

# FOXCMC, Inc.

**19711 Country Lake Dr.**

**Magnolia, Texas 77355**

**Ph. 713.444.1117 Fax 281.252.4204**

September 26, 2024

Zoning Board of Adjustment  
Community Development  
3523 Liberty Dr.  
Pearland, Texas 77581

## LETTER OF INTENT

St. Julitta Coptic Orthodox Church  
2539 Zapalac  
Pearland, Texas 77581

The church is adding a 3000sf sancturay building to this property.

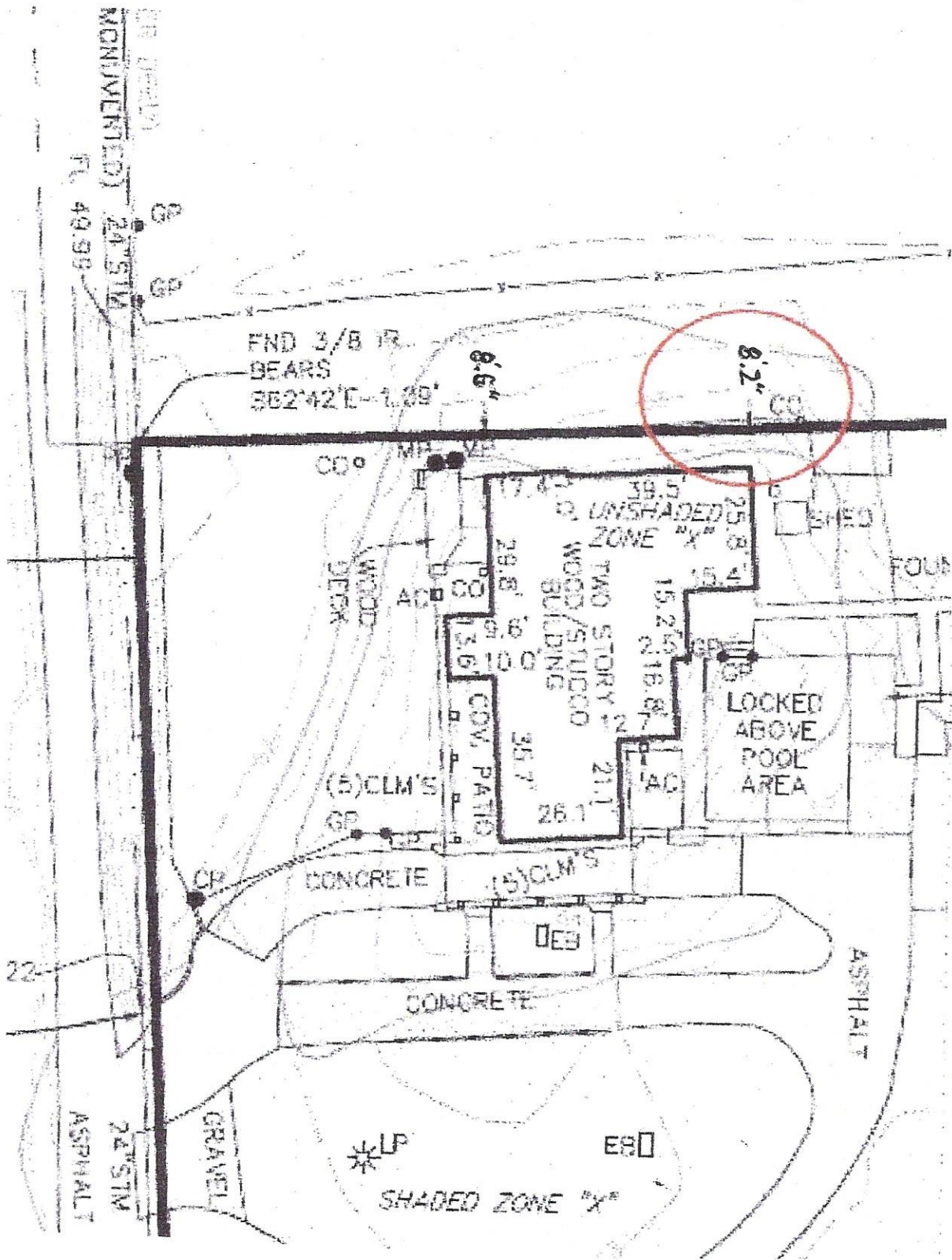
An existing building has been in place since 1983.  
Presently, this building is 8ft 2in from the property line.  
The commercial zoning set back lines are 10ft.

The church is requesting a 1ft 10in variance.

Best Regards,



John Fox  
Construction Agent



2539 ZAPALAC





STATE OF TEXAS  
COUNTY OF BRAZORIA

We, St. Catherine of Alexandria Coptic Orthodox Church, acting by and through, Fr. Matthias Shehad (AKA Nader Shehad), Priest and Vice President, and Kareem Girgis, Treasurer and Board Member, Owner of the property subdivided in this plat of ST. JULITTA COPTIC ORTHODOX CHURCH, being 4.809 acres out of the H. T. & B. R.R. CO. Survey, Abstract No. 243, do hereby make subdivision of said property for and on behalf of said St. Catherine of Alexandria Coptic Orthodox Church, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereof, St. Catherine of Alexandria Coptic Orthodox Church, has caused these presents to be signed by Fr. Matthias Shehad (AKA Nader Shehad), Priest and Vice President, and Kareem Girgis, Treasurer and Board Member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

