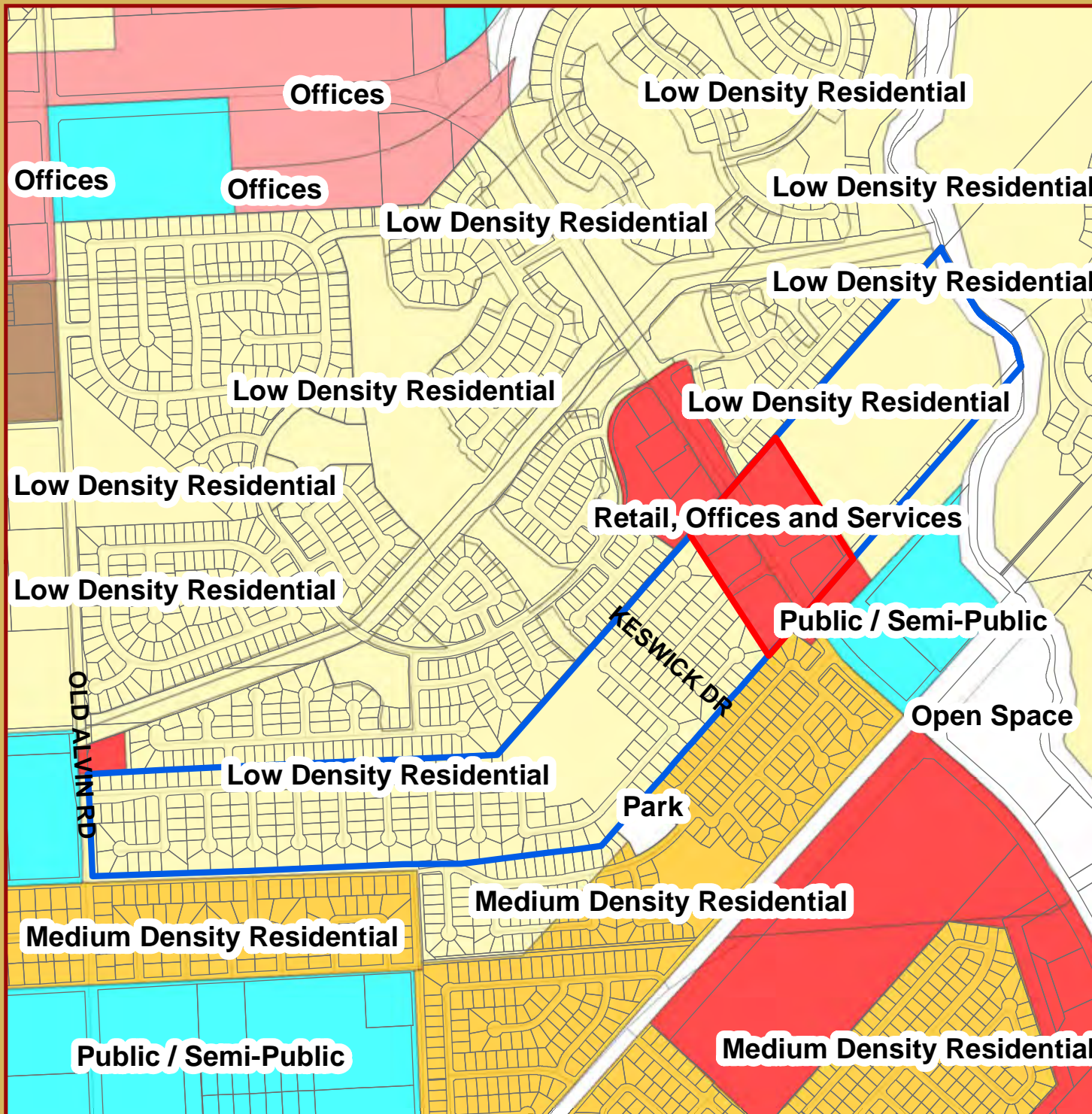


Exhibit 3

FLUP MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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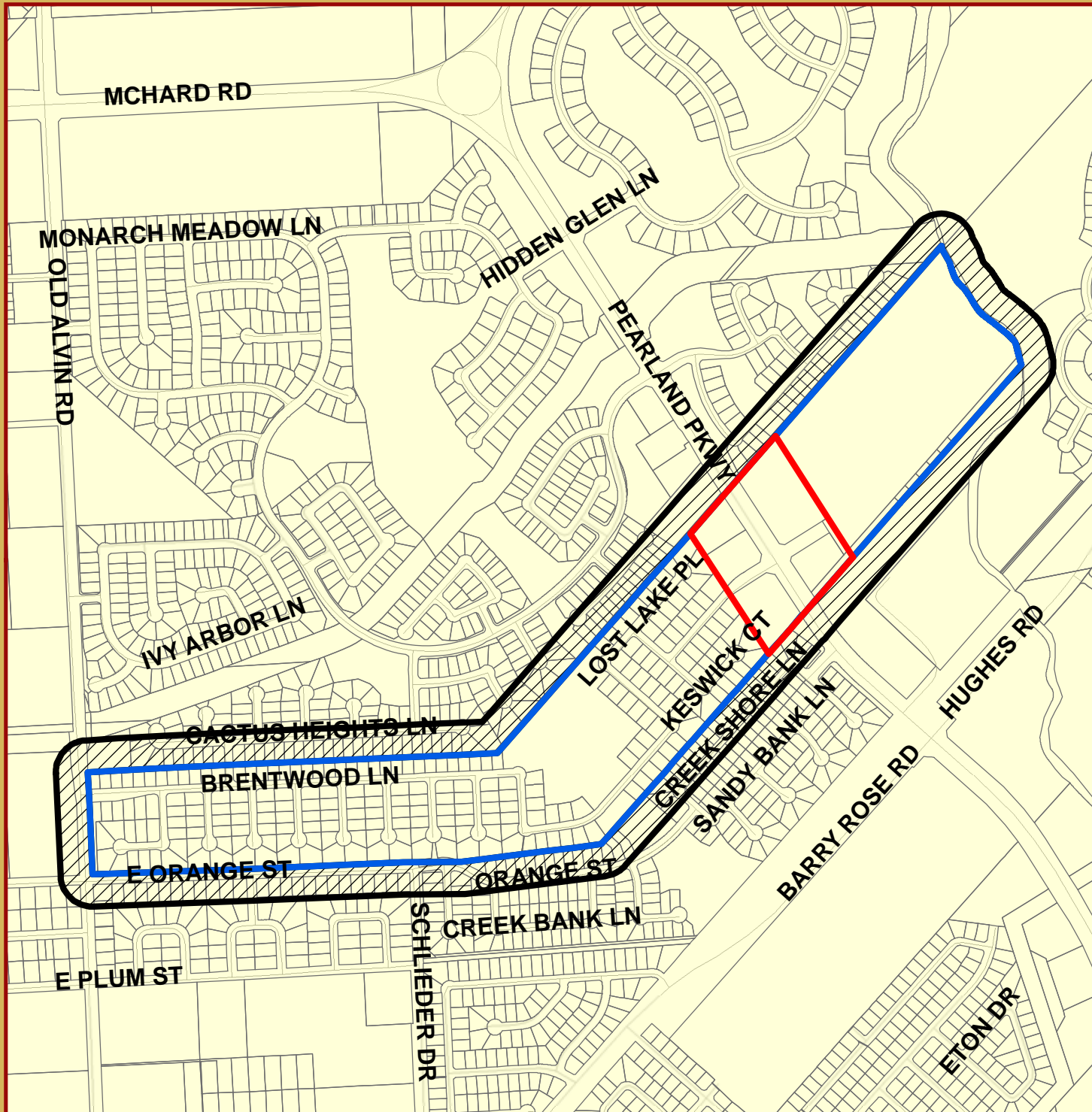


Exhibit 4

NOTIFICATION MAP

ZONE 16-00006

-  Stonebridge PD Boundary
-  GB Base Zoning



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PLANNING DEPARTMENT



Exhibit 5
 ZONE 16-00006

Property_Owner	Address	City	State	Zip_Code
2104 DEERWOOD LLC	2104 DEERWOOD CT	PEARLAND	TX	77581
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581
ABEL CHASE A	3326 E ORANGE ST	PEARLAND	TX	77581
ACEVEDO ALFREDO C & CAROLINA L	2104 STONEHOLLOW CT	PEARLAND	TX	77581
ADAME ROLAND & ROSYTA G	3012 BLACK ROCK LN	PEARLAND	TX	77581
ADAMS RONALD J & JOHNSON-ADAMS TIFFANY L	1907 KESWICK CT	PEARLAND	TX	77581
AINSWORTH BARBARA	PO BOX 1029	PORT NECHES	TX	77651
ALCAYDE FLUER A	2008 CREEK SHORE LN	PEARLAND	TX	77581
ALEGADO REYNALDO F JR & LOVETTE N	3418 STONERIVER CT	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
ALFORD KOY	3112 ORANGE ST	PEARLAND	TX	77581
ALI SHARIF S & NAZMA	2103 STONEHOLLOW CT	PEARLAND	TX	77581
AMERICAN RESIDENTIAL LEASING CO LLC	2839 LINKWOOD DR	HOUSTON	TX	77025
AMIN DHAVAL & HIRAL PATEL	3415 STONERIVER CT	PEARLAND	TX	77581
ANKROM RAYMOND WILLIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ARRINGTON JOHN M	3217 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ASHTARI AMROLLAH & NANCY	3012 BROKEN BRIDGE LN	PEARLAND	TX	77581
BABINEAUX JOSHUA J & TYESHIA V	2004 ROCKY MEADOW LN	PEARLAND	TX	77584
BAKER DAVID & EILEEN P	3037 ORANGE ST	PEARLAND	TX	77581
BAKER LEWIS W JR & TRACIE A	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BAMMES BENJAMIN EUGENE & STEPHANIE M	3217 BRENTWOOD LN	PEARLAND	TX	77581
BAQDOUNES HAITHAN	1917 HOLLOW MIST LN	PEARLAND	TX	77581
BARBEE PAMELA D	3412 E ORANGE ST	PEARLAND	TX	77581
BARBER EMILE & CHERYL	2005 TALL TIMBERS LN	PEARLAND	TX	77581
BARRICK RALPH J & TARA K	3412 STONERIVER CT	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTINEZ MEJIAS	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581
BARTON ANTHONY & LORI	1718 W 10TH ST	FREEPORT	TX	77541
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
BELLEW GARY L	2111 E LINWOOD OAKS ST	PEARLAND	TX	77581
BENAVIDES GASTON JR & ANGELICA M	2107 STONESTHROW LN	PEARLAND	TX	77581
BENNETT DONALD M & ANITA	2117 BRIAR CIR	PEARLAND	TX	77581
BENNETT JAMES	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BENRUD DEBORAH L	3314 E ORANGE ST	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BETANCOURT ANTHONY & SENNY S	1919 STABLE STONE LN	PEARLAND	TX	77581
BETROSOFF DAVID CHARLES	2109 E LINWOOD OAKS ST	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BITTICK RICHARD GLENN	3318 E ORANGE ST	PEARLAND	TX	77581
BLANCHARD TRACEY & WILLIAM MARTIN JR	2034 CREEK SHORE LN	PEARLAND	TX	77581
BLANCO ROLANDO A & DALIA A	2105 HUBSTONE WAY	PEARLAND	TX	77581
BLOMBERG CAREY L	2115 YUPON CIR	PEARLAND	TX	77581
BOAZ MICHAEL S	2003 ROCKY MEADOW LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOLDUC ARMAND J & SHERRY L	2112 ASBURY CT	PEARLAND	TX	77581
BON GIOVANNI FRANK F	3109 ORANGE ST	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BORDELON BRUCE G & SUSAN A	2107 BRIAR CIR	PEARLAND	TX	77581
BOYCE WILLIS A & LINDA J	3008 KESWICK DR	PEARLAND	TX	77581
BOYD JARED P & MARCI M	2971 WATER WILLOW LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY	2011 CREEK SHORE LN	PEARLAND	TX	77581
BRICE BRIAN	2027 CREEK SHORE LN	PEARLAND	TX	77581
BROOKS BRANDON & BRENDA	2105 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
BROOKS NIGEL N & CHRISTINA DUARTE	2101 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BROWN BERT & BRANDI T	1801 BRIGHTON BROOK LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
BROWN NORMAN N & LATAURUS K	1914 STABLE STONE LN	PEARLAND	TX	77581
BUERKLE MARGARET JOAN	3410 E ORANGE ST	PEARLAND	TX	77581
BUI HUNG & NGOC TRAN	1902 KESWICK CT	PEARLAND	TX	77581
BULEREZ VICTOR & DELIA	3414 E ORANGE ST	PEARLAND	TX	77581
BURDEN SHEILA	2108 STONEHOLLOW CT	PEARLAND	TX	77581
BURKE JOSHUA	2015 CREEK SHORE LN	PEARLAND	TX	77581
BURNETT ERIC BRANDON & ANGEL M	2108 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BURNS NATHANIEL	2007 MYRTLE CREST CT	PEARLAND	TX	77581
CADLE DEAN A & ELEANOR J	2103 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

CALDWELL SABRINA W & WILLIAM L	1917 STABLE STONE LN	PEARLAND	TX	77581
CAMP GUY DALE & MARTHA SUE	2115 E LINWOOD OAKS ST	PEARLAND	TX	77581
CANDELARI DAVID A ET UX	3404 E ORANGE ST	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1703 BRIGHTON BROOK LN	PEARLAND	TX	77584
CANTU DAVID & AMANDA	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
CAO HUE TRONG & CHAM THI DINH	3207 BRENTWOOD LN	PEARLAND	TX	77581
CARNAHAN JASON & ERIKA	2101 ASBURY CT	PEARLAND	TX	77581
CASTILLO EFRAIN & THERESA L	3005 BROKEN BRIDGE LN	PEARLAND	TX	77581
CHAMBERS ARMSTEAD J & LELA A	3321 BRENTWOOD LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHANDRA ASHISH & LEA	1922 STABLE STONE LN	PEARLAND	TX	77581
CHANDRAN JOTI S & SHEBIN	2009 TALL TIMBERS LN	PEARLAND	TX	77581
CHAPMAN JOHN G	3310 E ORANGE ST	PEARLAND	TX	77581
CHATAGNIER MARY	2013 CREEK SHORE LN	PEARLAND	TX	77581
CHAVEZ JAIME	3320 E ORANGE ST	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLENDENEN JOHN	2031 CREEK SHORE LN	PEARLAND	TX	77581
CLINTON CHRISTOPHER C	2101 WATER FERN LN	PEARLAND	TX	77581
COLEMAN RANDY C & SANDRA M	1723 BRIGHTON BROOK LN	PEARLAND	TX	77581
COLMENARES STEPHANIA	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CONTRERAS RUTH O	3414 BRENTWOOD LN	PEARLAND	TX	77581
CONTRERAS XAVIER	2105 STONESTHROW LN	PEARLAND	TX	77581
CORDOVA ANDREW & NANCY	2109 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
CORRALEZ MARTIN L & ROSIE	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
CRAFT BRIAN K	3502 E ORANGE ST	PEARLAND	TX	77581
CRISTE GLADYS	2025 CREEK SHORE LN	PEARLAND	TX	77584
CRUZ RAUL MANUEL & ADA LISA	1904 KESWICK CT	PEARLAND	TX	77581
CURRY MICHAEL RAY & KRISTINA C	3306 E ORANGE ST	PEARLAND	TX	77581
DANG DUNG HOANG & TSZ CHRISTY CHAN	2112 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
DAVIS ANN R	2115 BRIAR CIR	PEARLAND	TX	77581
DAVIS CORWIN & ALYSIA L	3301 BRENTWOOD LN	PEARLAND	TX	77581
DAVIS DANIEL ASHTON JR & BRITTANY H	2110 STONEHOLLOW CT	PEARLAND	TX	77584
DAVIS DENVIP JR & LOLITA	1911 STABLE STONE LN	PEARLAND	TX	77581
DAWSON REGINALD NYE	2119 YUPON CIR	PEARLAND	TX	77581
DAYS TREMAYNE & RAHEL	1909 KESWICK CT	PEARLAND	TX	77581
DEHART MICHAEL LEE & ANNA CAROLINE MEJIA	2107 ASBURY CT	PEARLAND	TX	77581
DELAROSA ANDRES	2106 RAIN LILY CT	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DESTIN REGINALD EARL & PAMELA	2105 ASBURY CT	PEARLAND	TX	77581
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77581
DICUS CAROLYN	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DILLON VIRGINIA FABREGAS	2104 RAIN LILY CT	PEARLAND	TX	77581
DO THUY ANH & HUONG DIEU DOAN	3114 ORANGE ST	PEARLAND	TX	77581
DOAN DINH	2010 MYRTLE CREST CT	PEARLAND	TX	77581
DOAN JOHN WILLIAM VINH & NGUYET THI PHAM	2103 TALL TIMBERS LN	PEARLAND	TX	77581
DOGGETT CHAD L & ALICE C	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DOLLAGARAY LISA	1923 HOLLOW MIST LN	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
DOZAL VERONICA & JUAN A MALDONADO	2110 ASBURY CT	PEARLAND	TX	77581
DUFOUR JULIE	2005 ROCKY MEADOW LN	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77581
EJEDEPANG-KOGE SYLVIE N	2106 DEERWOOD CT	PEARLAND	TX	77581
EJEKUTE-Obi CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
ELIZONDO ROBERT J & LOUISE	3411 BRENTWOOD LN	PEARLAND	TX	77581
ELLERBROCK THOMAS M	3009 BROKEN BRIDGE LN	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
ENGLERT JOHN MICHAEL & PATTI L	2103 ASBURY CT	PEARLAND	TX	77581
ENGLISH JAMES L & CHERI M	2103 RAIN LILY CT	PEARLAND	TX	77581
ERIN STREET PROPERTY	2302 ERIN DR	PEARLAND	TX	77581
ERNEST GIBSON & ANGELA D	2104 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
ESTES BLAKE THOMAS & KRISTINE	3002 BROKEN BRIDGE LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

