



City of Pearland
COMMUNITY DEVELOPMENT
3523 LIBERTY DR., PEARLAND, TEXAS 77581

PROPERTY OWNER AUTHORIZATION

PROPERTY OWNER

NAME: Great Opportunities Diversified, LLC

ADDRESS: 12808 W, Airport Blvd., Suite 303E
Sugar Land, TX 77478

PHONE: 832-407-7792

EMAIL: pward2015@yahoo.com

AGENT

NAME: Owens Management Systems, LLC

ADDRESS: 12401 S. Post Oak Rd., Suite H
Houston, TX 77045

PHONE: 713-643-6333

EMAIL: jo@omsbuild.com

PROPERTY ADDRESS/PARCEL NUMBER: 0 Woody Road, Pearland, TX 77584 / ID#177166

- ZONE CHANGE
- PLANNED DEVELOPMENT
- CONDITIONAL USE PERMIT
- ZBA VARIANCE/SPECIAL EXCEPTION
- PLAT VARIANCE
- PLAT/SUBDIVISION

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Paul Ward

OWNER SIGNATURE

4/15/24

DATE

ADDRESS : 0 WOODY ROAD
PEARLAND, TEXAS 77584

BUYER : ASCENSION ADVISORY
SERVICES LLC

TITLE CO : PATRIOT TITLE

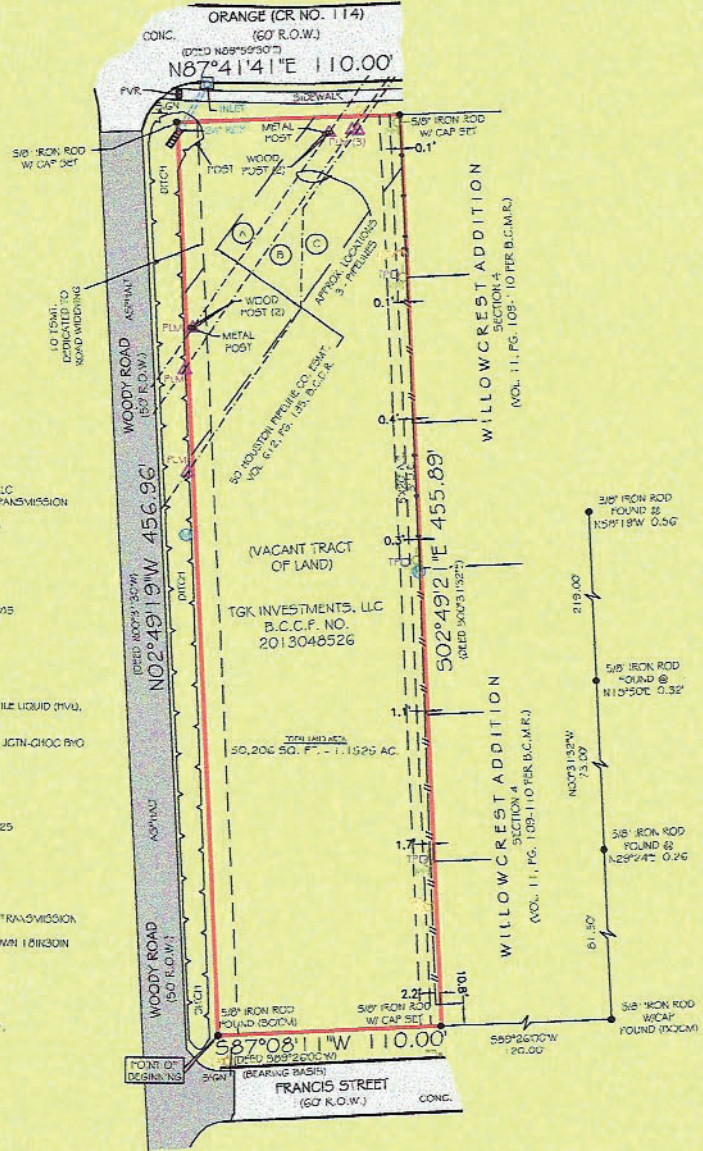
GF NO : 60-01348

LENDER : N/A

A LAND TITLE SURVEY OF
1.1525 ACRES (50,206 SQ. FT.) TRACT OF LAND
OUT OF THE H.T. # B.R.R. COMPANY SURVEY, ABSTRACT NO. 543
ACCORDING TO THE METES & BOUNDS THEREOF
RECORDED IN VOLUME 87375, PAGE 746, BRAZORIA COUNTY DEED RECORDS AND
CONVEYED TO TKG INVESTMENTS, LLC PER BRAZORIA COUNTY CLERK'S FILE NO. 2013048526



H.T. # B.R.R. COMPANY SURVEY
ABSTRACT NO. 543



INFORMATION ON UTILITY LINES
TEXAS NATURAL GAS COMMISSION

(A)
COUNTY: TFS: 039
OPERATOR: ZEPHYRUS CRUDE PIPELINE LLC
COMMODITY DESCRIPTION: CRUDE OIL TRANSMISSION
SYSTEM NAME: SLOWWAY
SUBSYSTEM NAME: SLOWWAY LOOP SEG. 5