St. Catherine of Alexandria Coptic Orthodox Church

By: \_\_\_\_\_  
Fr. Matthias Shehad (AKA Nader Shehad)  
Priest and Vice President

By: \_\_\_\_\_  
Kareem Girgis  
Treasurer and Board Member

STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Fr. Matthias Shehad (AKA Nader Shehad), Priest and Vice President, and Kareem Girgis, Treasurer and Board Member, of St. Catherine of Alexandria Coptic Orthodox Church, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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

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

LEINHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION TO DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZORIA

We, PROSPERITY BANK, owner and holder of a lien against the property described in the plat known as ST. JULITTA COPTIC ORTHODOX CHURCH, said lien being evidenced by instrument of record in the Brazoria County Clerk's File No. 2021035158, of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects if said plat and the dedications and restrictions shown hereon to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_ PROSPERITY BANK

By: \_\_\_\_\_  
NAME  
TITLE

STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ (he/she) executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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

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

I, Lucas G. Davis, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Lucas G. Davis  
Registered Professional Land Surveyor  
Texas Registration No. 6599

This is to certify that the Planning and Zoning Commission Chair of the City of Pearland, Texas, has approved this plat of ST. JULITTA COPTIC ORTHODOX CHURCH and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Henry Fuerter  
Planning and Zoning Commission Chair  
City of Pearland, Texas

Rajendra Shrestha, PE, CFM  
City Engineer

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

### GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY FILE NUMBER 2791022-00923, DATED JANUARY 27, 2022. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.99972896.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- REFERENCE BENCHMARK IS CITY OF PEARLAND AND CONTROL MONUMENT NO. 400 BEING A BRONZE DISK STAMPED "400" LOCATED FROM THE INTERSECTION OF SOUTHWORK DR. AND KIRBY DR. TRAVEL NORTH ON KIRBY DR. FOR ONE HALF MILE TO THE MONUMENT LOCATION. THE MONUMENT IS LOCATED ACROSS FROM THE ENTRANCE TO SHADOW CREEK HIGH SCHOOL IN SOUTH GATE PARK APPROXIMATELY 125' EAST OF KIRBY DR. PUBLISHED ELEVATION - 61.85' (VERTICAL DATUM: NGVD 1928, HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT 1987 ADJUSTMENT)
- TEMPORARY BENCHMARK "B" IS A BOX OUT ON TOP OF AN 18" RCP LOCATED ON THE EAST SIDE OF ZAPALAC ROAD APPROXIMATELY 885 FEET NORTH OF BROADWAY STREET. ELEVATION = 51.93'
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480390200AK REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE", SHADED ZONE "X" AND UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT MEAN THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO OBTAIN SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4 REQUIREMENTS FOR DRIVEWAY STRUCTURES.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

### BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT AT LEAST 96" GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTY PROPERTIES FOR THE PURPOSES OF MOVING EXCESS FLOOD TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED FACILITIES AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THEREUNTO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS AND GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS AND GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE RESOLUTION BY THE BOARD APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS, AND GUIDELINES.

### DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.809 ACRES OR 209,459 SQUARE FEET OF LAND, SITUATED IN THE H. T. & B. R.R. CO. SURVEY, ABSTRACT NO. 243, BRAZORIA COUNTY, TEXAS, BEING PART OF AND OUT OF THE WEST ONE-HALF (1/2) OF LOT 47 OF THE ALISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 19, MAP OR PLAT THEREOF RECORDED IN VOL. 2, PG. 23 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) DESCRIBED IN DEED TO ST. CATHERINE OF ALEXANDRIA COPTIC ORTHODOX CHURCH AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2021035157, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ZAPALAC ROAD (WIDTH VARIES) AS RECORDED UNDER VOL. 2, PG. 23, B.C.P.R., PLAT NO. 2017039577, B.C.P.R., AND VOL. 24, PG. 325, B.C.P.R., AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF LOT 1, BLOCK 1 OF GLOBAL NEW MILLENNIUM PLAT ON BROADWAY, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2017039577, B.C.P.R. BEARS FOR REFERENCE, NORTH 87 DEG. 14 MIN. 14 SEC. EAST - 209.25 FEET;

THENCE, NORTH 03 DEG. 05 MIN. 21 SEC. WEST, ALONG THE MONUMENTED WEST R.O.W. LINE OF SAID ZAPALAC ROAD, A DISTANCE OF 527.08 FEET TO A 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A CALLED 19.97 ACRE TRACT OF LAND DESCRIBED IN DEED TO HOUSTON MEMORIAL GARDENS, INC. AS RECORDED UNDER B.C.C.F. NO. 2008005514 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 62 DEG. 42 MIN. EAST - 1.09 FEET;

THENCE, NORTH 87 DEG. 25 MIN. 31 SEC. EAST, ALONG THE SOUTH LINE OF SAID 19.97 ACRE TRACT, A DISTANCE OF 398.08 FEET TO A 1/2 INCH IRON ROD MARKING THE NORTHWEST CORNER OF A 40' WIDE DRAINAGE EASEMENT SHOWN ON FINAL PLAT OF WESTGATE PARK, MAP OR PLAT THEREOF RECORDED UNDER VOL. 16, PG. 320, B.C.P.R., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, N 89°38' E - 4.16 FEET;