ETCHBERGER KEVIN MICHAEL & AMY M	2109 DEERWOOD CT	PEARLAND	TX	77581
FAIR WALTER S & JENNI D STEARMAN	1910 KESWICK CT	PEARLAND	TX	77581
FARR MATTHEW C	1919 HOLLOW MIST LN	PEARLAND	TX	77581
FARRIS DWAYNE & NATILE M	3419 BRENTWOOD LN	PEARLAND	TX	77581
FEDERAL NATIONAL MORTGAGE ASSN	3415 VISION DR	COLUMBUS	OH	43219
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
FISH GRANT M	2026 CREEK SHORE LN	PEARLAND	TX	77581
FOAT EDWARD E & PEGGY S	3420 E ORANGE ST	PEARLAND	TX	77581
FOUCHEAUX FOSTER E & JUDITH F	2117 W LINWOOD OAKS	PEARLAND	TX	77581
FROST ERIC J	2030 CREEK SHORE LN	PEARLAND	TX	77581
FUENTE LUIS & MARY E ARRINGTON	1921 HOLLOW MIST LN	PEARLAND	TX	77581
GAD MARY B	2006 TALL TIMBERS LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	MOVED NEW ADDRESS IS UNKNOWN			0
GANUCHEAU KEITH HENRY	3319 BRENTWOOD LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA ELEAZAR & ERIN D	2022 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA GABRIEL & JACQUEZ LORRAINE	2005 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA REYNALDO & SYLVIA M	1713 BRIGHTON BROOK LN	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
GARZA ROY	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GATES JEAN D	2837 EVERETT DR	FRIENDSWOOD	TX	77546
GEORGE FERNANDUS T & LILLY FERNANDUS	3011 BROKEN BRIDGE LN	PEARLAND	TX	77581
GEORGE JOSY V & JESSEY M	2007 CAMELIA CREST CT	PEARLAND	TX	77581
GHORMLEY JOSHUA & WENDY	2006 MYRTLE CREST CT	PEARLAND	TX	77581
GIL ROBERTO LUIS & LESBIA L	2107 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
GILLIAM DEBORAH K	2017 CREEK SHORE LN	PEARLAND	TX	77581
GONZALES MICHAEL F & MISTE CROSS	2016 CREEK SHORE LN	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
GONZALEZ JESSE P & RACHEL M	3117 ORANGE ST	PEARLAND	TX	77581
GONZALEZ MANUEL F & LUCINDA G	602 SADDLEBROOK LN	TOMBALL	TX	77375
GOUGENHEIM CHARLES R & MARGARET SUAREZ				
GRANGER LANDRY JR & LISA	2102 WOODLAND CT	PEARLAND	TX	77581
GRAY JAMES RANDALL & BELINDA RAY	2106 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
GREAVES LEONARD W	1714 BRIGHTON BROOK LN	PEARLAND	TX	77581
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
GRICE DOUGLAS EDWARD	2801 DENTON TAP RD APT 412	LEWISVILLE	TX	75067
GUERRERO SERGIO A & MYRTHALA	3417 BRENTWOOD LN	PEARLAND	TX	77584
GUILLEMETTE MARC & ALCYIA	3006 BROKEN BRIDGE LN	PEARLAND	TX	77584
GUILLEN JOSE & GLENDA OLIVIA PAREDES	2110 CLEARFIELD SPRINGS CT	BROOKSIDE VILLAGE	TX	77581
HALL ROCHON B SR & YOLANDA	1911 KESWICK CT	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
HARLEY CHRISTOPHER I & TEENA L	9301 SW SAGER ST APT 30	TUALATIN	OR	97062
HARRELSON HOWARD & ANGELA	3205 BRENTWOOD LN	PEARLAND	TX	77581
HARRIS ORIE ANN	3316 E ORANGE ST	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
HASAN SYED NAVED	2109 WOODLAND CT	PEARLAND	TX	77581
HAWKS PRINCETON A SR & KRISTAL L	2104 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
HEDAYATI MAHMUD K	2107 E LINWOOD OAKS ST	PEARLAND	TX	77581
HELM MELISSA A	3214 FIREFLY RD	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479
HOANG CYNTHIA HIEN & CUONG VAN PHU PHAM	2110 DEERWOOD CT	PEARLAND	TX	77581
HOANG LEANN	3417 STONERIVER CT	PEARLAND	TX	77581
HOANG MAI T & NGOC JENNY TRAN	2005 MYRTLE CREST CT	PEARLAND	TX	77581
HODGES RALPH W III & LAURA L BRINER	3421 STONERIVER CT	PEARLAND	TX	77581
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HOLMES KENNETH W	2029 CREEK SHORE LN	PEARLAND	TX	77581
HOWARD CHARLESTON & DANI	3003 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUBERT ERNEST	3008 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
HUNTER KELLY JOSEPH	3403 BRENTWOOD LN	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
IBARRA RODOLFO C & ILLIANA A	2508 GOLFRIDGE CIR	HOUSTON	TX	77089

Exhibit 5

ZONE 16-00006

IMAM SYED S	1920 STABLE STONE LN	PEARLAND	TX	77581
INMAN KENT E & CONNIE L	3010 KESWICK DR	PEARLAND	TX	77581
INVESTCORP DEVELOPMENT I LTD	3007 DAVEY OAKS	PEARLAND	TX	77584
JACOB JAY T & BEJIMOL T	2111 ASBURY CT	PEARLAND	TX	77581
JAE LEE & ASSOCIATES	PO BOX 590266	HOUSTON	TX	77259
JBGL MODEL FUND I	3131 HARVARD AVE STE 103	DALLAS	TX	75205
JOE DONNA LYNN	2108 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
JOHN JOEL J & STEFFIN MATHEW	1915 STABLE STONE LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOINER WILLARD L & WHETSTONE RAINA S	2020 CREEK SHORE LN	PEARLAND	TX	77581
JOM JOMI KANJIRATHINGAL & DIEPAA JOM	1923 STABLE STONE LN	PEARLAND	TX	77581
JONES ANDRE HINTON & LATOSHA M	3303 BRENTWOOD LN	PEARLAND	TX	77581
JONES DAVID E & TATIANA	2107 HUBSTONE WAY	PEARLAND	TX	77581
JP MORGAN CHASE BANK	3415 VISION DR	COLUMBUS	OH	43219
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 310	HOUSTON	TX	77040
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
KATSAROS GEORGE J & BEATRIZ E	3004 KESWICK DR	PEARLAND	TX	77581
KERTZ LUIS JOHN & KATHRYN	2004 CREEK SHORE LN	PEARLAND	TX	77581
KHONSARI SEENA BABACK				0
KIRKSEY JASON M & CRISTEN K	2110 WOODLAND CT	PEARLAND	TX	77581
KNIGHT VON K	3422 E ORANGE ST	PEARLAND	TX	77581
KOHLER JOSEPH	3416 E ORANGE ST	PEARLAND	TX	77581
KORTENKAMP DAVID MICHAEL & STACIE LEE JARRETT	2107 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
KOZINA VLADAN & GLADYS MARGARITA VARAS	1912 STABLE STONE LN	PEARLAND	TX	77581
KRAUS KENDALL & KELLY	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
KWUON BENJAMIN	2102 RAIN LILY CT	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
LAMBERT SUSAN M	2113 YUPON CIR	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
LARTSON VASSEY A & MARY L JACOBS	3119 ORANGE ST	PEARLAND	TX	77581
LAY JAMES D & JACLYN S FLETCHER	2101 RAIN LILY CT	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE TUONG T & KIEN P LUU	2111 TALL TIMBERS LN	PEARLAND	TX	77581
LEDBETTER RONALD CHRISTOPHER	3211 BRENTWOOD LN	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LESLIE STEVEN KEITH	PO BOX 6117	BRYAN	TX	77805
LEVEILLE CHRISTINE & JASON	2101 DEERWOOD CT	PEARLAND	TX	77581
LEWIS EDWARD & LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEWIS STEVEN IRWIN & OLGA L	1803 BRIGHTON BROOK LN	PEARLAND	TX	77581
LI NA & ZONGTAN	1920 LOST LAKE PL	PEARLAND	TX	77581
LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LOCKE ANN C	2102 TALL TIMBERS LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LOPEZ RICARDO & MIRYAM A BERNAL	3209 WINDY CAPE LN	LEAGUE CITY	TX	77573
LOW GERALD D	2111 WOODLAND CT	PEARLAND	TX	77581
LOZANO ROBYN MICHAEL & ALIJA	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
LUNA RUBEN D & NILDA S	2108 WOODLAND CT	PEARLAND	TX	77581
LUNDIN DAVID E	2105 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LUTTA ATIBU & EMMA OGUNDA	1916 STABLE STONE LN	PEARLAND	TX	77581
LYONS ANNA S & RICHARD R	2104 HUBSTONE WAY	PEARLAND	TX	77581
MACHA MARK G	2109 STONESTHROW LN	PEARLAND	TX	77581
MAGEE ANITA	3209 BRENTWOOD LN	PEARLAND	TX	77581
MAI FRED L	2102 HUBSTONE WAY	PEARLAND	TX	77581
MALONE MARK KOHLER	2106 HUBSTONE WAY	PEARLAND	TX	77581
MANAPPURATHU UNNI N & SREELEKHA SUMATHY	3414 STONERIVER CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANTILLA JORGE				
MARCILY SHAINA & GIJO JOSEPH	2008 ROCKY MEADOW LN	PEARLAND	TX	77581
MARTIN NAOMI THURMOND	3402 E ORANGE ST	PEARLAND	TX	77581
MARTINEZ ADAM & JANE	2101 HUBSTONE WAY	PEARLAND	TX	77581
MARTINEZ ALEJANDRO & IRMA	2103 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
MARTINEZ ARTHUR & DEANNA L	3008 BLACK ROCK LN	PEARLAND	TX	77581
MARTINEZ BLANCA & ENRIQUE	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MARTINEZ DAVID SR & ZULINA L	3421 BRENTWOOD LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ NAYELI M	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MASSEY PENNY	1916 LOST LAKE PL	PEARLAND	TX	77581
MATA JEFFREY JOHN & IRENE L	2107 WOODLAND CT	PEARLAND	TX	77581
MATHEW JERRY T & CYNDY A BABU	3007 BROKEN BRIDGE LN	PEARLAND	TX	77581
MAXFIELD RYAN DAVID	2117 YUPON CIR	PEARLAND	TX	77581
MCBAYNE TYRONE & ANGELENA P	1906 KESWICK CT	PEARLAND	TX	77581
MCDONALD SANDRA & MICHAEL CARDOZO	3105 ORANGE ST	PEARLAND	TX	77581
MCFARLANE SHAWN CHAPMAN & SILVIA A	2105 DEERWOOD CT	PEARLAND	TX	77581
MCGUIRE MONICA & COREY	2109 YUPON CIR	PEARLAND	TX	77581
MCNEVIN ROSS C & MARISSA V	3413 BRENTWOOD LN	PEARLAND	TX	77584
MEDINA SONIA MARIE & MICHAEL	2104 TALL TIMBERS LN	PEARLAND	TX	77581
MEGALE TIMOTHY S	3115 ORANGE ST	PEARLAND	TX	77581
MELENDEZ ERNESTO & ANA				
MELLEN GEORGE	1607 BRIGHTON BROOK LN	PEARLAND	TX	77581
MENKE MATTHEW V	2101 WOODLAND CT	PEARLAND	TX	77581
MERRILL ROBERT W & DANITA L	3103 ORANGE ST	PEARLAND	TX	77581
MEZIOU MONEM & SALMA	2007 ROCKY MEADOW LN	PEARLAND	TX	77581
MIGUEL LORELIE	2014 CREEK SHORE LN	PEARLAND	TX	77581
MILLER BRADLEY S	2103 OLD ALVIN RD	PEARLAND	TX	77581
MOHAMMAD SHAUKAT & SALMA KHATOON AKBAR	1903 LOST LAKE PL	PEARLAND	TX	77581
MOMPLET LAURA	2011 TALL TIMBERS LN	PEARLAND	TX	77581
MONTEMAYOR JOSEPH & SANDRA	3002 KESWICK DR	PEARLAND	TX	77581
MONTENEGRO BANY VILGAY & MAXIMILIANO	3201 BRENTWOOD LN	PEARLAND	TX	77581
MONTOYA LARENCE R SR & DAHENA L REVOCABLE LIVING TRUST	1918 STABLE STONE LN	PEARLAND	TX	77581
MOODY MILTON WAYNE JR & JANNA	2119 BRIAR CIR	PEARLAND	TX	77581
MORALES ALEJANDRO & NILDA	3104 ORANGE ST	PEARLAND	TX	77581
MORTELL PATRICK MARTIN & CORAL N	3223 BRENTWOOD LN	PEARLAND	TX	77581
MULL HEATHER L & MIKE B	2103 DEERWOOD CT	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
MUSGRAVE-GROHMAN VENTURES LTD	500 CHESTNUT ST STE 700	ABILENE	TX	79602
MUSTAFA FAYEZ M & JUMANA K WAHDANI	2108 DEERWOOD CT	PEARLAND	TX	77581
NESTER JAMES J & DEBORAH L	2112 FOREST BANK LN	PEARLAND	TX	77581
NETH PAUL P & KILANARA SOK YAI & MOLIKA BY YAI	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGUYEN HONG DUC & JENNIFER ANH DO	2108 ASBURY CT	PEARLAND	TX	77581
NGUYEN KHOA DANG & PHUONG NGOC TRAN	2009 MYRTLE CREST CT	PEARLAND	TX	77584
NGUYEN LOC	2112 STONEHOLLOW CT	PEARLAND	TX	77581
NGUYEN NGOCMAI THI	3039 ORANGE ST	PEARLAND	TX	77581
NGUYEN NGUYEN TRI	3221 BRENTWOOD LN	PEARLAND	TX	77581
NGUYEN THANG QUOC & CHAU L	3420 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRACY & KHANG DANG	3413 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRAM NGOC	3014 KESWICK DR	PEARLAND	TX	77581
NGUYEN VIET	10406 CLAYBROOK DR	HOUSTON	TX	77089
NOE TABITHA	2019 CREEK SHORE LN	PEARLAND	TX	77581
NOLEN ROBERT R JR & ANNE E	3215 BRENTWOOD LN	PEARLAND	TX	77581
NORRIS CHRISTOPHER A & GENEVA M	1908 KESWICK CT	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
OKOH JENNIFER O	2111 DEERWOOD CT	PEARLAND	TX	77581
OYEWOLE ABIODUN S & ANDREA	3405 BRENTWOOD LN	PEARLAND	TX	77581
PACANA CHARLITA L	3041 ORANGE ST	PEARLAND	TX	77581
PALMER KIMBERLY & CARLTON H	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
PARK WILLIAM & JENNIFER	2003 TALL TIMBERS LN	PEARLAND	TX	77581
PASALA SRINIVASA R & STACY	3006 KESWICK DR	PEARLAND	TX	77581
PATEL ROHAN M & ALPABEN	2112 DEERWOOD CT	PEARLAND	TX	77581
PATTERSON BARBARA E	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PATTERSON MICHAEL CODY & CAROL L	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PAYTON MARIUS J & SUSAN E	2109 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
PEARLAND CREEKSIDE ASSN INC	8711 HIGHWAY 6 N STE 270	HOUSTON	TX	77095
PENNICK GREGORY B	2007 TALL TIMBERS LN	PEARLAND	TX	77581
PEREZ ALEJANDRO & IMELDA	2112 WOODLAND CT	PEARLAND	TX	77581
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
PETERS DAVID J & MUTIA M	2111 HUBSTONE WAY	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONESTHROW LN	PEARLAND	TX	77581
PETRY GINA K	2012 CREEK SHORE LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