DIAMETER: 36
PS NUMBER: 253136
TAPERMIT: 05161
TAPERMIT MILES: 52.02
STATUS: In Service
INTERSTATE: Yes
CONTACT PHONE NUMBER: (713) 361-5505

(B)
COUNTY: TFS: 039
OPERATOR: INEOS USA LLC
COMMODITY DESCRIPTION: HIGHLY VOLATILE LIQUID (HVL), TRANSMISSION
SYSTEM NAME: 01 SEMINOLE STAKE
SUBSYSTEM NAME: NS-AJCH 14 ADAMS LGTN-CHOC BYO
DIAMETER: 14
PS NUMBER: 424, 81
TAPERMIT: 09182
TAPERMIT MILES: 36.32
STATUS: In Service
INTERSTATE: No
CONTACT PHONE NUMBER: (281) 301-3725

(C)
COUNTY: TFS: 039
OPERATOR: ENERKEY TRANSFER COMPANY
COMMODITY DESCRIPTION: NATURAL GAS, TRANSMISSION
SYSTEM NAME: PEARLAND
SUBSYSTEM NAME: 3023 PEARLAND/TOWN 10/30/08
DIAMETER: 30
PS NUMBER: 252017
TAPERMIT: 06749
TAPERMIT MILES: 5.1
STATUS: In Service
INTERSTATE: No
CONTACT PHONE NUMBER: (713) 929-7722

NOTES

1) ALL BEARINGS SHOWN ARE TIED TO NAD83 HORIZONTAL DATUM PROJECTION ZONE 17XAS SOUTH CENTRAL 4P04 PER GIS OBSERVATIONS OF LEGAL MONUMENTATION FOUND DURING THE COURSE OF THIS SURVEY.

2) ANY AND ALL EASEMENTS AND BUILDING SET BACK LINES SET FORTH IN RESTRICTIVE COVENANTS FILED UNDER D.C.M.R. VOL. 111, PG. 109, THOSE UNDER D.C.D.R. VOL. 98A, PG. 162, AND THOSE UNDER B.C.C.F. NO. 1967016424.

3) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS, HEIRS OR ASS'NS.

4) CURRENT OWNER HAS BEEN ADVISED BY PATRIOT TITLE COMPANY TO CORRECT THE METES & BOUNDS DESCRIPTION IN THEIR VESTING AGREEMENT SURVEY HAS NOT BEEN AFFECTED BY SUCH CORRECTION IN THIS SURVEY FOR THE CORRECT DESCRIPTION.