THENCE, SOUTH 03 DEG. 01 MIN. 03 SEC. EAST, ALONG THE WEST LINE OF SAID FINAL PLAT OF WESTGATE PARK, A DISTANCE OF 526.60 FEET TO A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF TRACT D OF SAID FINAL PLAT OF WESTGATE PARK AND MARKING THE NORTHEAST CORNER OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN DEED TO DML J. HRBACK AS RECORDED UNDER B.C.C.F. NO. 2001059215 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 29 MIN. 21 SEC. WEST, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT, A DISTANCE OF 188.17 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF DEVELOPMENT PLAT GLOBAL NEW MILLENNIUM PLAT ON BROADWAY AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 14 MIN. 14 SEC. WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF DEVELOPMENT PLAT GLOBAL NEW MILLENNIUM PLAT ON BROADWAY, PASSING AT A DISTANCE OF 199.25 FEET THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF DEVELOPMENT PLAT GLOBAL NEW MILLENNIUM PLAT ON BROADWAY AND CONTINUING FOR A TOTAL DISTANCE OF 209.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.809 ACRES OR 209,459 SQUARE FEET OF LAND.

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

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

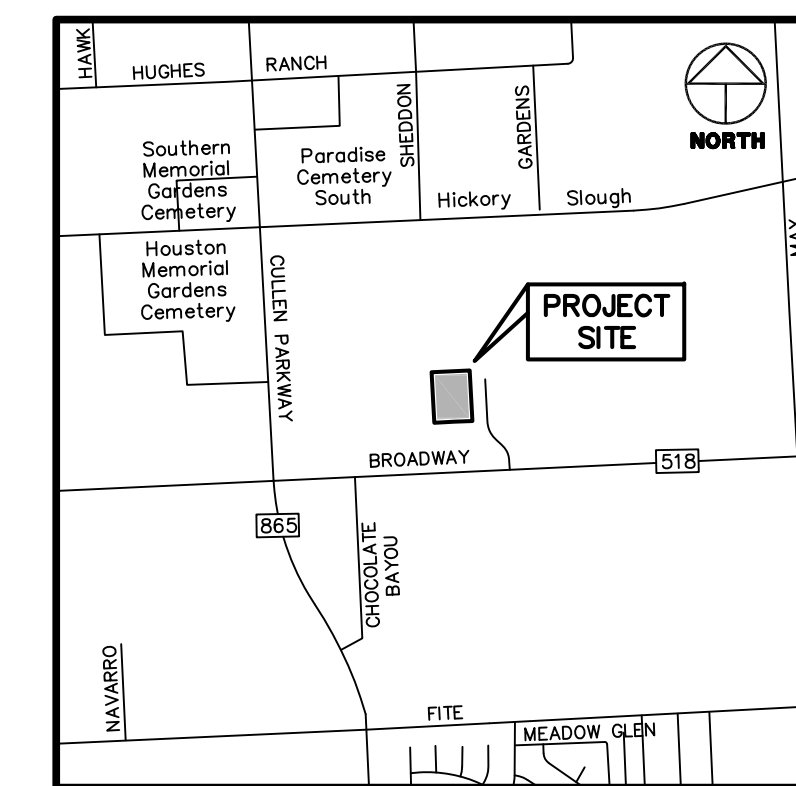
District Engineer \_\_\_\_\_

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYER HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

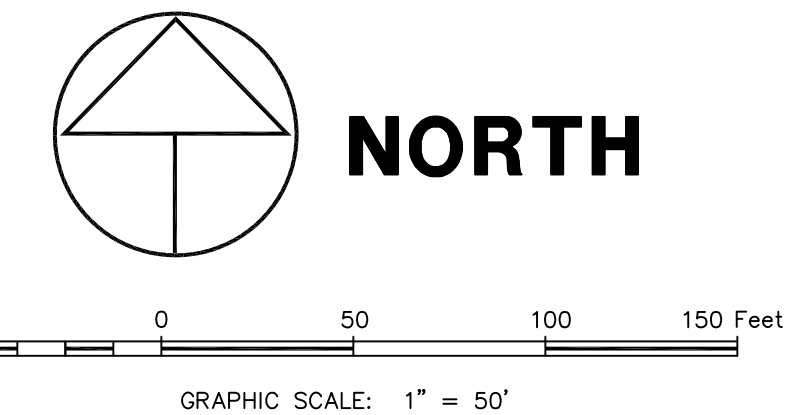
BDD4 Ref. ID #: 22-000064

BDD4 Ref. ID #: \_\_\_\_\_

Approved for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



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



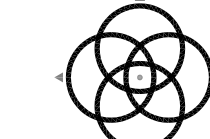
## CITY OF PEARLAND FINAL PLAT ST. JULITTA COPTIC ORTHODOX CHURCH

A SUBDIVISION OF  
4.809 ACRES / 209,459 SQ. FT.  
BEING THE WEST HALF OF LOT 47,  
ALISON RICHEY GULF COAST HOME CO'S PART OF  
SUBURBAN GARDENS, VOL. 2, PG. 23 B.C.P.R.  
SITUATED IN THE  
H. T. & B. R.R. CO. SURVEY, ABSTRACT NO. 243  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT  
SEPTEMBER 6, 2024