PHAM LONG NGOC & HONG THI KIM CAO	2006 ROCKY MEADOW LN	PEARLAND	TX	77581
PHAM VU & LOAN TRAN	3409 BRENTWOOD LN	PEARLAND	TX	77581
PHAN JENNIFER L	3111 ORANGE ST	PEARLAND	TX	77581
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
PILLOW JON J & ASHLEY OSWALD	206 E SHADOWBEND AVE	FRIENDSWOOD	TX	77546
POLAK RANDY DALE & CHERYL ANN	3308 E ORANGE ST	PEARLAND	TX	77581
POTTER LINDA S	1807 BRIGHTON BROOK LN	PEARLAND	TX	77581
PROFF LAUREN ASHLEY INVESTMENT TRUST	2208 COUNTRY CLUB DR	PEARLAND	TX	77581
PUNNAKOTTIL JOSE J & MARY JOSE	3416 STONERIVER CT	PEARLAND	TX	77581
PURDUM DON LEE & MARGARET	PO BOX 1123	SAN MARCOS	TX	78667
QUANDAHL CLARK & NHU DZUONG	5019 HASTINGWOOD DR	HOUSTON	TX	77084
RAHE GARY D & CAROL T	PO BOX 2816	PEARLAND	TX	77588
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
RAMOS BRIAN C & LESLIE A	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RAO LEE	2102 RIPPLE BEND LN	PEARLAND	TX	77581
RECALDE PEDRO & CELINA	2112 HUBSTONE WAY	PEARLAND	TX	77581
RELJAC STEVEN R & MELINDA	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
RHODEN PATRICK OKEHOE	3304 E ORANGE ST	PEARLAND	TX	77581
RHODES JERRY KEITH & TERI D	2106 WOODLAND CT	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
RODRIGUEZ ALEJANDRO	3010 BROKEN BRIDGE LN	PEARLAND	TX	77581
RODRIGUEZ MICHELE R & RENE J	3416 BRENTWOOD LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROHRMAN WILLIAM MARTINEZ	2911 BIRCH BOUGH ST	PEARLAND	TX	77581
ROUNDTREE JAYCE CHARLES & APRIL M	3225 BRENTWOOD LN	PEARLAND	TX	77581
ROUSSELL CYNTHIA M & THOMAS J WEBER	2104 WOODLAND CT	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
RUSHING ARTHUR G & LYNDA L	2004 LAVENDER HILL CT	PEARLAND	TX	77581
RUSSELL ANDRE E & KARINA E	3401 BRENTWOOD LN	PEARLAND	TX	77581
SAENZ GREGG A & VERONICA S	3313 BRENTWOOD LN	PEARLAND	TX	77581
SAEZ GEORGE L JR	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SAJU MERCY	2010 ROCKY MEADOW LN	PEARLAND	TX	77581
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SAOOD IRFAN & ANILA	3205 AUTUMN CT	PEARLAND	TX	77584
SCHALL KENNETH	2113 BRIAR CIR	PEARLAND	TX	77581
SCHEIBNER BENNO A & BARBARA C	2002 TALL TIMBERS LN	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
SCHWARZ SCOTT & PAMELA	2109 BRIAR CIR	PEARLAND	TX	77581
SCHWARZ STEPHEN & JANE A	2112 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
SCHWIBINGER ROBERT E & GAYLE	3311 BRENTWOOD LN	PEARLAND	TX	77581
SEALS TOMMIE JR & CHARRY L	2109 ASBURY CT	PEARLAND	TX	77581
SELZER MICHAEL & MICHAEL SHARPE	2004 TALL TIMBERS LN	PEARLAND	TX	77581
SHAJU MARY	2107 TALL TIMBERS LN	PEARLAND	TX	77581
SHARP BRENT L	3309 BRENTWOOD LN	PEARLAND	TX	77581
SHEAD JOHN T & TELISA	2104 ASBURY CT	PEARLAND	TX	77581
SHERMAN JASON H & DELORIES M SHERMAN	3110 ORANGE ST	PEARLAND	TX	77581
SHERRILL BENJAMIN A & DANA B	2109 STONEHOLLOW CT	PEARLAND	TX	77581
SIMPSON SCOTT A JR & HEIDI M	2107 STONEHOLLOW CT	PEARLAND	TX	77581
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SMITH MICHELLE ANN	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
SONNIER JONATHAN	3045 ORANGE ST	PEARLAND	TX	77581
SOWELLS TERRY D & DALANA S	2111 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
STALL CHARLES T	3205 CACTUS HEIGHTS LN	PEARLAND	TX	77581
STAMBAUGH RICHARD G	2038 CREEK SHORE LN	PEARLAND	TX	77581
STEELE RONNIE G & PAULINE	3302 E ORANGE ST	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN				
STURGEON LEWIS & PAMELA	3102 ORANGE ST	PEARLAND	TX	77581
SUAREZ JOHN WESLEY & BRITTANY M	2108 HUBSTONE WAY	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SULLIVAN EARL N	3324 E ORANGE ST	PEARLAND	TX	77581
SVENSSON CHRISTER & CAREY J	2105 WOODLAND CT	PEARLAND	TX	77581
T & B ALEXANDER FMLY LTD PRNTNSP	2411 PARK AVE	PEARLAND	TX	77581
TALBOTT JOHN & CECELIA	2967 WATER WILLOW LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581

Exhibit 5

ZONE 16-00006

TARRANT REBBECA JEAN	2101 OLD ALVIN RD	PEARLAND	TX	77581
TAYLOR JOSEPH A	1908 LOST LAKE PL	PEARLAND	TX	77581
TAYLOR RICHARD LYNN & RHONDA	1911 LOST LAKE PL	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
THANG THI LE & CHIEN T NGUYEN	2106 STONEHOLLOW	PEARLAND	TX	77584
THE CENTRE AT PEARLAND	1001 WEST LOOP S STE 100	HOUSTON	TX	77027
THE COOK 3118 ORANGE LAND TRUST	12320 BARKER CYPRESS RD	CYPRESS	TX	77429
THIBODEAUX DANIEL RAY & DAWN M	3410 STONERIVER CT	PEARLAND	TX	77581
THOMAS ANITA K	2106 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
THOMAS ASHLEY & SUSAN CHERIAN	2109 TALL TIMBERS LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
TIU NESTOR P & MARIA V	2106 TALL TIMBERS LN	PEARLAND	TX	77581
TON NGA THANHNU & AN N	1905 KESWICK CT	PEARLAND	TX	77581
TON UYEN NU & MONG HA	3004 BROKEN BRIDGE LN	PEARLAND	TX	77581
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
TRAN CHRIS P	2009 CREEK SHORE LN	PEARLAND	TX	77581
TRAN HAO & KHAI NGUYEN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
TRAN JENNIE QUYEN	2013 TALL TIMBERS LN	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN NGOC BICH THI & HU Y	2110 HUBSTONE WAY	PEARLAND	TX	77581
TREVINO JUAN & SYLVIA	3203 BRENTWOOD LN	PEARLAND	TX	77581
TRINH TUNG				
TRUJILLO LUIS A & SILVIA WHEELER SAAVEDRA	3307 BRENTWOOD LN	PEARLAND	TX	77581
TRUONG LIEN & DENNIS	3315 BRENTWOOD LN	PEARLAND	TX	77581
TUNG JIM LE & MINH N TRAN	2111 STONEHOLLOW CT	PEARLAND	TX	77581
TURNER WESLEY & CARLY	1718 BRIGHTON BROOK LN	PEARLAND	TX	77581
TURPEN JASON R & NICOLE M HERRING	3001 BROKEN BRIDGE LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
UGHS REAL ESTATE	7501 FANNIN ST	HOUSTON	TX	77054
VALDEZ JUAN C & ANNETTE L	9218 COMANCHE PEAK LN	HOUSTON	TX	77089
VALLERU SRIDHAR & LALITHA DEVI	3012 KESWICK DR	PEARLAND	TX	77581
VAN LE	2021 CREEK SHORE LN	PEARLAND	TX	77581
VANEGAS CESAR A	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
VAZQUEZ ALDO & THERESA	3418 HICKORY CREEK DR	PEARLAND	TX	77581
VERA JORGE E VASQUEZ & MILDRED RODRIGUEZ	2111 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
VERNON RICHARD DENNIS	2103 WOODLAND CT	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
VILLARREAL ANA O	2103 STONESTHROW LN	PEARLAND	TX	77581
VILLARREAL EDGAR GERARDO & NADIA M	3305 BRENTWOOD LN	PEARLAND	TX	77581
VIVERETTE DAVID C & ELENA	2109 HUBSTONE WAY	PEARLAND	TX	77581
VO THAO DONG & TIFFANY	3317 BRENTWOOD LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
VOLOVAR ROBERT P & THUY H	3419 STONERIVER CT	PEARLAND	TX	77581
VU HIEN-HOA H & RICHARD J ESCAMILLA	1921 STABLE STONE LN	PEARLAND	TX	77581
VU SANG	2105 TALL TIMBERS LN	PEARLAND	TX	77581
VUITTONET ROBERT B	3116 ORANGE ST	PEARLAND	TX	77584
VUONG TAN A & DEREK G LE	1903 KESWICK CT	PEARLAND	TX	77581
WALKER-LOWE BARBARA	2001 ROCKY MEADOW LN	PEARLAND	TX	77581
WANG HOUYI & SHU QI	515 S FRY RD #501	KATY	TX	77450
WANG WEI	3219 BRENTWOOD LN	PEARLAND	TX	77581
WARFIELD BARBARA LYNN & BEVERLY LYNN SMITH	2006 CREEK SHORE LN	PEARLAND	TX	77584
WEDGMAN TRAVIS & MORGAN N PIERCE	1925 HOLLOW MIST LN	PEARLAND	TX	77581
WHEATON KENDRA MONIQUE	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
WHITE CASON V & DARCI R	2023 CREEK SHORE LN	PEARLAND	TX	77581
WICKHAM RYAN CHRISTIAN & COURTNEY L	2102 FOREST BANK LN	PEARLAND	TX	77581
WILLIAMS STANLEY & SANDRA P	1901 KESWICK CT	PEARLAND	TX	77581
WORLEY RONNIE L	3107 ORANGE ST	PEARLAND	TX	77581
WORTMAN DUSTY L	3322 E ORANGE ST	PEARLAND	TX	77581
WYATT JUSTIN BRADLEY	1721 BRIGHTON BROOK LN	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YEMECK ALEXANDRE & KOSSIWA	2001 TALL TIMBERS LN	PEARLAND	TX	77581
YEO EDWARD L & JILL	1913 KESWICK CT	PEARLAND	TX	77581
ZAPIEN LUIS & STELLA B	2007 CREEK SHORE LN	PEARLAND	TX	77581
ZIEGLER STANLEY R & KATHRYN	3213 BRENTWOOD LN	PEARLAND	TX	77584

Approved 4.26.04
ORD. 509-704

Exhibit A

**PROPOSED
PLANNED UNIT DEVELOPMENT**

123.34 acres

PEARLAND PARKWAY

Approved
4-26-04

Final
REC'D APR 30 2004

Table of Contents

1. Planning Objectives
2. Land Usage Summary
3. Entrance Treatments
4. Residential West of Pearland Parkway
5. Residential East of Pearland Parkway
6. General Business Sites
7. Pearland Parkway Overlay District
8. Additional Requirements
9. Development Schedule
10. Sale Plan

Appendices

- A. Site Plan
- B. Survey
- C. Typical Park or Detention Area Landscaping
- D. Pearland Parkway Overlay Landscaping
- E. Traffic Plan
- F. Drainage Plan
- G. Additional Landscaping Exhibits

Planning Objectives

The 123.34-acre Planned Unit Development is designed to permit the creation of a mixed use development on Pearland Parkway in a way that preserves the attractiveness and convenience of the site while providing a variety of upper mid-priced single family dwelling units. The parcel is outside of the 100-year flood plain except for the eastern section which terminates in the Clear Creek floodway. The land is flat and clear except for some trees along the creek. The property is currently owned by Sue Alexander Morrison. (See Survey Appendix)

The general plan of the P.U.D. is two sections of R-2 residential with a small section of General Business along Pearland Parkway. Landscaping and detention ponds and fountains separate the residential from the thoroughfares and from the general business area. In addition, masonry fencing separates the residential from the ponds and landscaping at both the Old Alvin Road and the Pearland Parkway entrances.

The development provides a logical transition from the development on the south to the one on the north. The tract immediately south is zoned R-3 with smaller lot sizes and higher density while the property to the north is an R-2 P.U.D. with a mixture of lot sizes. Nevertheless, the smallest lot size in the proposed P.U.D. is larger than the smallest lots in either the development above or the development below. The proposed P.U.D. allows single family homes in the upper-middle price ranges from Old Alvin Road toward the west side of Pearland Parkway and from the east side of Pearland Parkway toward Clear Creek.

Detention ponds and fountains provide scenic separation from City Service sites and traffic along Old Alvin Road at the western entrance to the development.

There are also general business sites along both sides of Pearland Parkway. The P.U.D. stipulates that these areas meet all the requirements of Pearland Parkway Overlay District. Landscaped detention areas with ponds and fountains will help buffer residential areas from the general business parcels. The result is a natural transition from the parkway, through the general business sections, past open areas, and finally ending in the residential neighborhoods.

Park lands are carefully situated to compliment the land usage in adjacent developments. Several fault lines terminate in the development to the north, dictating park locations in that development. Parklands in the proposed P.U.D. are located in alignment with the parks to the north, avoiding problems with any undetected extensions of the fault lines and providing a logical connection of the open areas.

A 8' wide pedestrian pathway corridor & concrete jogging trail will be located to connect with the trail to the north and south of the development and maintained by the Owners Association. Any existing trees and other vegetation along the creek will be left in place. Parks and open areas will be landscaped with trees, shrubs, lawns, and benches.

Land Usage Summary

The proposed Planned Unit Development will include a mix of land usage as summarized in the following table:

LAND USAGE

Usage	Acres	%
S.F.U. - 80'	23.98	19.4
S.F.U. - 70'	57.72	46.8
General Business	12.74	10.3
Parks	2.42	2.0
Detention	26.48	21.5
Total	123.34	100.0

*At a workshop
in Feb/March 2001
Council decided
-that lot depths
could vary!*

RESIDENTIAL LOT SUMMARY

Lot Size	Units	%
80 X 121	81	28.1
70 X 139	116	40.3
70 X 121	91	31.6
Total	288	100.0

The gross density for residential is 2.34 units per acre. The net density is 3.29 units per acre.

Entrance Treatments

Detention Ponds will be masked as a beautiful water feature to combine aesthetics and functionality. The ponds shall be surrounded by landscaping as shown in the Typical Park or Detention Area Landscaping Appendix. These features separate the residential areas from the thoroughfares and from general business areas. A masonry wall and appropriate landscaping shall separate and demarcate the residential areas. This treatment provides additional sound buffering and a pleasant visual transition from busy thoroughfares and general business areas.

Residential West of Pearland Parkway

The residential section west of Pearland Parkway shall consist of detached, single family dwelling units and appropriate open park land. All residential sites in the P.U.D. west of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning. The entrance from Old Alvin Road shall include highlighted water features and landscaping.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. This restriction, more stringent than for most existing Pearland subdivisions, will promote a more interesting streetscape and a more pleasing sense of diversity. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the water feature/landscaped area facing Old Alvin Road and the area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

Residential East of Pearland Parkway

The residential section east of Pearland Parkway shall consist of detached, single family dwelling units. All residential sites in the P.U.D. east of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the detention pond/landscaped area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

General Business Sites

The general business sites in the development are located on either side of Pearland Parkway, as shown on the Site Plan. This is consistent with other developments that have general business sites along Pearland Parkway. The GB zone shall comply with all requirements of the Pearland Parkway Overlay District.

Permitted uses shall be the same as those set forth in Table III of the City of Pearland Land Use & Urban Development Ordinance, Revised April 22, 2002 as it pertains to property zoned GB General Business District.

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

In connection with any permitted use, there shall be allowed the incidental display of merchandise out of doors subject to the following limitations:

All display areas out of doors shall be confined to a pedestrian walkway immediately adjacent to the building housing the primary use, shall not extend from such building a distance of more than ten (10) feet, and shall be located wholly under a permanent part of a main business building such as a marquee, provided that adequate pedestrian access is maintained. Adequate pedestrian access shall be an unobstructed thirty-six (36) inch walkway.

Screening and fencing shall be provided and maintained as set forth in Section 30 of the City of Pearland Land Use & Urban Development Ordinance (Pearland Parkway Overlay District). Parking and loading areas shall be subject to the requirements of Section 30 of the City of Pearland Land Use & Urban Development Ordinance.

All refuse and refuse containers shall be screened from view of all public streets, unless permanent fixtures, aesthetically designed for visible locations. The general business area shall be buffered from the residential area by a masonry wall. All access to general business sites in the P.U.D. shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual.

Pearland Parkway Overlay District

All property within the Pearland Parkway Overlay District shall comply with all requirements of the Overlay District.

Additional Requirements

Except as otherwise provided in this document, each land use and parcel development shall comply with the City of Pearland Zoning Ordinance, Subdivision Ordinance, Building Code and other applicable development regulations.

Parklands

There shall be provisions made for the establishment of a property owners association to own, manage and maintain the 2.42 acres of park land (See Site Plan). The developer shall pay park fees in lieu of dedication of park land.

Traffic Impact Analysis

Before Preliminary Platt submittal, a Traffic Impact Analysis study shall be completed. A street connection shall be made to Schleider Dr. if recommended by the Traffic Impact Analysis study. (See Site Plan)

Development Schedule

Development will proceed in four stages, beginning in June, 2004. The first stage will involve the major infrastructure including most street improvements, utilities and detention. Homes will be constructed in the next three phases, beginning closest to Pearland Parkway and proceeding toward Clear Creek to the east and toward Old Alvin Rd. to the west:

Phase I June 04 – Sept. 04

Final Engineering, Entitlements and Approvals,
Dirt work, Construction of Boulevard Entrances,
Major Street, Utility and Detention.

Phase II Oct. 04 – Aug. 05

Entrance Monumentation, Local Utility Lines,
Begin Residential West of Pearland Parkway,

Phase III Sept. 05 – July 06

Begin Residential East of Pearland Parkway.
Additional Local Streets and Utility Lines
Continue Residential West of Pearland Parkway,
Continue Residential East of Pearland Parkway.
Begin General Business.

Phase IV Aug. 06 – June 06

Final Residential East of Old Alvin Rd.,
Final Residential East of Pearland Parkway.
Final General Business.

Sale Plan

Lots to the west and east of Pearland Parkway will be sold to several major builders whose product offering is compatible with the price / zoning requirements of the project.