* THIS SURVEY WAS MADE IN CONJUNCTION WITH A METES AND BOUNDS DATED 1-15-2021, LAST UPDATED 1-15-2021

LEGEND

(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
B.C.C.F. - BRAZORIA COUNTY CLERK FILE
D.C.M.R. - BRAZORIA COUNTY MAP RECORDS
D.C.D.R. - BRAZORIA COUNTY DEED RECORDS
EASEMENT
U.L. - UTILITY EASEMENT
A.L. - ANNUAL EASEMENT
RCC - REINFORCED CONCRETE PILE
M - MANHOLE
PLM - PIPELINE METER
TF - TELEPHONE FEDESTAL
P - POWER POLE
D - DOWN GUY
DB - ELECTRICAL BOX
IP - LIGHT POST

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT I CORRECTLY REPRESENTED THE FACTS FOUND AT THE TIME OF THIS SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

REV. DATE: JANUARY 15, 2021
REVISE M&B & SURVEY
SEE NOTE 4

REV. DATE: JANUARY 15, 2021
M&B REF. # ADD P.O.D.

JOB NO: 201528
DATE: DECEMBER 30, 2020

2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com

FLOOD INFORMATION
BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE X
DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP
PANEL NO. 4805800002A, REVISION DATE: 12-30-2020. DUE TO
INACCURACIES OF F.E.M.A. MAPS PREVIOUS, EXACT DETERMINATION
WITHOUT DETAILED FIELD STUDIES.



JOHN D. FISHER
R.P.L.S. NO. 6153



Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com

METES AND BOUNDS DESCRIPTION

1.1525 ACRES (50,206 SQUARE FEET) OF OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 543, HARRIS COUNTY, TEXAS

All that certain 1.1525-acre tract of land situated in the H.T. & B.R.R. Company Survey, Abstract No. 543, Harris County, Texas. Being that same tract of land described in Volume 87375, Page 746, of the Deed Records of Brazoria County, Texas and being the same tract conveyed unto TGK Investments, LLC, recorded in Brazoria County Clerk's File No. 2013048526, and being more particularly described by metes and bounds as follows:

All bearings shown are tied to NAD83 horizontal datum projection zone Texas South Central 4204 per GPS observations of local property monumentation found during the course of this survey.

BEGINNING at a 5/8-inch iron rod found at the intersection of the north right-of-way line of Francis Street (60 feet wide) and the east right-of-way line of Woody Street (50 feet wide), marking the southwest corner of the herein described tract of land;

THENCE North 02° 49' 19" West (Called North 00° 31' 30" West), along the east right-of-way line at of said Woody Street, for a distance of 456.96 feet to a 5/8-inch iron rod with cap set, at the intersection of the east right-of-way line of said Woody Street and the south right-of-way line of Orange Street (County Rd. No. 114) (60 feet wide), said rod marking the northwest corner of the herein described tract;


THENCE North 87° 41' 41" East (Called North 89° 59' 30" East), along the south right-of-way line of said Orange Street for a distance of 110.00 feet to a 5/8-inch iron rod with cap set, marking the northwest corner of Willowcrest Addition Subdivision - Section 4, recorded under Volume 11, Page 109-110 of the Brazoria County Map Records, said rod also marking the northeast corner of the herein described tract;

THENCE South 02° 49' 21" East (Called South 00° 31' 32" East), along the west line of said Willowcrest Addition Subdivision - Section 4 for a distance of 455.89 feet to a 5/8-inch iron rod with cap set, in the north right-of-way line of said Francis Street and marking the southwest corner of said Willowcrest Addition Subdivision - Section 4, and the southeast corner of the herein described tract;

THENCE South 87° 08' 11" West (Called South 89° 26' 00" West) along said the north right-of-way line of said Francis Street for a distance of 110.00 feet to the **POINT OF BEGINNING**, and containing 1.1525 acres (50,206 square feet) of land, more or less.