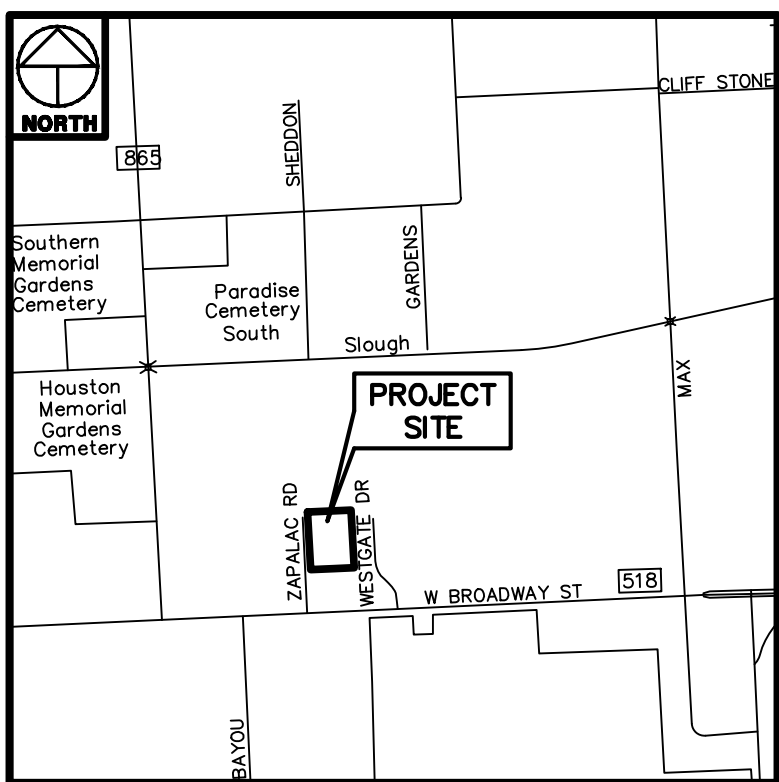
Owner  
St. Catherine of Alexandria Coptic Orthodox Church  
11601 Shadow Creek Parkway, Suite 111, #590  
Pearland, TX 77584  
713-201-2611

Surveyor

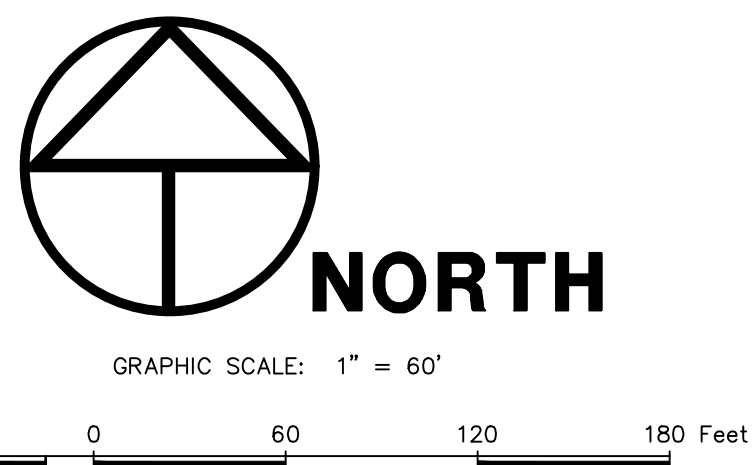


**WINDROSE**  
LAND SURVEYING & PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041





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



LEGEND							
BO	BOLLARD	PP	POWER POLE	UCS	UNDERGROUND CABLE SIGN	FND	FOUND
HC	HANDICAP	PP/T	POWER POLE W/TRANSFORMER	CTL	CATHODIC TEST LEAD	B.C.C.F.	BRAZORIA COUNTY CLERK FILE
GM	GAS METER	PP/ALT	POWER POLE W/LIGHT	MW	MONITORING WELL	B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
GV	GAS VALVE	PP/CT	POWER POLE W/CONDUIT	P	PIN FLAG/PAINT MARK	B.C.P.R.	BRAZORIA COUNTY MAP RECORDS
CH	FIRE HYDRANT	MP	METER POLE	TC	TOP OF CURB	IP	IRON PIPE
WM	WATER METER	SP	SERVICE POLE	G	GUTTER	IR	IRON ROD
WV	WATER VALVE	GA	GUY ANCHOR	TG	TOP OF GRATE	NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE	OP	OVERHEAD POWER LINE	FL	FLOW LINE	P.G.	PAGE
GI	GRATE INLET	GA	GATE POST	HB	HIGHBANK	R.O.W.	RIGHT-OF-WAY
MI	MANHOLE	WF	WOOD FENCE	SAN	SANITARY SEWER	SQ. FT.	SQUARE FEET
CO	CLEANOUT	IF	IRON FENCE	STW	STORM SEWER	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CF	CHAINLINK FENCE	CMP	CORRUGATED METAL PIPE	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	GP	GATE POST	CPP	CORRUGATED PLASTIC PIPE	RCP	REINFORCED CONCRETE PIPE
TSB	TRAFFIC SIGNAL BOX	(P)	PER PLANS	RCP	REINFORCED CONCRETE PIPE	TEL	TELEPHONE
LP	LIGHT POLE	APPROX.	APPROXIMATE	SWT	SOUTHWESTERN BELL TELEPHONE CO.	WTR	WATER
TLP	TRAFFIC LIGHT POLE	HIGHBANK	HIGHBANK	UG	UNDERGROUND		
GL	GROUND/SPOT LIGHT	SHRUB	SHRUB				
FP	FLAG POLE						