The general business tracts along the parkway will be sold beginning in Phase III as demand dictates.

39.50 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY,
ABSTRACT 76, PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

COMMENCING at a 1/2-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at the point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298, said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a 1/2-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set, for the a point of reverse curvature, said curve having a radius of 2.036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the parent tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000 875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a 1/2-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. CO. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,260.05 feet to a 5/8-inch iron rod with cap, set in the easterly right-of-way of Pearland Parkway (130 feet wide) for the POINT OF

BEGINNING of the herein described tract, occupying Texas State Plane Co-ordinates Y=13,775,871.35 and X=3,155,639.54;

THENCE, N 41° 39' 58" E, continuing along said Beazer Homes tract, a distance of 1,952.67 feet to a point in the centerline of Clear Creek (a non-navigable stream) for the most northerly corner of the herein described tract, from which 5/8-inch iron rod with cap, set on the easterly high bank bears N 41° 39' 58" E, a distance of 63.17 feet;

THENCE, along and with the centerline of said Clear Creek the following meanders:

S 27° 14' 47" E, 95.71 feet;

S 29° 12' 16" E, 97.96 feet;

S 31° 28' 18" E, 43.32 feet;

S 28° 59' 35" E, 92.91 feet;

S 33° 31' 55" E, 110.11 feet;

S 43° 51' 30" E, 43.96 feet;

S 55° 54' 08" E, 107.02 feet;

S 49° 48' 56" E, 104.18 feet;

S 28° 08' 19" E, 105.12 feet;

S 13° 36' 45" E, 41.82 feet;

S 6° 43' 38" E, 97.54 feet to a point on the southerly line of the aforementioned 181.6209 acre tract, also being the north line of the aforementioned 155.4029 acre John Alexander tract as recorded under Brazoria County Clerk's File No. (91) 880476;

THENCE, S 41° 40' 41" W, departing said Clear Creek, along and with the southerly line of said 181.6209 acre Morrison tract, a distance of 1,948.44 feet, to a 5/8-inch iron rod with cap, set for a point on the east right-of-way of said Pearland Parkway for the southwest corner of the herein described tract;

THENCE, N 32° 42' 50" W, along the easterly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.96 feet to the POINT OF BEGINNING, containing 39.50 acres of land.

83.83 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY,
ABSTRACT 76, AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 233
PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

BEGINNING at a ½-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at this point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298 B.C.D.R., said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a ½-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set for a point of reverse curvature, said curve having a radius of 2,036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the herein describe tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a ½-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,125.06 feet to a 5/8-inch iron rod with cap, set in the westerly right-of-way of Pearland Parkway (130 feet wide) and being the northeast corner of the herein described tract;

THENCE, S 32° 42' 50" E, along the westerly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.95 feet to a 5/8-inch iron rod with cap, set for the most easterly corner of the herein described tract, also being a point on the north line of a tract as described in a deed dated June 20, 2003 from John Alexander Family Limited Partnership to RH of Texas Limited Partnership, as recorded under Brazoria County Clerk's File No. (03) 037862;

THENCE, S 41° 40' 14" W, along said RH of Texas tract, a distance of 1,878.72 feet to a 1/2-inch iron rod, found as called, for an angle point in the herein described tract, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, S 82° 58' 29" W, along the southerly line of a Boundary Line Agreement, dated September 15, 1983 between Sue Alexander Morrison and John Alexander, as recorded in Volume 1744, Page 18, B.C.D.R., said line is also the north line of the Creekside Section 1 Subdivision as recorded in Volume 24, Page 9-10, Brazoria County Plat Records (B.C.P.R.), a distance of 1,141.72 feet to an "X" cut in concrete for a southerly corner of the herein described tract:

THENCE, 2° 20' 07" W, a distance of 30.10 feet to a 5/8-inch iron rod with cap, set for an interior corner of the herein described tract, also being a point on the northerly line of the aforementioned Orange Street;

THENCE, S 83° 00' 50" W, continuing along and with the north line of said Orange Street, a distance of 1.25 feet to a 5/8-inch iron rod with cap set for a corner of the herein described tract;

THENCE, S 87° 36' 37" W, continuing along and with said north line of Orange Street, a distance of 2,027.31 feet to the POINT OF BEGINNING, containing 83.83 acres of land.

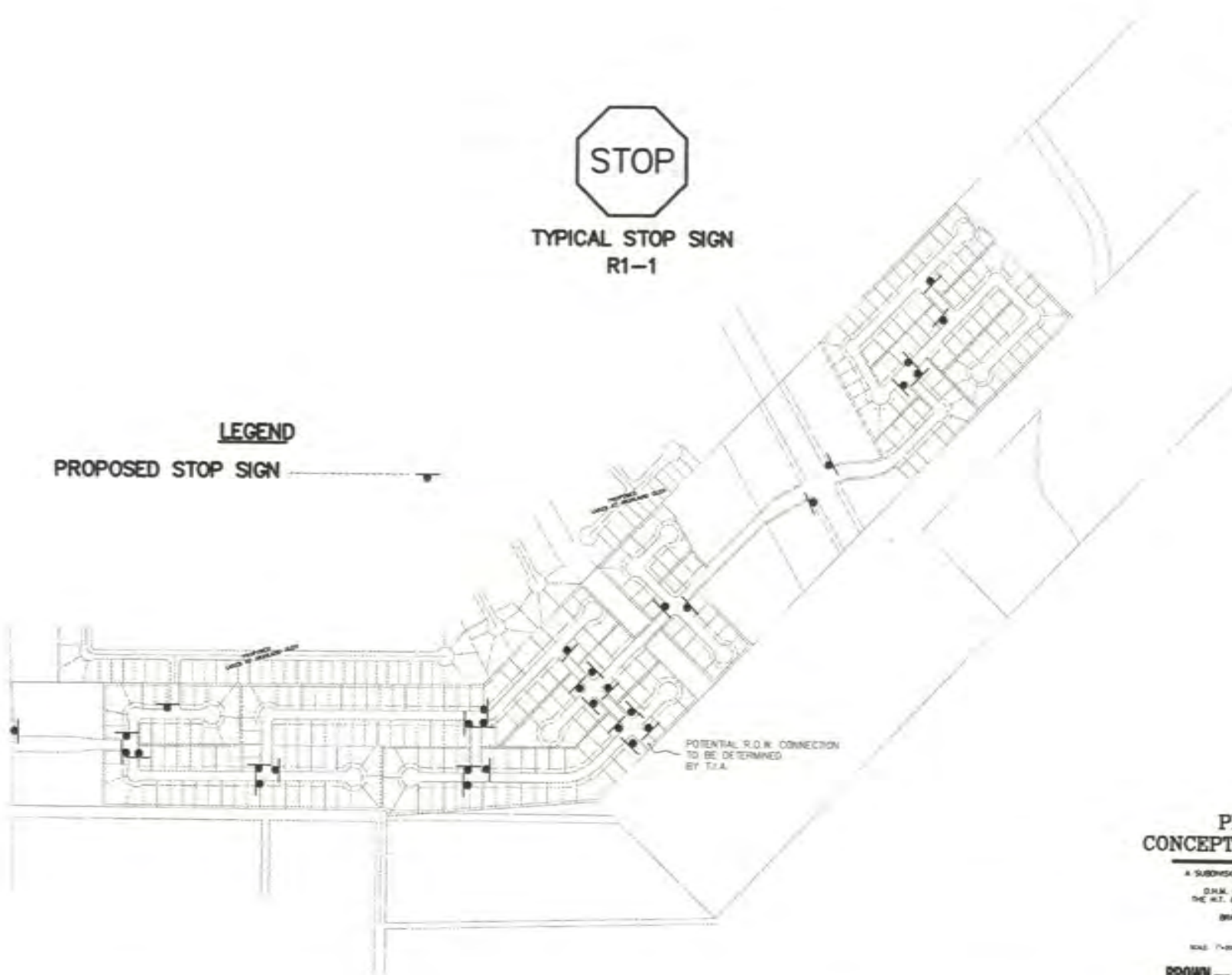
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TYPICAL STOP SIGN
R1-1

LEGEND

PROPOSED STOP SIGN



POTENTIAL R.O.W. CONNECTION
TO BE DETERMINED
BY T.J.A.

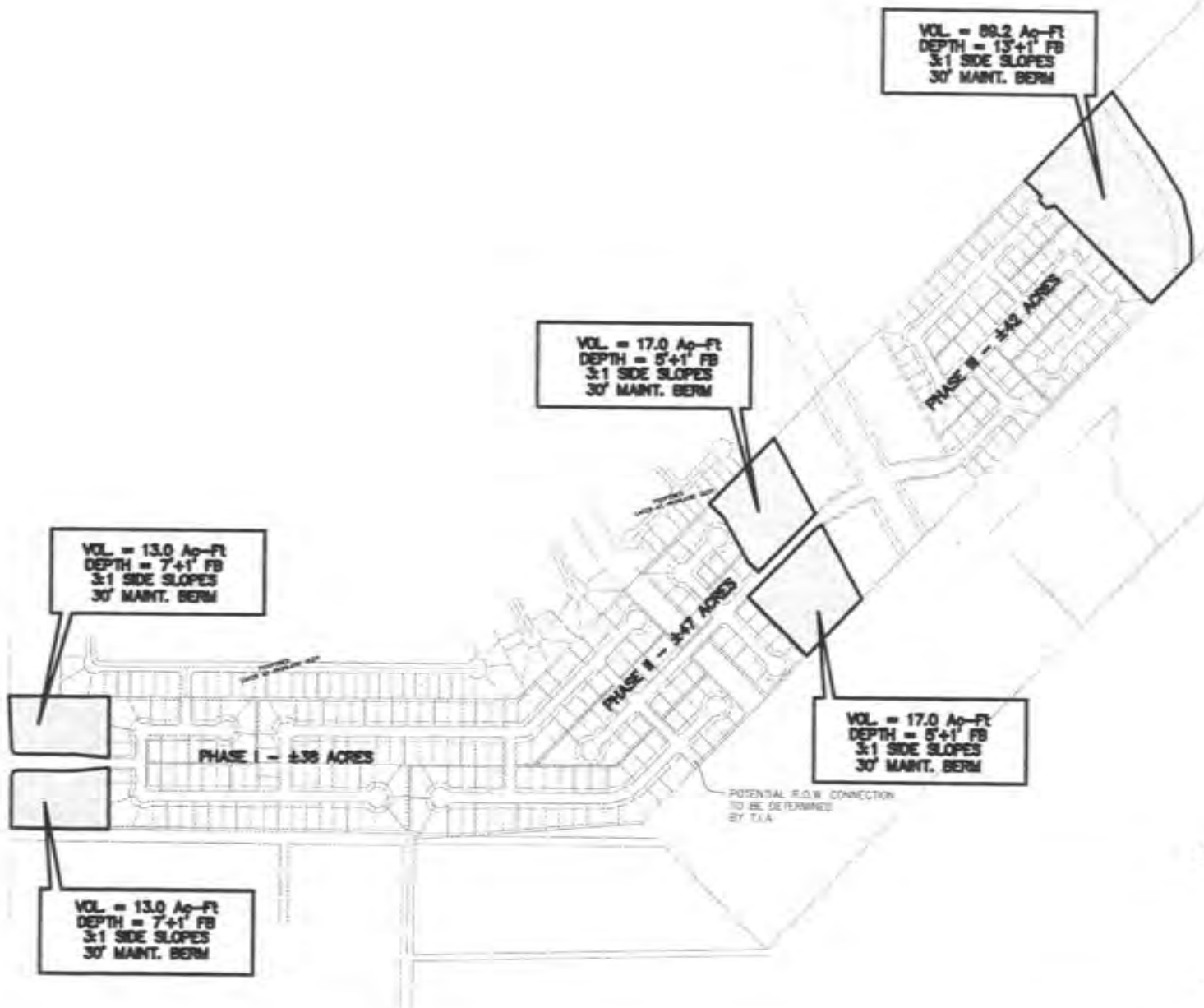
**PEARLAND
CONCEPTUAL LAYOUT 15**

A SUBDIVISION OF 123.24 ACRES OF LAND
LOCATED IN THE
D.M. HARVEY SURVEY, A-78 &
THE W.T. & S.F.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

DATE: 11-07 2004 12:11 2004

BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
2004 WOODSIDE, SUITE 700
HOUSTON, TEXAS 77057
(713) 556-8700

\\proj\mkt\BROWNGAY\ADD\EXHIBITS\DRAINAGE_STUDY_EXHIBIT_090904.dwg - 04/19/2004 12:09:24 PM PL\jlsreal 1:205.301



VOL = 13.0 Ac-Ft
DEPTH = 7'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 17.0 Ac-Ft
DEPTH = 5'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 88.2 Ac-Ft
DEPTH = 13'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 13.0 Ac-Ft
DEPTH = 7'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

VOL = 17.0 Ac-Ft
DEPTH = 5'+1" FB
3:1 SIDE SLOPES
30' MAINT. BERM

PHASE I - 438 ACRES

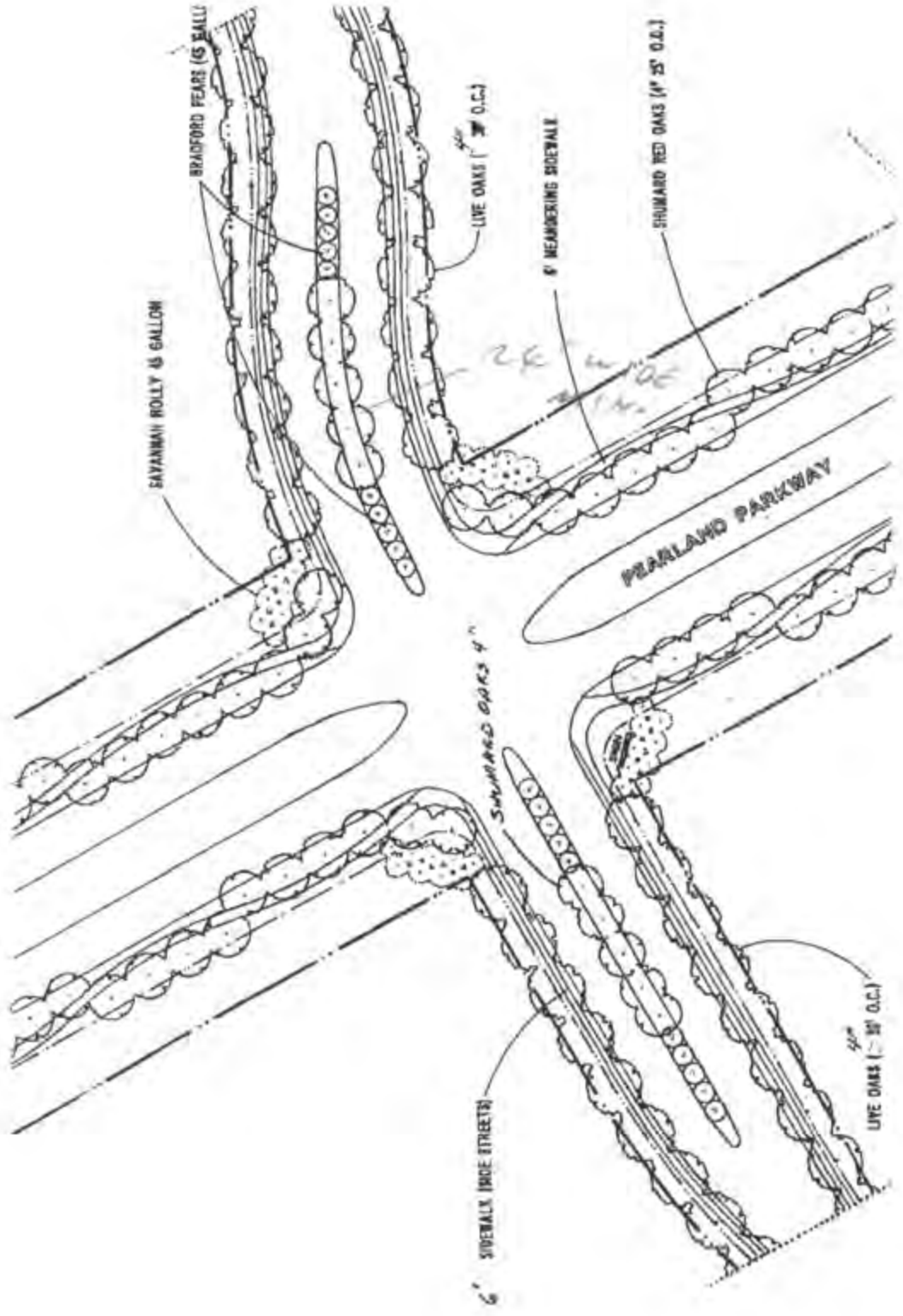
PHASE II - 347 ACRES

POTENTIAL F.O.W. CONNECTION
TO BE DETERMINED
BY T.A.A.

PEARLAND CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.54 ACRES OF LAND
LOCATED IN THE
DUNK HANDED SURVEY, A-78 &
THE H.T. & BERRY CO. SURVEY, A-223
CITY OF PEARLAND
SPADONA COUNTY, TEXAS

DATE: 11-03 1993, 2004
BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
ONE PATTERSON SUITE 100
SPRING, TEXAS 77474
(281) 898-8700



SAVANNAH HOLLY & GALLOWAY

BRADFORD PEARS (45 BALL)

LIVE OAKS (~ 30' O.C.)