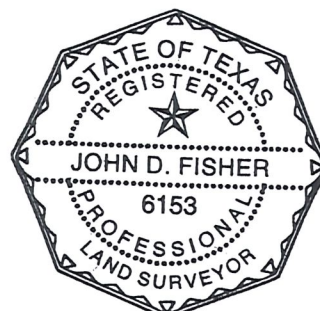
NOTES:

This metes and bounds is referenced to an exhibit titled "A LAND TITLE SURVEY OF 1.1525 ACRES (50,206 SQ. FT.) TRACT OF LAND OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 543 ACCORDING TO THE METES & BOUNDS THEREOF RECORDED IN VOLUME 87375, PAGE 746, BRAZORIA COUNTY DEED RECORDS AND CONVEYED TO TGK INVESTMENTS, LLC PER BRAZORIA COUNTY CLERK'S FILE NO. 2013048526" of even date.



John D. Fisher, R.P.L.S.
Texas Registration No. 6153

PRIME TEXAS SURVEYS
FIRM NO. 10133000
January 15, 2021, Last Revised January 19, 2021





May 23, 2024

City of Pearland
Community Development
3523 Liberty Dr
Pearland, TX 77581

**RE: Letter of Intent for Zone Change
0 Woody Rd, Pearland, TX 77581**

Dear Sirs:

I trust this letter finds you well. We are assisting the owners, Great Opportunities Diversified, LLC, in requesting a zone change for 0 Woody Rd., Pearland, TX 77581. The owners are proposing a townhome or Quadplex development and are requesting to change the zone from Neighborhood Service District to Residential District. Included in this application are the documents below for your consideration:

- Property Owner Authorization Form
- Metes & Bounds description and survey
- Parcel Map from the City of Pearland website
- Sign Acknowledgement Form
- Tax Statements

You may contact me via email: courtney@omsbuild.com or Joyce Owens: jo@omsbuild.com or directly at 713-643-6333. Your time and consideration are appreciated.

Sincerely,

Courtney Chaney

Courtney Chaney
Office Manager





KRISTIN BULANEK
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
 111 E LOCUST
 ANGLETON, TX 77515
 (979) 864-1320

Duplicate Receipt

Property Account Number:
05430019000

Statement Date: 4/12/24
Owner: ASCENSION ADVISORY SERVICES
Mailing Address: 12808 W AIRPORT 303 E
 SUGARLAND TX 77478

Property Location: WOODY
Acres: 1.1428
Legal: A0543 H T & B R R (PEARLAND) TRACT 7A
 ACRES 1.1428

Exemptions:
 Receipt #: 2791642

Deposit #: 202402158855-2023/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2023	BRAZORIA COUNTY	\$14,370.00	0.270664	2/15/24	\$38.89	\$2.72
2023	SPECIAL ROAD & BRIDGE	\$14,370.00	0.043284	2/15/24	\$6.22	\$0.43
2023	PEARLAND ISD	\$14,370.00	1.137300	2/15/24	\$163.43	\$11.44
2023	BRAZORIA DRAINAGE DIST 4	\$14,370.00	0.114786	2/15/24	\$16.49	\$1.15
2023	CITY OF PEARLAND	\$14,370.00	0.655400	2/15/24	\$94.18	\$6.59

BASE TAX \$319.21
PENALTY & INTEREST \$22.33

TOTAL PAID \$341.54

Remitted By: paul Ward
 9234 Fox bend ln
 Missouri Tx 77459

Payment Type: CREDIT CARD
 Reference # 100290886881

Remaining Amount Due As of 4/12/24
 0.00

Receipt 4/12/24

paul Ward
 9234 Fox bend ln
 Missouri Tx 77459



KRISTIN R. BULANEK
 Brazoria County Tax Assesor-Collector
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

2023 & Prior Tax Statement

Property Account Number:

05430019000

Statement Date: 04/12/2024
Owner: ASCENSION ADVISORY SERVICES
Mailing Address: 12808 W AIRPORT 303 E
 SUGARLAND TX 77478

Property Location: WOODY
Acres: 1.1428
Legal Description: A0543 H T & B R R (PEARLAND) TRACT 7A
Appraisal Dist. Num: ACRES 1.1428
 177166

Exemptions:

LAND MARKET	IMPR MARKET	APPRAISED	LESS CAPPED	ASSESED	HOMESITE	AG MARKET	NON-QUALIFYING
14,370	0	14,370	0	14,370	0	0	0
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
BRAZORIA COUNTY		0	14,370	0.270664	0.00		
SPEC. ROAD & BRIDGE		0	14,370	0.043284	0.00		
PEARLAND ISD		0	14,370	1.137300	0.00		
BRAZORIA DRAINAGE 4		0	14,370	0.114786	0.00		
CITY OF PEARLAND		0	14,370	0.655400	0.00		
TOTAL BASE TAX					0.00		
Total Amount Due					0.00		

*ADDITIONAL COUNTY SALES TAX REDUCED YOUR COUNTY AD VALOREM TAX BY \$11.32.

↓ Detach ↓
 Return With Payment



Visit our website for online credit card or echeck payments.
<https://tax.brazoriacountytx.gov>
 -OR- Dial 1-800-930-8219

RECEIPT REQUESTED



ASCENSION ADVISORY SERVICES
 12808 W AIRPORT 303 E
 SUGARLAND TX 77478

Property Account Number
 05430019000

Total Amount Due \$0.00
As of April, 2024

IF PAID IN	AMOUNT DUE
MAY	\$0.00
JUN	\$0.00
JUL	\$0.00

AMOUNT PAID []

Please Make Checks Payable To:
Kristin R. Bulanek, TAC

99990201483 2023 042024 000000000000 000000000000 000000000000 ?



Sign Acknowledgement Form

This form is required to be signed by the property owner and the applicant.

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), residential replat or a variance/special exception shall be required to erect and maintain a sign(s), to be inspected by the City to ensure compliance as required by the Unified Development Code (UDC), upon the property for which the request has been made.

Such sign(s) shall be located as follows:

1. One (1) sign per street frontage shall be located within thirty (30) feet of the abutting street, or as determined by the City.
2. Clearly visible and readable from the public right-of-way and not obstructed in any manner.
3. Shall not create a hazard to traffic on the public right(s)-of-way abutting the property.
4. Shall be placed on the subject property at least ten (10) days prior to the scheduled meeting and remain continuously on said property until final action by the Planning and Zoning Commission/City Council/ Zoning Board of Adjustments or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a final decision by Commission/Council/Board shall constitute a withdrawal of the request.
5. The signs shall be as follows:
 - Planning staff will provide a sign template that includes printing instructions.
 - Signs must be professionally made; handwritten signs are not allowed.
 - The minimum sign size is 24-inches by 36-inches.
 - Blue or black lettering on a white background.
 - At least 10-inches above the ground.
 - Signs must be freestanding and cannot be attached to a tree, fence, or building, unless instructed by the City.
6. After the zone change, conditional use permit (CUP), residential replat or variance/special exception request is approved, denied, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
7. It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change, a conditional use permit (CUP), a residential replat, or a variance/special exception has been requested.
8. In the event the applicant fails to erect and/or maintain signs in accordance with this section, the public hearing before the Planning and Zoning Commission/City Council/Zoning Board of Adjustment shall be **postponed** to a date in the future, which would allow time for compliance.
9. The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of the UDC.
10. The owner or applicant shall promptly notify Community Development of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission or Zoning Board of Adjustment, depending on the type of case, shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

Property owner signature Paul Ward

Property owner name (printed) Paul Ward

Date 4/15/24

Applicant signature Courtney Chaney

Applicant name (printed) Courtney Chaney

Date 4/15/24