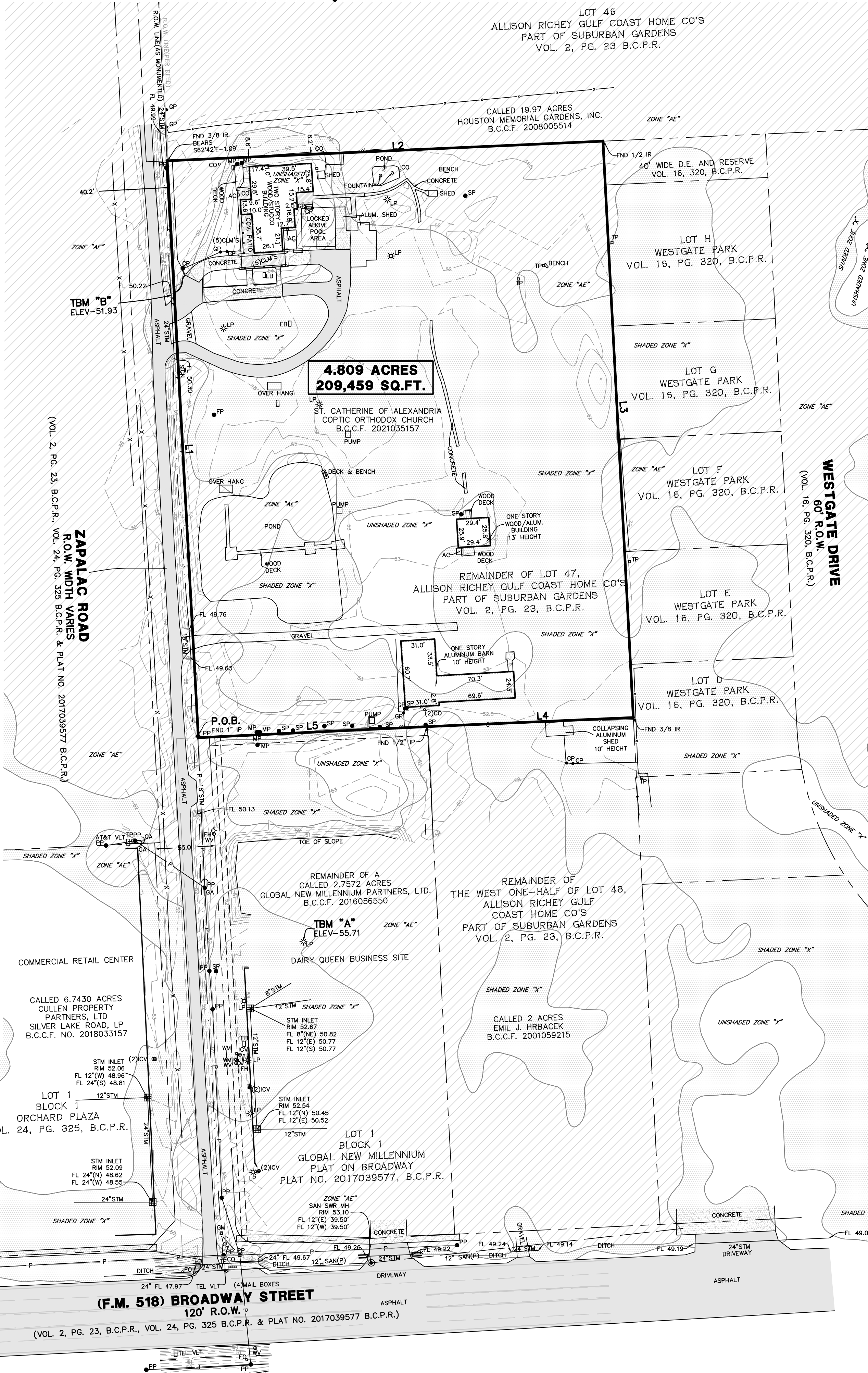
- GENERAL NOTES**
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
  - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999872696.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0040K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE", SHADED ZONE "X" AND UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
  - DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
  - READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
  - ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
  - THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
  - FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
  - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
  - ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
  - SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
  - SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
  - POSTED SPEED LIMIT FOR F.M. 518 (AKA BROADWAY STREET) IS 45 M.P.H. THERE WAS NO SPEED LIMIT SIGN EXISTING WITHIN THE LIMITS OF SURVEY.
  - TREE LOCATIONS, SIZES AND TYPES ARE SHOWN ON SHEET 2 OF THIS SURVEY.

**BENCHMARK PUBLISHED ELEVATION - 61.85**  
CITY OF PEARLAND AND CONTROL MONUMENT NO. 400 BEING A BRONZE DISK STAMPED "400" LOCATED AT THE INTERSECTION OF SOUTHWEST DR. AND KIRBY DR. TRAVEL NORTH ON KIRBY DR. FOR ONE HALF MILE TO THE MONUMENT LOCATION. THE MONUMENT IS LOCATED ACROSS FROM THE ENTRANCE TO SHADOW CREEK HIGH SCHOOL IN SOUTH GATE PARK APPROXIMATELY 125' EAST OF KIRBY DR. (NAVD 1988, 2001 ADJUSTED)

**TEMPORARY BENCHMARK "A" ELEVATION - 55.71**  
BOX CUT ON CONCRETE BASIN OF LIGHT STANDARD LOCATED IN THE NORTH SIDE OF DAIRY QUEEN PARKING LOT APPROX. +/- 208 FEET SOUTH EAST OF THE SOUTHWEST PROP. CORNER OF TRACT. (NAVD 1988, 2001 ADJUSTED)