6' MEMORISING SIDEWALK

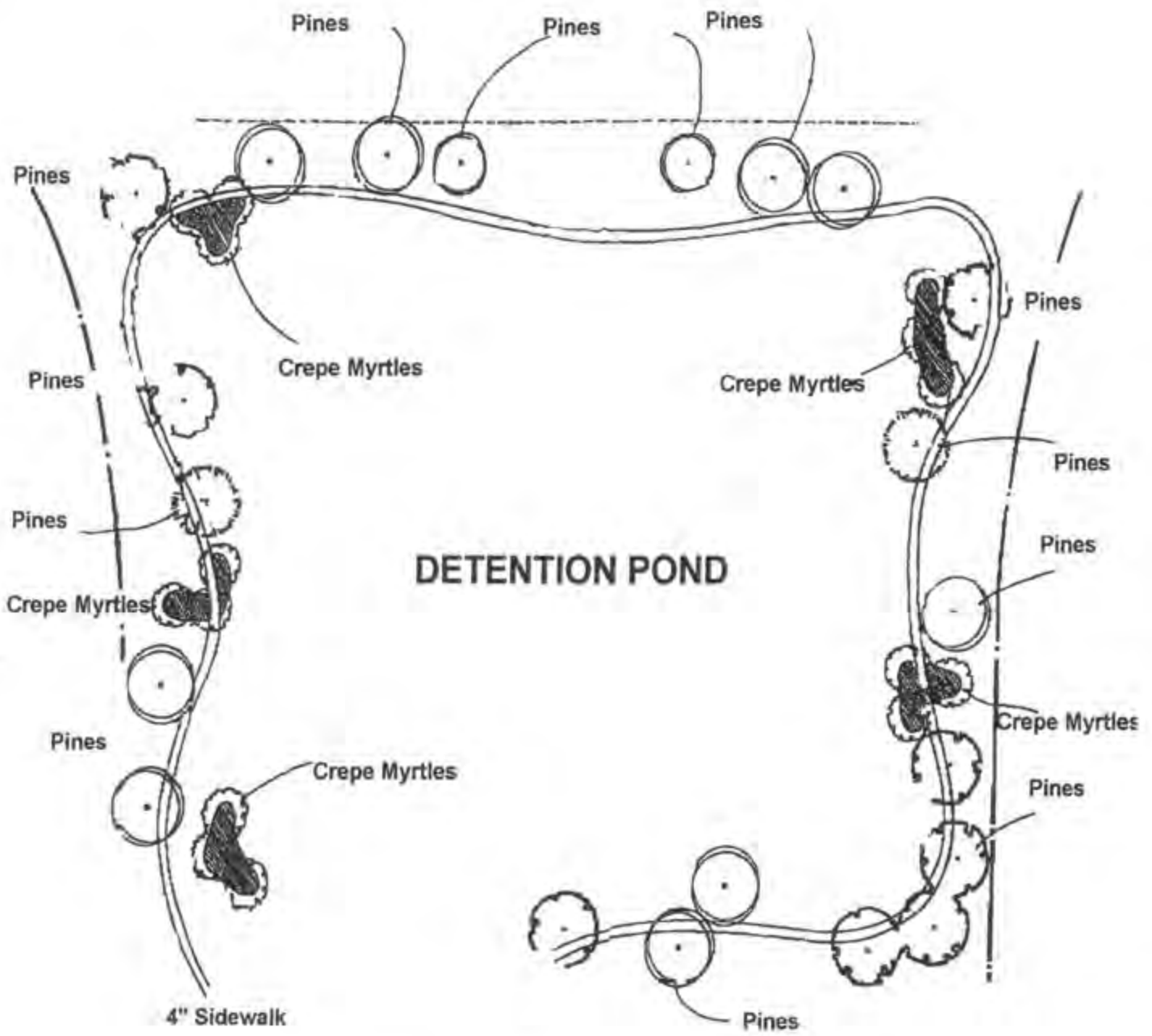
SHWARD RED OAKS (14' 25' O.C.)

PEARLAND PARKWAY

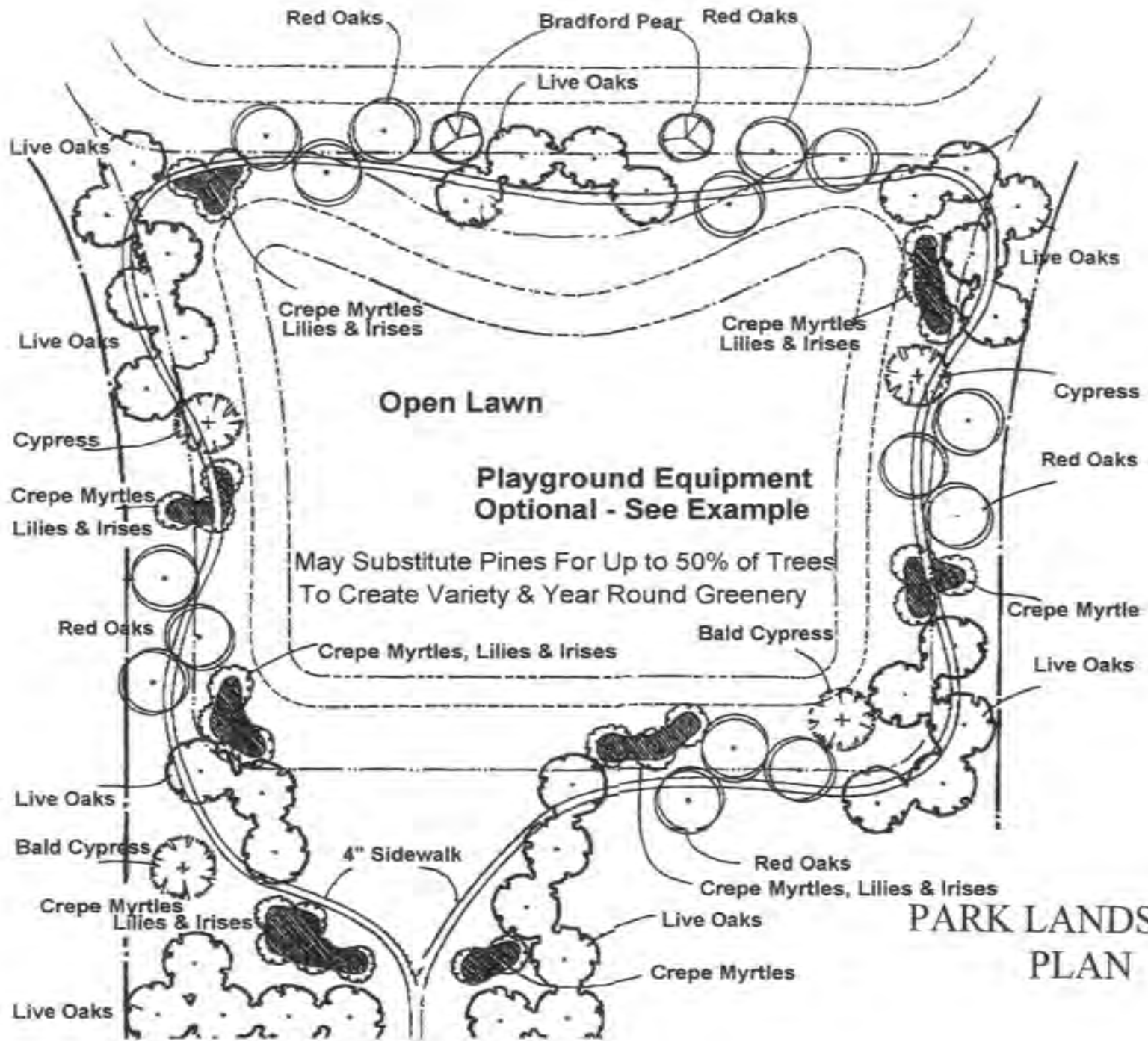
SHWARD OAKS 4"

6' SIDEWALK (INDE STREETS)

LIVE OAKS (~ 30' O.C.)



DETENTION LANDSCAPE

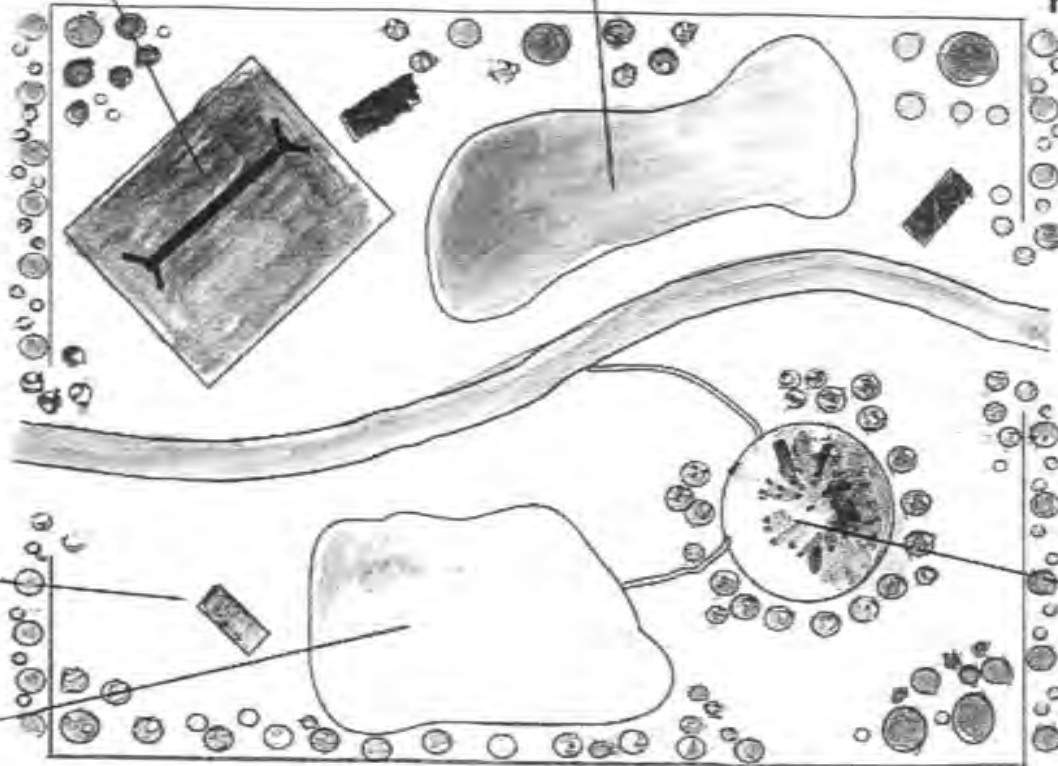


**PARK LANDSCAPE
PLAN**

Swingset

Other Equipment

Typical Playground Plan
Subject To Change By H.O.A.
Owned & Maintained To City
Park Standards By H.O.A.

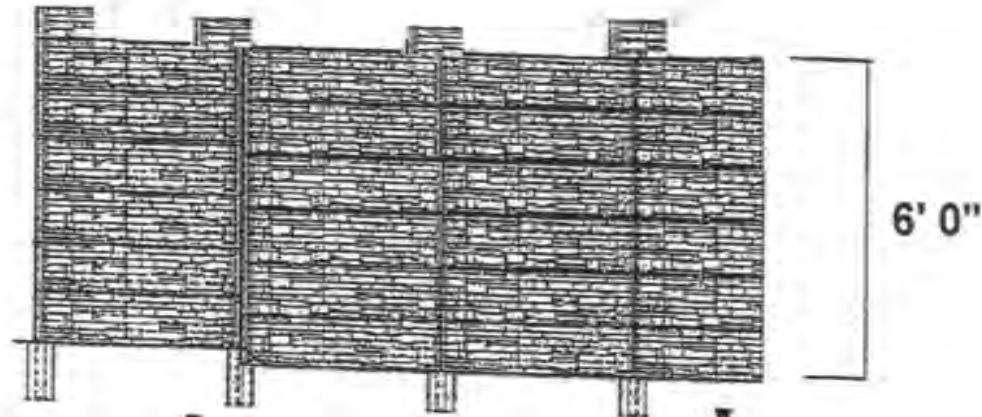


Bench

Sandbox

Gazebo

PLAYGROUND
EXAMPLE



Interlock Post

Piers Set In Concrete

18" X 24" Min. Holes

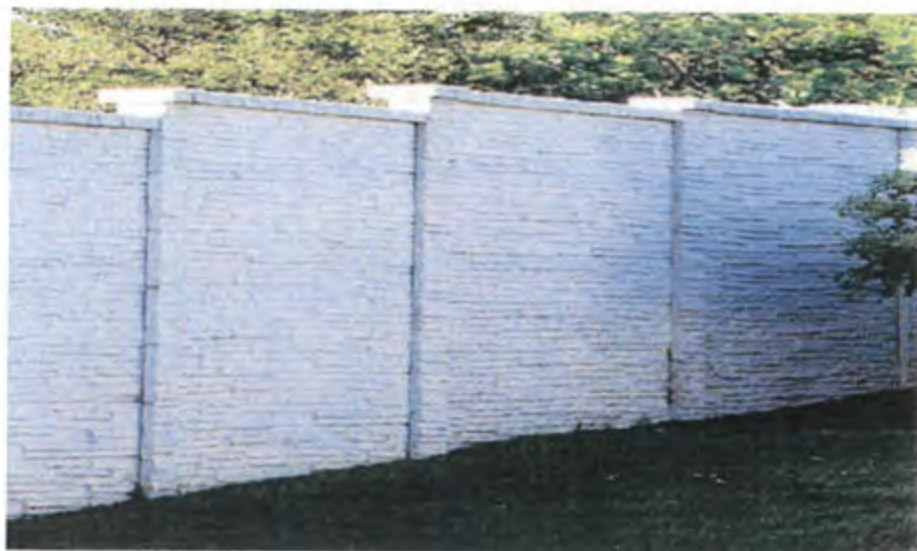
6' X 5' X 1' Sections Precast Concrete, Patterned

MASONRY FENCE SCHEMATIC

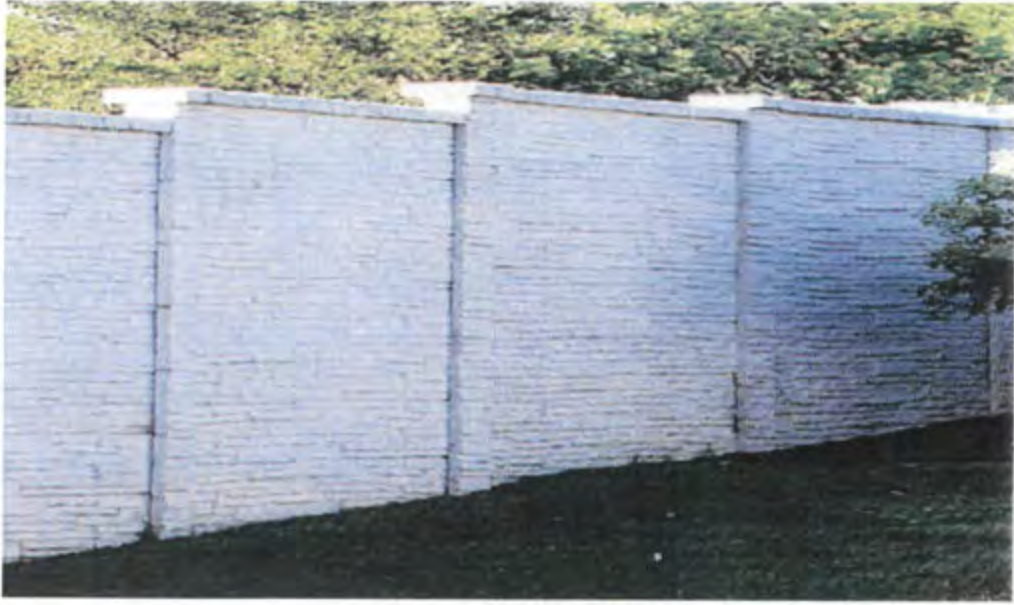
Typical Precast Fence Examples:



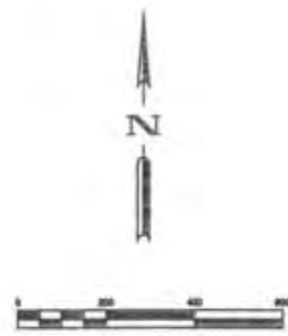
Stucco Style



Brick Style



Rock Style



APPROVED

LOT DATA		
LOT SIZE	QUANTITY	TOTAL %
80' X 121'	81	28%
70' X 138'	116	40%
70' X 121'	91	32%
TOTAL	288	100%
2.34 GROSS DENSITY		
3.28 NET DENSITY		

PEARLAND CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

288 LOTS

SCALE: 1"=200'

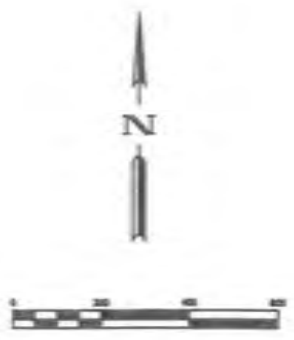
MARCH, 2004

- 70' X 138' LOTS
- 70' X 121' LOTS
- 80' X 121' LOTS
- DETENTION
- PROPOSED PATHWAY
- CLEAR CREEK
- GENERAL BUSINESS
- MASONRY FENCING
- WOOD FENCING
- GENERAL BUSINESS ENTRY DRIVE

BROWN & GAY
ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
11490 WESTERHIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 656-8700

DATE PLOTTED: 03/04/04 10:58 AM

NEEDED AS PER MARSILAC NOTE WHEN PREMIUM-PRICED SUBMITTED
 EXTRA CUT DIAGONALLY
 EXTRA EXIT



GENERAL NOTE:
 A minimum of three (3) trees will be planted per lot.

LOT DATA		
LOT SIZE	QUANTITY	TOTAL #
60'x121'	81	28%
70'x139'	116	40%
70'x121'	91	32%
TOTAL	288	100%
2.34 GROSS DENSITY		
3.28 NET DENSITY		

- 70' x 139' LOTS
- 70' x 121' LOTS
- 60' x 121' LOTS
- DETENTION
- PROPOSED PATHWAY
- CLEAR CREEK
- GENERAL BUSINESS
- WASHERY PAVING
- WOOD PAVING
- GENERAL BUSINESS ENTRY DRIVE

COMPREHENSIVE LANDSCAPE PLAN

A SUBDIVISION OF 123.34 ACRES OF LAND LOCATED IN THE D.H.M. HUNTER SURVEY, A-76 & THE H.T. & B.R.R. CO. SURVEY, A-233 CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

SCALE: 1"=200' MARCH, 2004

BROWN & GAY ENGINEERS, INC.
 CIVIL ENGINEERS & SURVEYORS
 11490 WESTSHORE, SUITE 700
 HOUSTON, TEXAS 77077
 (281) 558-8700

Approved 5/21/12

ORDINANCE NO. 2000M-86

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 2000M, THE ZONING MAP OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY, LOCATION BEING A 39.50 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.); AND BEING A 83.83 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76 AND THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 233, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) (**LOCATED EAST AND WEST SIDES OF PEARLAND PKWY, NORTH OF BARRY ROSE, EXISTING STONEBRIDGE PLANNED DEVELOPMENT, PEARLAND, TEXAS**), ZONE CHANGE 2012-04Z, A REQUEST OF ALAN MUELLER, APPLICANT, ON BEHALF OF MUSGRAVE-GROHMAN VENTURES, LTD. AND BRANDON LEE INVESTMENTS, INC., OWNER(S), FOR APPROVAL OF A ZONE CHANGE (PD AMENDMENT) FROM THE PLANNED DEVELOPMENT (PD) ZONE TO THE PLANNED DEVELOPMENT (PD) ZONE, PROVIDING FOR AN AMENDMENT OF THE ZONING DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), owners, filed an application for amendment to Ordinance No. 2000M, the Zoning Map of the City, for approval of a change in the zoning district (PD Amendment) from Planned Development (PD), to Planned Development (PD); said property being legally described in the original applications for amendment attached hereto and made a part hereof for all purposes as Exhibit "A", and more graphically depicted in the vicinity map attached hereto and made a part hereof for all purposes as Exhibit "B"; and

ORDINANCE NO. 2000M-86

WHEREAS, on the 16th day of April, 2012, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached hereto and made a part hereof for all purposes as Exhibit "C", said call and notice being in strict conformity with provisions of Section 1.2.2.2 of Ordinance No. 2000T; and

WHEREAS, on the 16th day of April, 2012, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed zone change (PD Amendment) application for Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), whereby the Commission recommended approval of the change of classification for the described property from its existing classifications of Planned Development (PD), to Planned Development (PD) (PD Amendment), said recommendation attached hereto and made a part hereof for all purposes as Exhibit "D"; and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at regular meeting(s) on the 7th day of May, 2012 and; 21st day of May 2012; and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

ORDINANCE NO. 2000M-86

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section I. The following described property located within the corporate City Limits of the City of Pearland, Texas, and presently classified as Planned Development (PD), to Planned Development (PD), in accordance with all conditions and requirements of the current Unified Development Code and incorporated for all purposes, such property being more particularly described as:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

Generally located at East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

Section II. The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

ORDINANCE NO. 2000M-86

Section III. The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

Section IV. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section V. All rights and remedies, which have accrued in the favor of the City under this Ordinance and its amendments thereto, shall be and are preserved for the benefit of the City.

Section VI. The City Secretary is hereby directed to cause to be prepared an amendment to the official Zoning District Map of the City, pursuant to the provisions of Section 2.3.2.2 of Ordinance No. 2000-T and consistent with the approval herein granted for the reclassification of the herein above described property.

Section VII. This Ordinance shall become effective after its passage and approval on second and final reading.

PASSED, APPROVED, and ADOPTED on First Reading this 14th day of May, 2012.

ORDINANCE NO. 2000M-86



TOM REID
MAYOR

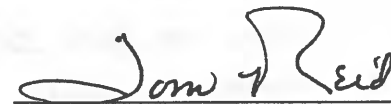


ATTEST:



YOUNG LORFING, TRMC
CITY SECRETARY

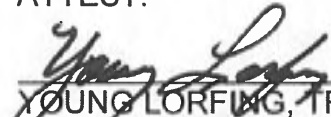
PASSED, APPROVED, and ADOPTED on Second and Final Reading this 21st
day of May, 2012.



TOM REID
MAYOR




ATTEST:



YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:



DARRIN M. COKER
CITY ATTORNEY

2012-03-16 09:55

Sweetwater



APPLICATION FOR A CHANGE IN ZONING

ZONE CHANGE APPLICATION Updated April 2010
City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1766
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-113 Property I.D. 569017

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME Bundalee Investments Inc
ADDRESS 10343 Elizabeth Rose Ct
CITY Houston STATE TX ZIP 77059
PHONE (713) 907-1701
FAX () _____
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 2201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412-9210
FAX (281) 412-9060
E-MAIL ADDRESS alan@grainartexas.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 3-15-12

Applicant/Agent's Signature: [Signature] Date: 3/14/12

OFFICE USE ONLY:

FEES PAID: <u>6.00</u>	DATE PAID: <u>3/20/12</u>	RECEIVED BY: <u>J Brown</u>	RECEIPT NUMBER: <u>160796</u>
Application No. <u>2012-042</u>			



APPLICATION FOR A CHANGE IN ZONING

ZONE CHANGE APPLICATION Updated April 2010
City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Planned Unit Development
Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Storebridge
Tax Account No. 0076-0001-110 Pi-pet, ID 156015
Subdivision: _____ Lot _____ Block _____

A complete application must include all information shown on the Application Checklist attached to this Application.

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

NAME: Morgan Graham - Ventures, Ltd.
ADDRESS: _____
CITY: Pearland, TX 77581
PHONE (281): 412 9210
FAX (281): 412 9210
E-MAIL ADDRESS: morgan@morganventures.com

NAME: Ali Mueller
ADDRESS: 3523 Liberty Dr
CITY: Pearland, TX ZIP: 77581
PHONE (281): 412 9210
FAX (281): 412 9210
E-MAIL ADDRESS: amueller@pearland.com

Property Owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 3/14/12

Applicant/Agent's Signature: [Signature] Date: 3/14/12

OFFICE USE ONLY:
FEE PAID: \$ 600.00
DATE: 3/20/12
RECEIPT NUMBER: 160796
ADMINISTRATOR: 202-092

Lata Krishnarao
Director of Planning
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Stonebridge
Planned Unit Development Amendment

Ms. Krishnarao:

I hereby assign Alan Mueller as agent on behalf of Brandon Lee Investments, Inc., for the sole purpose of representing Brandon Lee Investments, Inc., in obtaining a Planned Unit Development amendment, pertaining to 1.773 acres east of Pearland Parkway within the "123.34 Acres Pearland Parkway" Planned Unit Development (Stonebridge). This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind Brandon Lee Investments, Inc., Inc. to any liability or payment obligation.

Please contact me if you have any questions.

Sincerely,

Sam Ly
Brandon Lee Investments, Inc.-
BY: Sam Ly
TITLE: President

3-15-12
Date

STATE OF TEXAS,
COUNTY OF [illegible]
I, [illegible], Clerk of the County,
do hereby certify that [illegible]
is the [illegible] of [illegible]
in the [illegible] of [illegible]

WITNESSED my hand and the seal of the County at [illegible] this [illegible] day of [illegible] 19[illegible].

Number of Pages	100	500
Total Pages	100	500
Total Pages	100	500

Executed on [illegible] at [illegible]

[Faint, illegible text, likely a title or description of the document]

**123.24 Acres Pearland Parkway
(Stonebridge)**

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706

April 26, 2004

Amendment # 1 Approval

Ordinance _____

Date _____

Submitted February 22, 2012

Revised March 20, 2012

Revised April 23, 2012

**123.24 Acres Pearland Parkway (Stonebridge)
Planned Unit Development**

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses)
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	88.914	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	34.426	
Total	123.34	100%

Note 1: Land use allocations may change based upon completion of the drainage plan and final design requirements.

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) {(p. 2-164}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

- a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
- b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
- c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

1. Directional Signs

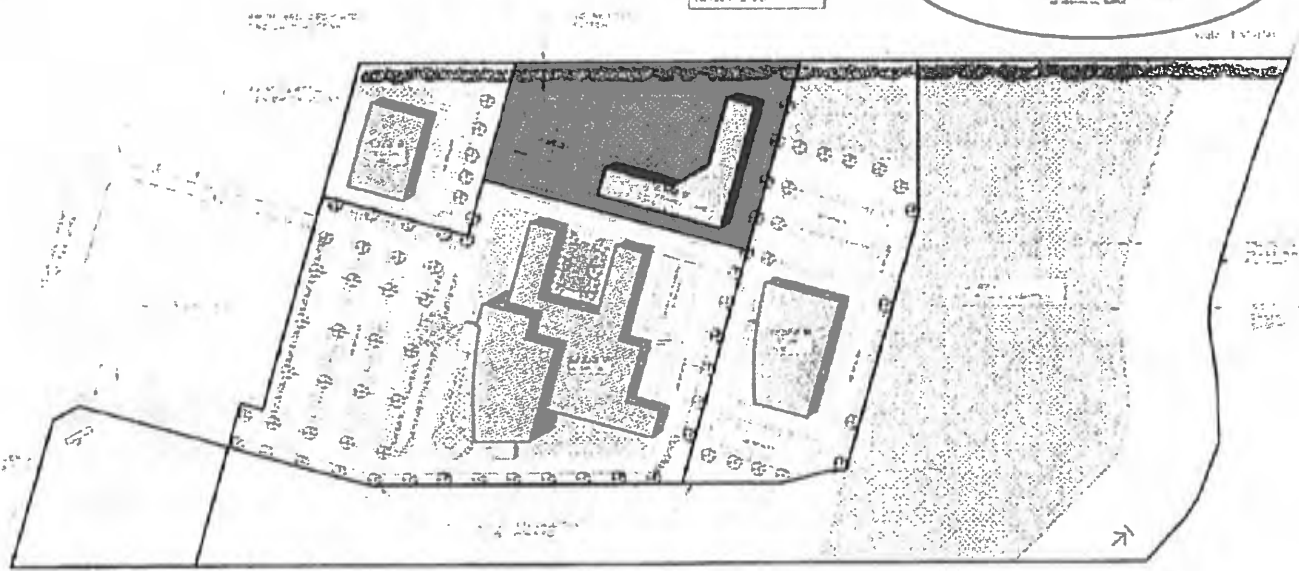
- a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
- b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
- c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit

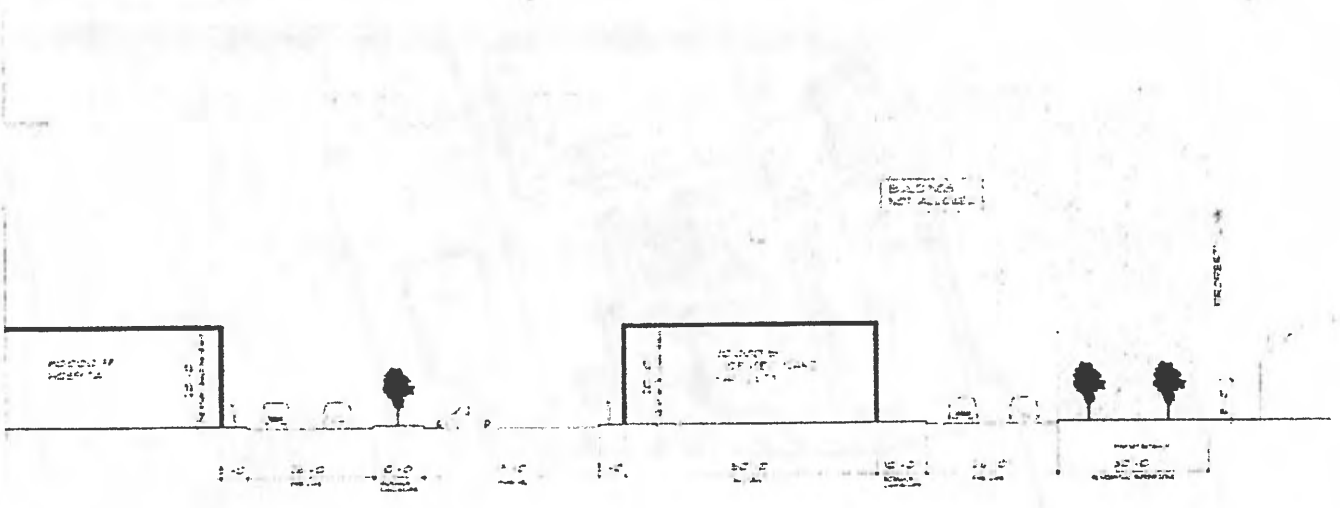
Open Space (green)	14.13 acres	29%	
Paved Area	6.82 acres	14%	
Building	3.78 acres	8%	
Other (green) space	3.67 acres	8%	
Site Total	44.426 acres	100%	

10' GREEN SPACE
 5' GREEN SPACE
 5' GREEN SPACE
 10' GREEN SPACE



Kinn Associates, Inc.
 • Planning • Project Management

Tract A Conceptual Land Plan
 Exhibit 2
 Part of d. 18
 Date: 1/15/10
 Scale: 1" = 100'



Associates, Inc.
 All Services in Pearl Harbor

PUD Site Line Study
 Pearland, TX
 Sub. N 15
 March 2001

February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide),

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner;

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R), ;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R), same being a northwesterly line of the aforementioned 39.50 acre;

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract;

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

- 1) South 27° 14' 47" East, 95.72 feet to a point for corner;
- 2) South 29° 12' 46" East, 97.95 feet to a point for corner;
- 3) South 31° 28' 18" East, 43.33 feet to a point for corner;
- 4) South 28° 59' 35" East, 92.91 feet to a point for corner;
- 5) South 33° 31' 55" East, 110.11 feet to a point for corner;
- 6) South 43° 51' 30" East, 43.96 feet to a point for corner;
- 7) South 55° 54' 08" East, 107.01 feet to a point for corner;
- 8) South 49° 48' 56" East, 104.18 feet to a point for corner;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

- 9) South 28° 08' 19" East, 105.12 feet to a point for corner;
- 10) South 13° 36' 45" East, 41.82 feet to a point for corner;
- 11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.

APPLICATION CHECKLIST FOR THE FOLLOWING

- Zone Changes
- Planned Development Districts (PD)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf **Section 1.2.1.1 (a) of the Unified Development Code.**
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property
- Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed

*Letter of Intent is not required for a PD

- Application fee, as determined below, by cash, check made payable to the City of Pearland or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:**
 - o \$ 250.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 400.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
 - o \$ 300.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 450.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
 - o \$ 350.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 500.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
 - o \$ 400.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 550.00 if requesting a Planned Development (PD)
- **100 acres and above:**
 - o \$ 450.00, plus \$25.00 per each type of zoning district requested, or
 - o \$ 600.00 if requesting a Planned Development (PD)

- For PD's Only: the proposed PD document electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD) *E-mailed to Harold Ellis*
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing *- not be posted on sign to PD*
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property
- Application packets that are not complete will not be accepted. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.