**TEMPORARY BENCHMARK "B" ELEVATION - 51.93**  
BOX CUT ON TOP OF AN 18" RCP LOCATED ON THE NORTH SIDE OF ACCESS DRIVE TO HOUSE APPROX. +/- 85 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE HOUSE. (NAVD 1988, 2001 ADJUSTED)

LINE	BEARING	DISTANCE
L1	N 03°05'21" W	527.08'
L2	N 87°25'31" E	398.08'
L3	S 03°01'03" E	526.60'
L4	S 87°23'21" W	188.17'
L5	S 87°14'14" W	209.25'



**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 4.809 ACRES OR 209,459 SQUARE FEET OF LAND, SITUATED IN THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 243, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING PART OF AND OUT OF THE WEST ONE-HALF (1/2) OF LOT 47 OF THE ALLISON RICHEY GULF COAST HOME CO'S PART OF SUBURBAN GARDENS, MAP OR PLAT THEREOF RECORDED IN VOL. 2, PG. 23 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), DESCRIBED IN DEED TO ST. CATHERINE OF ALEXANDRIA COPTIC ORTHODOX CHURCH AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2021035157, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ZAPALAC ROAD (WIDTH VARIES) AS RECORDED UNDER VOL. 2, PG. 23, B.C.P.R., PLAT NO. 2017039577, B.C.P.R., AND VOL. 24, PG. 325, B.C.P.R. AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTHWEST CORNER OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN DEED TO EMIL J. HRBACK AS RECORDED UNDER B.C.C.F. NO. 2001059215 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 87 DEG. 14 MIN. 14 SEC. EAST - 10.00 FEET;

THENCE, NORTH 03 DEG. 05 MIN. 21 SEC. WEST, ALONG THE MONUMENTED EAST R.O.W. LINE OF SAID ZAPALAC ROAD, A DISTANCE OF 527.08 TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A CALLED 19.97 ACRE TRACT OF LAND DESCRIBED IN DEED TO HOUSTON MEMORIAL GARDENS, INC. AS RECORDED UNDER B.C.C.F. NO. 2008005514 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 87 DEG. 42 MIN. EAST - 1.09 FEET;

THENCE, NORTH 87 DEG. 25 MIN. 31 SEC. EAST, ALONG THE SOUTH LINE OF SAID 19.97 ACRE TRACT, A DISTANCE OF 398.08 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A 40' WIDE DRAINAGE EASEMENT SHOWN ON WESTGATE PARK MAP OR PLAT THEREOF RECORDED UNDER VOL. 16, PG. 320, B.C.P.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 89°38' E - 4.16 FEET;

THENCE, SOUTH 03 DEG. 01 MIN. 03 SEC. EAST, ALONG THE WEST LINE OF SAID WESTGATE PARK, A DISTANCE OF 526.60 FEET TO A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF TRACT D OF SAID WESTGATE PARK AND MARKING THE NORTHEAST CORNER OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN DEED TO EMIL J. HRBACK AS RECORDED UNDER B.C.C.F. NO. 2001059215 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 29 MIN. 21 SEC. WEST, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT, A DISTANCE OF 188.17 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF GLOBAL NEW MILLENNIUM PLAT ON BROADWAY AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 14 MIN. 14 SEC. WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF GLOBAL NEW MILLENNIUM PLAT ON BROADWAY, PASSING AT A DISTANCE OF 199.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF DEVELOPMENT PLAT GLOBAL NEW MILLENNIUM PLAT ON BROADWAY AND CONTINUING FOR A TOTAL DISTANCE OF 209.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.809 ACRES OR 209,459 SQUARE FEET OF LAND.