2/09/12
SUN

BRAZORIA CO. M.U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL: 281-482-0216 FAX: 482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-110

CERTIFICATE NUMBER: 4843

OWNER NAME & ADDRESS
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE TX 79602-1497

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND)
TRACT 47A-48A ACRES 34.2799

34.2799 ACRES

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 1,405.48 PAID ON: 12/30/2011

CURRENT TAX YEAR MARKET VALUE: 171,400

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: *[Signature]* Date: 3/9/2012
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.40 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:
A0076 D H M HUNTER (PEARLAND) TRACT
47A-43A ACRES 34.2799

Fiduciary Number: 511549

Parcel Address:
Legal Acres: 34.2799

>--
Account Number: 0076-0001-110
Certificate No: 185107336
Certificate Fee: \$10.00

Print Date: 03/09/2012
Paid Date: 03/09/2012
Issue Date: 03/09/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE, TX 79602 1497

2011 Value:	171,400
2011 Levy:	\$4,685.39
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A
Issued By: Dawn Smith
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

3/12/12
BEL

BRAZORIA CO. M.U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL:281-482-0216 FAX:482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 71-0076-0001-113

CERTIFICATE NUMBER: 4847

OWNER NAME & ADDRESS
BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON TX 77089-2191

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND),
TRACT 48A3,
ACRES 1.773

1.7730 ACRES
PEARLAND PKWY

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 2,533.23 PAID ON:01/26/2012

CURRENT TAX YEAR MARKET VALUE: 308,930

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: Thomas W. Lee Date: 3/12/12
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE



RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON, TX 77041

Legal Description:
A0076 D H M HUNTER (PEARLAND), TRACT
43A3, ACRES 1.773

Platency Number: 511548

Parcel Address: PEARLAND PKWY
Legal Acres: 1.7730

>--
Account Number: 0076-0001-115
Certificate No: 135107531
Certificate Fee: \$10.00

Print Date: 03/12/2012
Paid Date: 03/12/2012
Issue Date: 03/12/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:
BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON, TX 77089-2191

2011 Value:	305,930
2011 Levy:	\$8,444.91
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A
Issued By: *Rawn Smith*
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Responses to March 7, 2012, Review Comments

April 5, 2012

Comment Responses

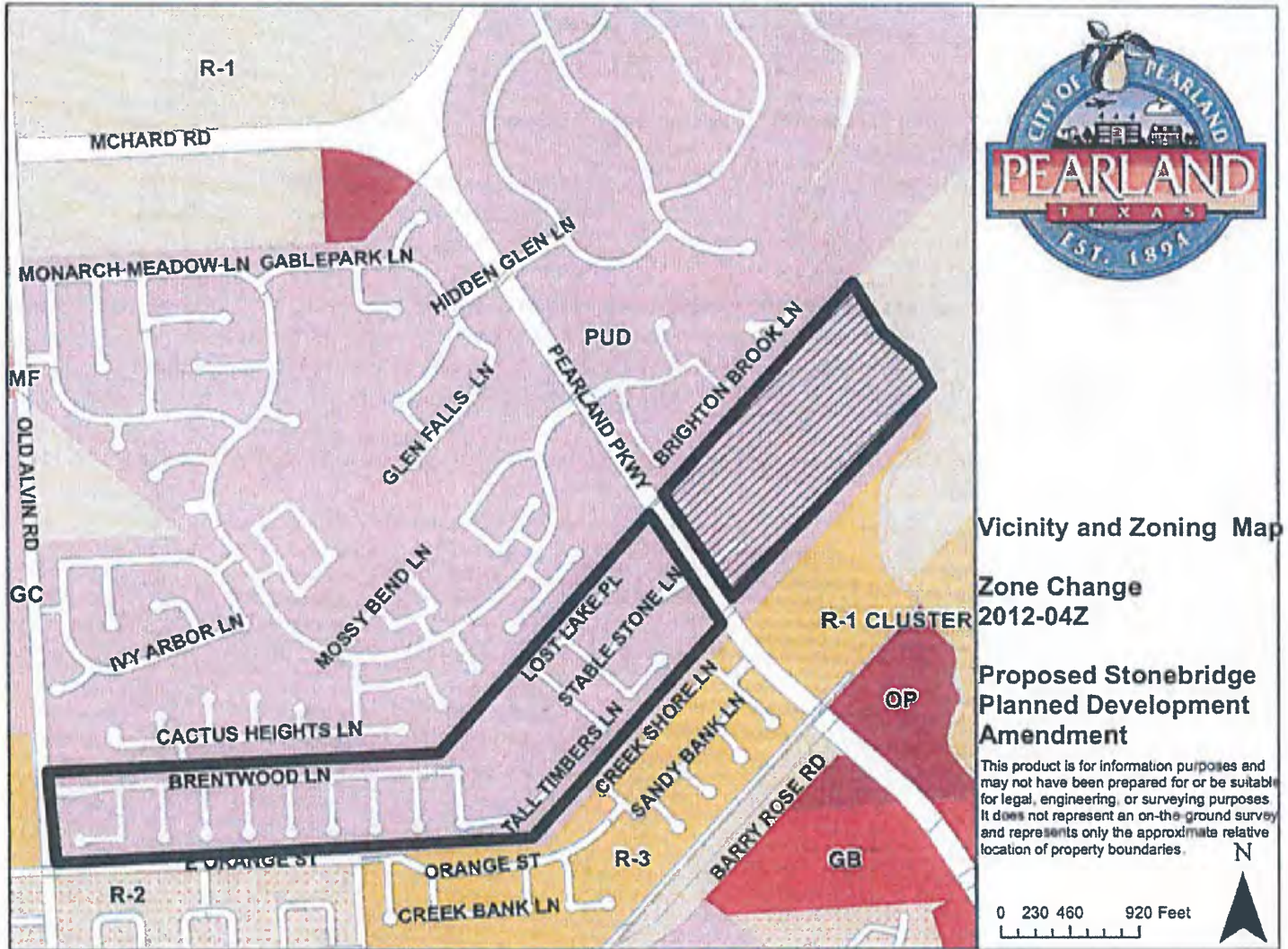
- Specify the base zoning district.
 - Response: As it relates to the portion of the existing PUD that is being amended (referred to in Amendment #1 as "Tract A", being 34.426 acres), GB is specified as the base zoning district in Section V and on Exhibit 1. *Note: This was documented in the original February 22, 2012, submission and is unchanged in the revised March 20, 2012, submittal.*
- Due to residential proximity, some GB uses may not be compatible. Specify uses being requested.
 - Response: Section V has been revised to limit the allowable uses to only those uses being requested.
- Proof of ownership is needed (deed, tax certificate).
 - Response: Tax certificates documenting the owners of the two parcels within Tract A and that all taxes are paid were submitted with the zoning application on March 20, 2012. The documented owners are the same entities that signed the zoning application.
- Provide open space calculation.
 - Within the area to be amended of 34.426 acres, 9.0 acres is reserved for floodplain mitigation and, thus, will be maintained as open space. This acreage alone equals 26% of the amended boundary. This calculation is exclusive of an additional 3.4 acres that will be preserved for the Clear Creek corridor as well as smaller open space areas internal to the GB uses that have not yet been completely designed or calculated.
- Residential setback should contain an opaque screening wall.
 - Response: Since the wooden neighborhood fence is already constructed, to comply with this request, the UDC would require that the wooden fence on the resident's property be removed and replaced with a masonry wall. The UDC allows, as an alternative in such cases, for the existing fence to stay in place with a 30' buffer in lieu of a 25' buffer with a masonry fence. The Buffering section within Section V of Amendment #1 specifies that the 30' buffer option will be used. Additionally, voluntary building height restrictions have been added as further described further below.
- Due to close proximity to proposed commercial areas, provide a masonry screening wall.
 - Response: Please see response to previous similar comment.

- Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the UDC and show locations of existing monument signs for the existing shopping center.
 - Response: Additional detail is not available at this time, but Section VII of Amendment #1 does limit the number and size of the proposed signs. We believe the language within Section VII is more than adequate to give staff guidance on the review of sign applications as they are submitted.
 - The existing signs have been added to Exhibit 1.

- Provide details of proposed buildings and incorporate the UDC illustration from Section 2.4.4.1, figure 2-1 (b).
 - Response: A "Building Height/Site Layout" section has been added to Section V of Amendment #1. A height limitation exhibit conforming to the request has been added as Exhibit 3.

- Proposed Clear Creek trail should connect to City's trail system.
 - Response: We were informed subsequent to these comments that the trail as shown in Amendment #1 (which is also consistent with the existing PUD) is acceptable and so no modifications were made in the revised submittal.

- Fire Marshal requires a second point of access via a recorded easement across the retail center property.
 - Response: The retail center owner has verbally agreed to the access easement as shown conceptually on Exhibit 2. A written document is currently being reviewed by the owner. Upon recordation, a copy will be provided to the City.



Vicinity and Zoning Map

Zone Change
2012-04Z

Proposed Stonebridge
Planned Development
Amendment

This product is for information 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.

0 230 460 920 Feet



Planning & Zoning Commission

Recommendation Letter

May 2, 2012

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Zone Change 2012-04Z

Honorable Mayor and City Council Members:

At their meeting on April 16, 2012, the Planning and Zoning Commission considered the following:

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property:

LEGAL DESCRIPTIONS:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

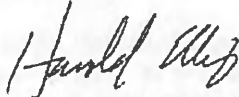
GENERAL LOCATION: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

There was discussion regarding lighting, residential adjacency, landscaping, buffering, and site/building orientation. The applicant indicated that the proposed memory care building would be reversed and two medical office buildings towards the rear of the property would be combined to one. Following this discussion, Commissioner Henry Fuertes made a motion to approve the zone change. The motion was subject to two conditions:

1. A new site plan be presented to staff prior to the first reading, showing:
 - a. Providing details on the proposed landscaping along the area abutting the residential property to ensure that the UDC landscaping and buffering requirements are met
 - b. Revise the site plan to incorporate flipping the memory care unit and combining the two story office buildings from two 1-story buildings to one 2-story building
2. Provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code

The motion was seconded by Commissioner Ginger McFadden. The vote was 4-0 and the motion passed.

Sincerely,



Harold Ellis, Senior Planner
On behalf of the Planning and Zoning Commission



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF APRIL 16, 2012

Zone Change No. 2012-04Z

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property, to wit:

Legal Description: Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

General Location: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: April 16, 2012*

City Council for First Reading: May 14, 2012*

City Council for Second Reading: May 21, 2012*

(*dates subject to change)

SUMMARY: Alan Mueller, applicant, on behalf of Brandon Lee Investments and Musgrave-Grohman Ventures, LTD, owners, is requesting an amendment to the previously approved Stonebridge Planned Development (PD), which was approved by City Council on April 26, 2004. The PD contains 123.34 acres, and includes land on both the east and

west side of Pearland Parkway, just north of Barry Rose.

Land uses in the originally approved PD included residential and commercial (General Business) uses, as illustrated on the attached previously approved Conceptual Layout Plan. West of Pearland Pkwy included 139 residential lots (currently developed) located behind General Business (GB) uses immediately abutting Pearland Pkwy. East of Pearland Pkwy included 78 residential lots (currently undeveloped) located behind General Business (GB) uses immediately abutting Pearland Pkwy. The General Business uses on the east side of Pearland Pkwy have been developed.

The proposed Planned Development amendment removes the proposed residential lots not yet developed on the east side of Pearland Pkwy and replaces them with the following uses:

- Hospital (for profit or non-profit)
- Assisted Living Facility
- Nursing/Convalescent Home
- Office (other than listed)
- Clinic, Medical, or Dental
- Medical Appliance and Sales
- Laboratory, Medical or Dental
- Emergency Care Clinic
- Hospice

Incidental Uses requested:

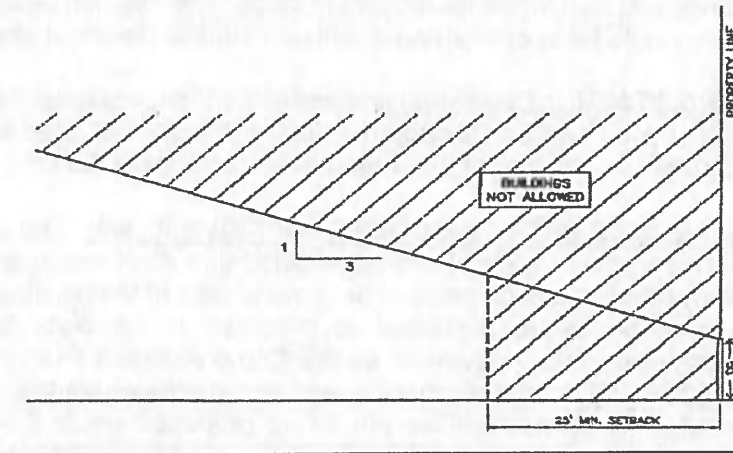
- Cafeteria
- Restaurant (with no drive-in service)
- General Retail Store
- Child Day Care Center
- Parking lot or garage for passenger cars or trucks less than one-ton

The new conceptual layout plan provided with the proposed amendments is also attached to this report to better illustrate the proposal. No changes relating to the existing residential lots on the west side of Pearland Pkwy or existing commercial uses existing on the east side of Pearland Pkwy are proposed.

Staff initially reviewed the revised PD proposal and had the following comments:

1. Please specify base zoning district which uses and development regulations will be based upon – General Business (GB) would be most appropriate.
2. Due to residential proximity and amount of acreage, some of the allowable uses in the General Business (GB) zoning district may not be compatible - please specify uses being requested.
3. Proof of property ownership (deed, tax certificate) is needed for zone changes (including PD amendments)

4. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system. Staff is awaiting a recommendation from the Parks Director and will further discuss with the applicant.
5. The residential setback area shown on the site plan should contain opaque landscaping screening wall.
6. Due to close proximity of proposed commercial areas, especially along the northern property line, buffering is important. Please provide details on fencing and landscaping along the area abutting residential to ensure that adverse effects are minimized.
7. Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the City's Unified Development Code and also includes locations of existing monument signs for existing shopping center.
8. Provide details on heights of proposed buildings and incorporate illustration in the Unified Development Code (Section 2.4.4.1, Figure 2- 1 (b))



Since the time of the workshop, the applicant has resubmitted a revised proposed Planned Development document which addresses all of the above comments with the following exceptions:

9. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system.
10. Provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC requirements are met.

These two items are recommended to be met and are addressed in conditions of approval of the Planned Development request.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Residential
South	Single-Family Residential Cluster, (R-1 Cluster) and Single-Family Residential-2 (R-2)	Residential
East	Single-Family Residential-1 (R-1)	Vacant
West	Single-Family Residential-3 (R-3)	City Facility

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Planned Development (PD). At this time it appears that all bulk regulations set forth in the existing Planned Development are in compliance with the Unified Development Code. The Planned Development amendment, if approved, would be in conformance with the Unified Development Code.

PLATTING STATUS: Developed portions of the Planned Development have been platted. The area of the Planned Development that the applicant is requesting to amend is not currently platted. Platting of that area will be required at the time of development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Suburban Residential and Retail, Offices, and Services* for the subject property. The general area of the existing Planned Development being proposed to be amended is indicated to be *Suburban Residential* in the Comprehensive Plan. However, as the Comprehensive Plan is only intended to be a general guide and not parcel specific, and as the area where the medical related, nursing and assisted living, and offices are being proposed abuts *Commercial, Offices, and Services*, the request could be considered to be in conformance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Pearland Parkway frontage road, a major thoroughfare, with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As this development already exists with no known negative impacts, the proposed amendment proposed use changes from residential to non-residential is not anticipated to have any negative impacts on existing surrounding or future developments which are not able to be mitigated by the recommended conditions of approval or by changes already made by

the applicant to the plans based on staff comments.

A Traffic Impact Analysis (TIA) will be required at the time of site plan review by the City's Engineering department to determine if there are any potentially negative traffic impacts anticipated as a result of the proposed expansion. Mitigation measures that are deemed necessary as a result would be responsibility of the applicant to implement.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A site plan is not required for a zone change. However, as this is a Planned Development, which does require a conceptual site plan, a proposed site plan was submitted showing the existing development and area of proposed use changes.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration, as well as property owners within the existing Planned Development. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request. At the time of this report, one information inquiry has been received.

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2012-04Z as proposed by the applicant for the following reasons and with the following conditions:

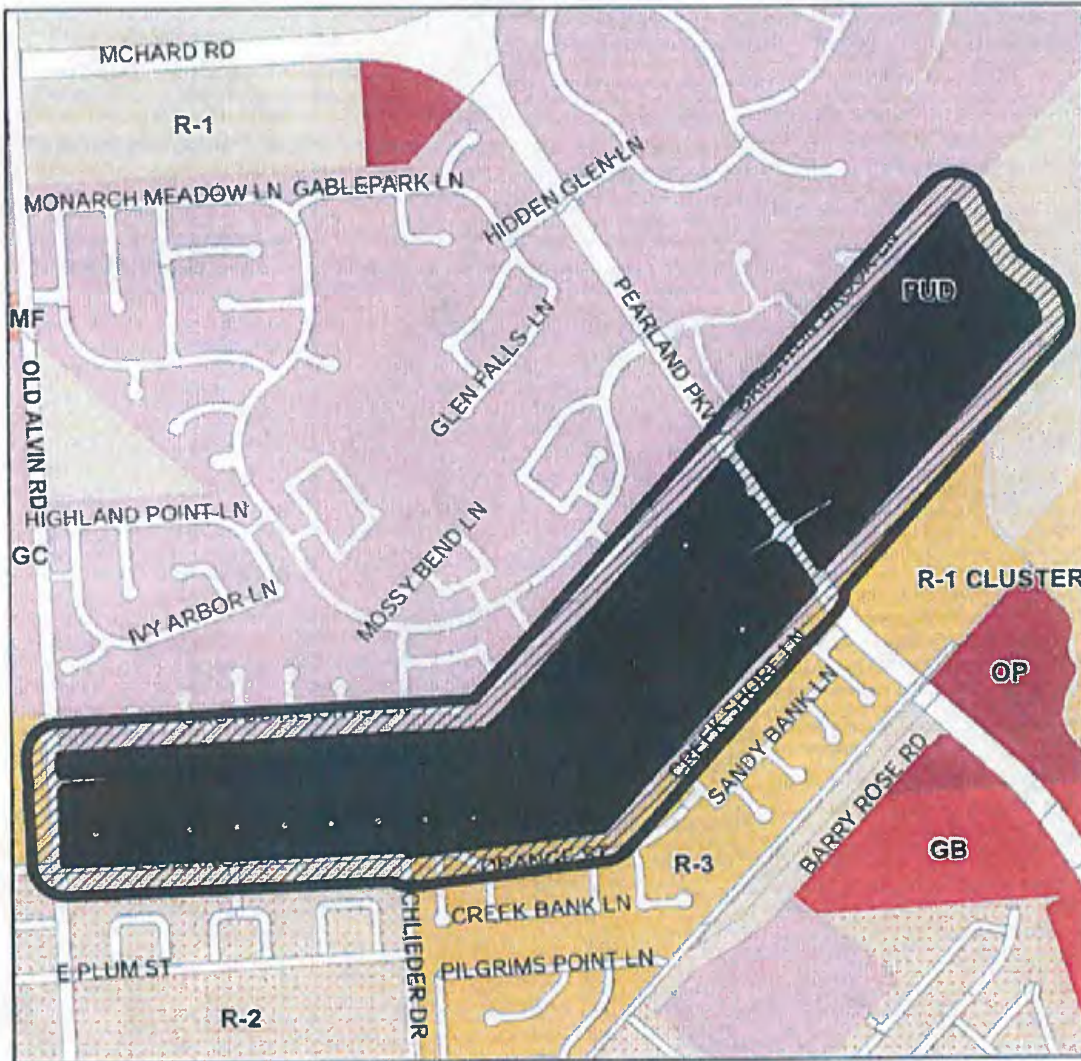
1. The proposed zone change does not appear to have any negative impacts on existing surrounding or future developments which are not able to be mitigated
2. The proposed zone change would result in development which would blend well with existing nearby commercial uses.