**REVISIONS**

DATE	REASON	BY
02-26-2022	ADD TREES (SEE SHEET 2)	CL
02-10-2023	ADD VERTICAL DATUM	RK
09-12-2024	ADD DIMENSIONS	AM

**SURVEYOR'S CERTIFICATION**

TO: ST. CATHERINE OF ALEXANDRIA COPTIC ORTHODOX CHURCH

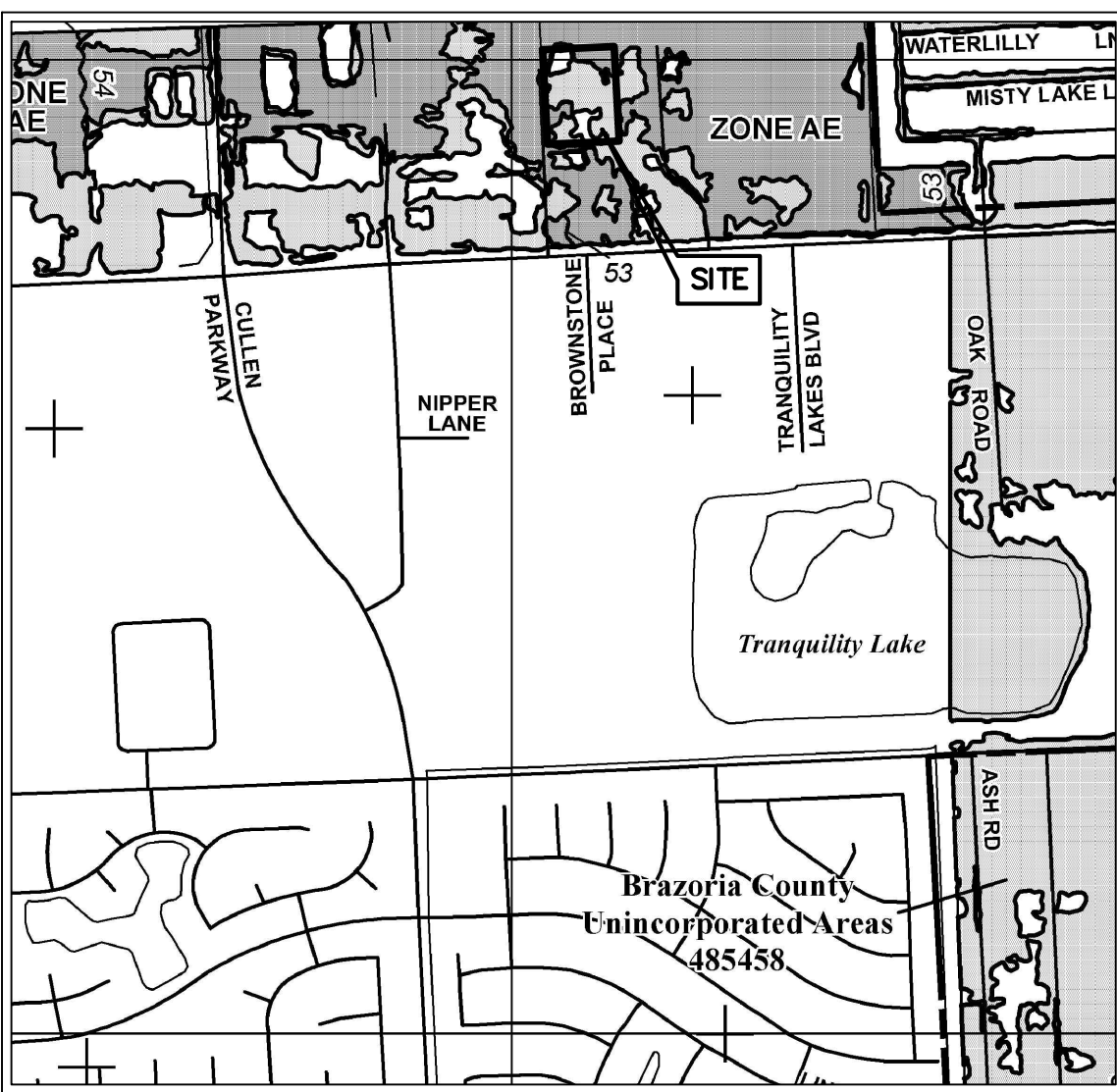
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I, CONDITION I AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486



3/02/2022  
DATE

**FLOOD INFORMATION**



**FIRM FLOOD INSURANCE RATE MAP**  
BRAZORIA COUNTY, TEXAS  
AND INCORPORATED AREAS  
PANEL 40 OF 925  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:  
COMMUNITY NUMBER PANEL SHEET  
BRAZORIA COUNTY 48544 1840 11 X 11  
WINDROSE, CITY OF 48505 1840 11 X 11  
PEARLAND, CITY OF 48507 1840 11 X 11  
MAP NUMBER 48039C0040K  
MAP REVISED DECEMBER 30, 2020  
Federal Emergency Management Agency

**WINDROSE LAND SURVEYING & PLATTING**  
11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77032 | 713.488.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

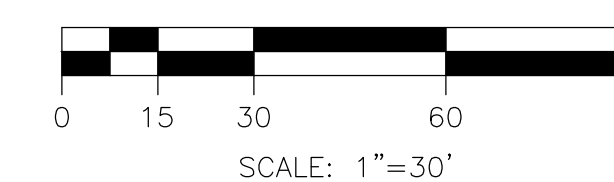
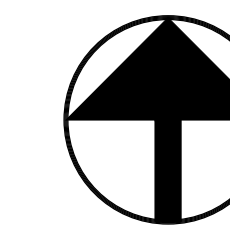
STANDARD LAND & TOPOGRAPHIC SURVEY OF  
4.809 ACRES / 209,459 SQ. FT.  
THE WEST ONE-HALF OF LOT 47,  
ALLISON RICHEY GULF COAST HOME CO'S PART OF  
SUBURBAN GARDENS, VOL. 2, PG. 23 B.C.P.R.  
SITUATED IN THE H.T. & B. RR. CO. SURVEY,  
ABSTRACT NO. 243  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

FIELD BY: JF CHECKED BY: SC JOB NO. 56965  
DRAWN BY: MAP/CL DATE: 07/2021 SHEET NO. 1 OF 2



# ST. JULITTA COPTIC ORTHODOX CHURCH

2539 ZAPALAC ROAD, PEARLAND, TX 77581



## SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- SITE BOUNDARY LINE
- PROPOSED HEAVY DUTY CALCIUM SULFATE DRIVE ISLE
- PROPOSED CALCIUM SULFATE PARKING SPACES

## PARKING ANALYSIS

REF: UDC CH 2 ZONING REGULATIONS FOR CHURCH/WORSHIP (PG 4-17) ONE SPACE FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA IN THE MAIN WORSHIP AREA IF NO FIXED SEATING EXISTS

**PARKING REQUIRED:**  
 CHURCH BUILDING AREA =  $\frac{3,000 \text{ SF}}{1 \text{ SPACE}/100 \text{ SF}} = 30 \text{ SPACES}$

**PARKING PROVIDED:**  
 REGULAR SPACES = 26  
 HANDICAP SPACES = 4  
 TOTAL = 30

## NOTE TO CONTRACTOR

- 1) BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES.
- 2) CONTRACTOR SHALL VERIFY ALL FLOWLINE ELEVATIONS 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. IF A DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY FOR INSTRUCTIONS.
- 3) CONTRACTOR TO SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- 4) REFER TO SHEET C4.0 FOR ADDITIONAL NOTES AND INFORMATION.
- 5) CONTRACTOR SHALL FINE GRADE AND BOX BLADE ALL AREAS DISTURBED BY CONSTRUCTION TO ENSURE POSITIVE DRAINAGE AND NO PONDING. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE HYDROMULCHED TO MINIMIZE THE EFFECTS OF STORMWATER EROSION.