Recommended Conditions of Approval:

1. Applicant to provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC landscaping and buffering requirements are met.
2. Applicant to provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code.

SUPPORTING DOCUMENTS:

- Proposed Planned Development Amendment
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



Abutter Map

**Zone Change
2012-04Z**

**Proposed Stonebridge
Planned Development
Amendment**

This product is for information 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.

0 230 460 920 Feet





FLUP Map

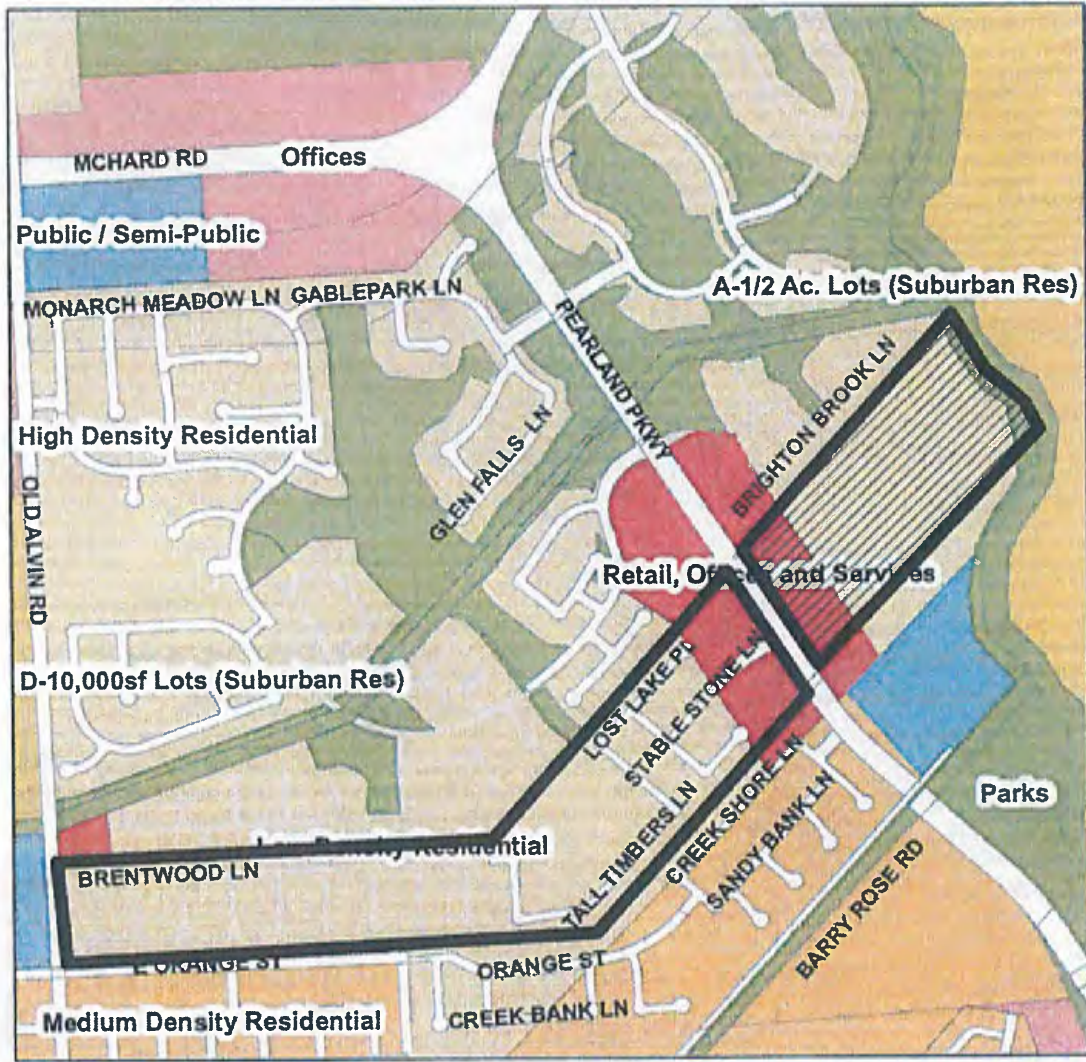
Zone Change
2012-04Z

**Proposed Stonebridge
Planned Development
Amendment**

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N

0 230 460 920 Feet





Aerial Map

Zone Change
2012-04Z

Proposed Stonebridge
Planned Development
Amendment

This product is for information 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.

N

0 230 460 920 Feet



**123.24 Acres Pearland Parkway
(Stonebridge)**

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706

April 26, 2004

Amendment # 1 Approval

Ordinance _____

Date _____

Submitted February 22, 2012

Revised March 20, 2012

Revised April 23, 2012

**123.24 Acres Pearland Parkway (Stonebridge)
Planned Unit Development**

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses).
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	88.914	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	34.426	
Total	123.34	100%

Note 1: Land use allocations may change based upon completion of the drainage plan and final design requirements.

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) {(p. 2-164)}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

- a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
- b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
- c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

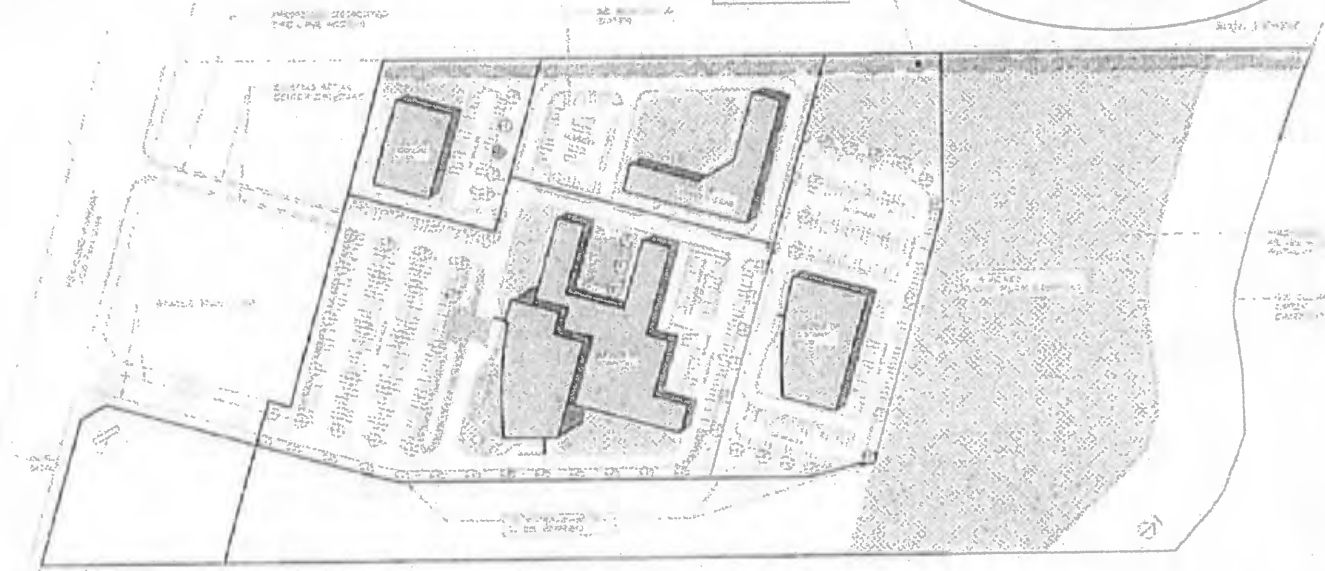
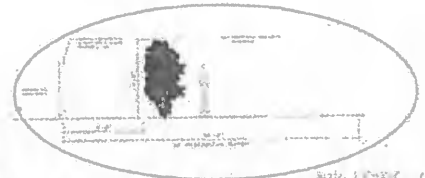
1. Directional Signs

- a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
- b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
- c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit

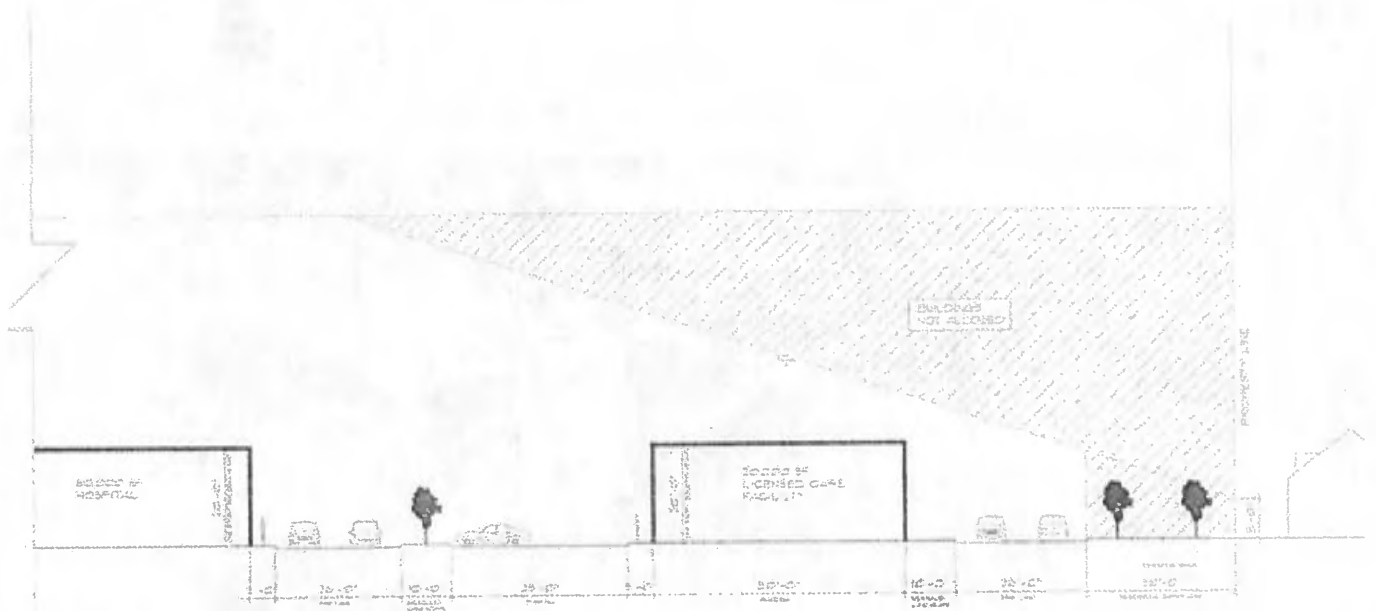
Open Space (green)	10.33 acres	29%
Paved Area	6.82 acres	20%
Building	3.78 acres	11%
Other (green) space	13.67 acres	40%
Site Total	34.60 acres	100%




HSH&P Associates, Inc.
 Planning • Design • Construction

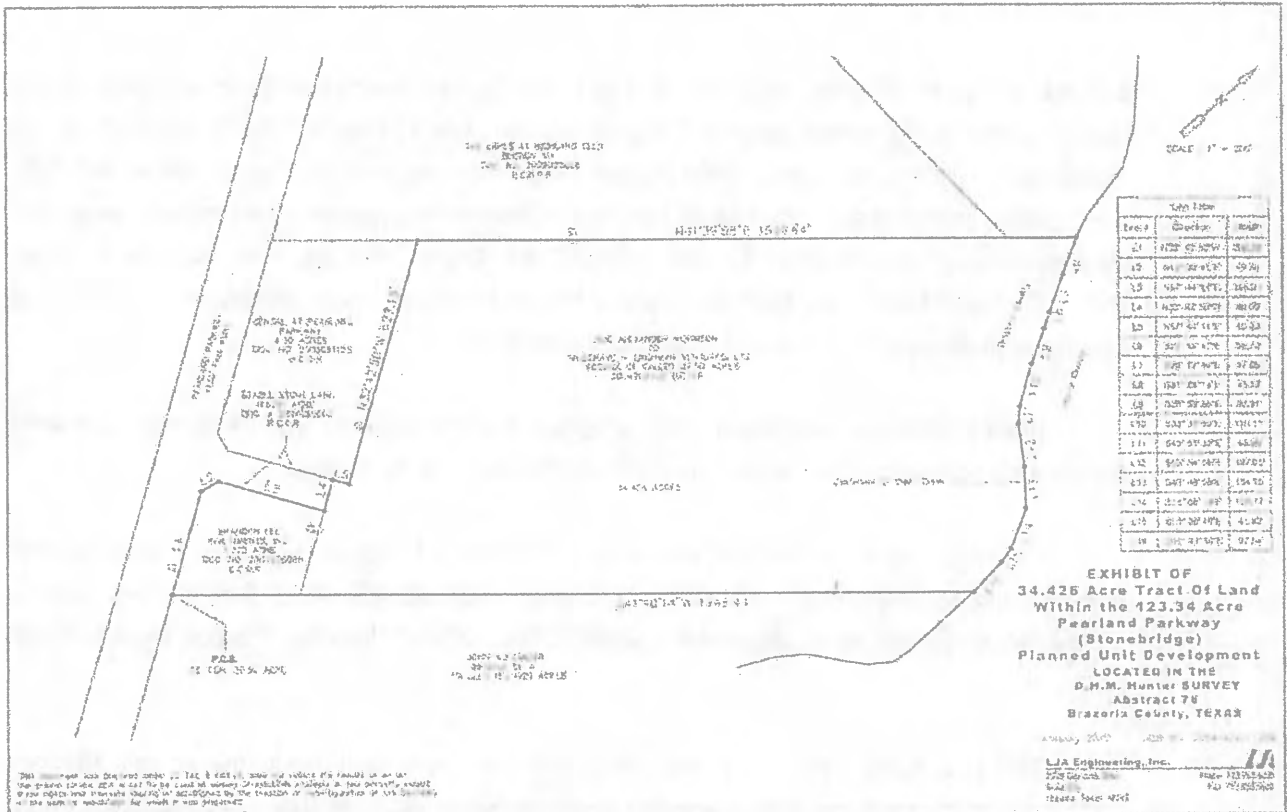
Tract A Conceptual Land Plan
Exhibit 2
 Parcel 4, TX

Date: 11/13
 Rev: 1.011



Kumar Associates, Inc.
 10000 - 10000
 10000 - 10000

PUD Site Line Study
 Portland, TX
 10/15/17
 10/15/17
 10/15/17



Bearing	Distance	Order
S 11° 30' 00\"	150.00	1
S 89° 30' 00\"	150.00	2
S 11° 30' 00\"	150.00	3
S 89° 30' 00\"	150.00	4
S 11° 30' 00\"	150.00	5
S 89° 30' 00\"	150.00	6
S 11° 30' 00\"	150.00	7
S 89° 30' 00\"	150.00	8
S 11° 30' 00\"	150.00	9
S 89° 30' 00\"	150.00	10
S 11° 30' 00\"	150.00	11
S 89° 30' 00\"	150.00	12
S 11° 30' 00\"	150.00	13
S 89° 30' 00\"	150.00	14
S 11° 30' 00\"	150.00	15
S 89° 30' 00\"	150.00	16
S 11° 30' 00\"	150.00	17
S 89° 30' 00\"	150.00	18
S 11° 30' 00\"	150.00	19
S 89° 30' 00\"	150.00	20

EXHIBIT OF
34.426 Acre Tract Of Land
Within the 123.34 Acre
Pearland Parkway
(Stonebridge)
Planned Unit Development
LOCATED IN THE
D.M. Hunter Survey
Abstract 78
Brazoria County, TEXAS

LJA Engineering, Inc.
 6440
 Houston, Texas 77057

This map was prepared by LJA & Co., Inc. under the supervision of a Professional Engineer. The engineer's seal is on the map. The engineer's name is LJA & Co., Inc. The engineer's number is 12345. The engineer's expiration date is 12/31/2024.

February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide),

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R);

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner,

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R);

34.426 acre

February 17, 2012
Job No. 2054-0001-219

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R.), same being a northwesterly line of the aforementioned 39.50 acre:

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract:

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

- 1) South 27° 14' 47" East, 95.72 feet to a point for corner;
- 2) South 29° 12' 46" East, 97.95 feet to a point for corner;
- 3) South 31° 28' 18" East, 43.33 feet to a point for corner;
- 4) South 28° 59' 35" East, 92.91 feet to a point for corner;
- 5) South 33° 31' 55" East, 110.11 feet to a point for corner;
- 6) South 43° 51' 30" East, 43.96 feet to a point for corner;
- 7) South 55° 54' 08" East, 107.01 feet to a point for corner;
- 8) South 49° 48' 56" East, 104.18 feet to a point for corner;

34.426 acre

February 17, 2012
Job No. 2054-0001-219

- 9) South 28° 08' 19" East, 105.12 feet to a point for corner;
- 10) South 13° 36' 45" East, 41.82 feet to a point for corner;
- 11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.