ISSUED FOR CONSTRUCTION	7/19/2024
MK. DESCRIPTION	DATE DWN. CHK.



Commercial  
 Residential  
 Multifamily  
 Industrial

**PARADISE ENGINEERING**

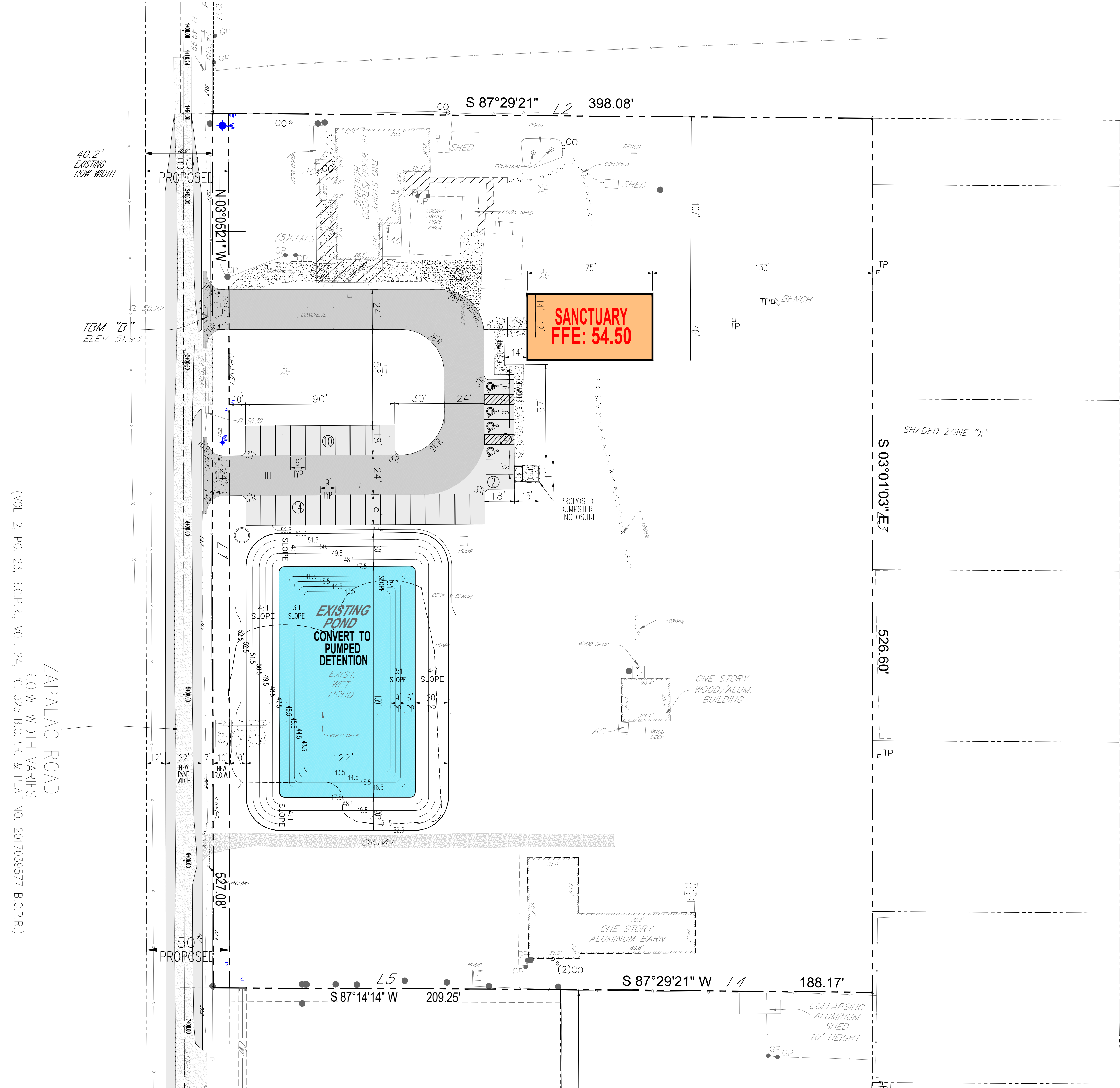
46 Smokestone Drive Spring, TX 77351 Ph. (832) 928-5252 Fax (281) 719-6486



City of Pearland, Texas

## SITE GEOMETRY

Project No.: 001973-11	Scale:	SHEET
Date: OCT. 9, 2024		<b>C1.1</b>
Dwn By: HMT		
Chkd By: HMT		



ZAPALAC ROAD  
 (VOL. 2, PG. 23, B.C.P.R., VOL. 24, PG. 325 B.C.P.R. & PLAT NO. 2017039577 B.C.P.R.)  
 R.O.W. WIDTH VARIES