



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

PROPERTY OWNER AUTHORIZATION

PROPERTY OWNER

NAME: Terry Ward

ADDRESS: PO Box 690627, Houston, TX 77269-0627

PHONE: (281) 380-8080

EMAIL: tward100@aol.com

AGENT

NAME: Faraz Hemani

ADDRESS: 5680 Highway 6, Suite 334, Missouri City TX 77459

PHONE: 832-451-2686

EMAIL: faraz@pebbleridgecap.com

PROPERTY ADDRESS/PARCEL NUMBER: Parcel ID: 168582 / Address: 2849 CULLEN PKWY PEARLAND, TX 77584

- 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.

Terry Ward

9/23/2024

OWNER SIGNATURE

DATE

ZONE CHANGE REQUEST TO THE CITY OF PEARLAND

Date: 9/26/2024

Location

- Parcel ID: 168582
- Address: 2830 COUNTY ROAD 89, PEARLAND, TX 77584

Existing Zoning: General Business

Proposed Zoning: General Commercial

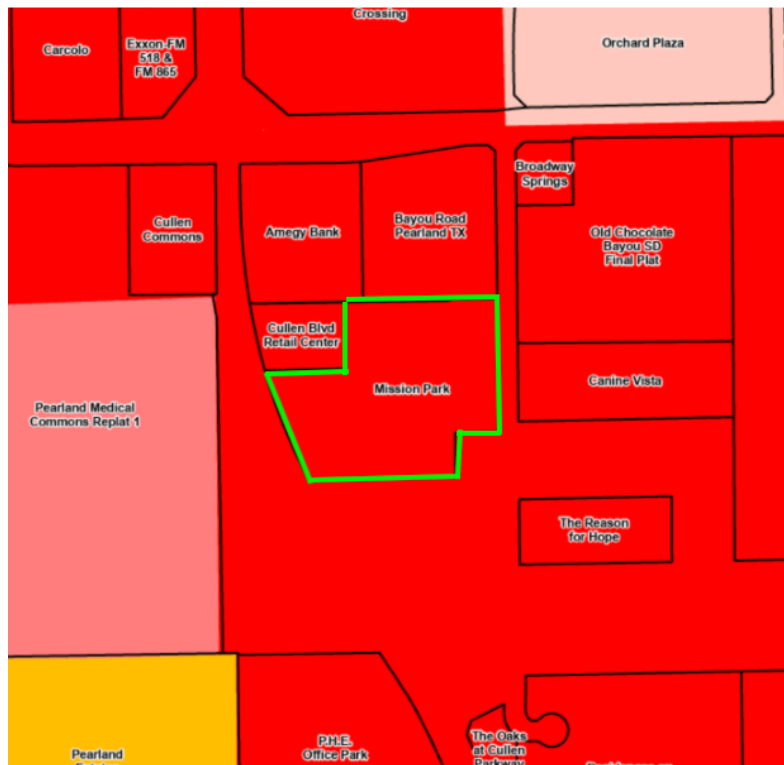
Acreage of Property to be Rezoned: 6.6445 ac

To Whom it May Concern,

We are requesting a zoning change of Parcel ID 168582, located on Cullen Parkway and Old Chocolate Bayou Rd, from General Business (GB) to General Commercial (GC).

The intent of this zoning change request is to open the parcel up to uses that we believe are more suitable for investment & development purposes.

This request is in conformity with the the City of Pearland's Future Land Use Plan. Shown below, the Future Land Use Plan indicates proposed Retail, Office, and Services for this parcel.



For any further information, feel free to contact me using the info below:

- Name: Faraz Hemani
- Phone: 832-451-2686
- Email: faraz@pebblerridgecap.com

Thanks,
Faraz Hemani

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Mission Park Pearland, LLC, acting by and through the owner of the property subdivided in this plat of Mission Park, being 6.918 acres out of the H. T. & B. R.R. CO. Survey, Sec. 21, Abstract No. 309, do hereby make subdivision of said property for and on behalf of said Mission Park Pearland, LLC, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

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

In testimony hereto, Mission Park Pearland, LLC, has caused these presents to be signed by _____ thereunto authorized, this _____ day of _____, 20____.

By : MISSION PARK PEARLAND, LLC

By: _____
Printed 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 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: _____

This is to certify that the City Planner of the City of Pearland, Texas, has approved this plat of MISSION PARK, and is in conformity 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____.

Martin Griggs
Planning Manager
City of Pearland, Texas

Approved for the City of Pearland, Texas this _____ day of _____, 20____.

Darrin Coker
City Attorney

Robert Upton, P.E.
City Engineer

I, Lisa M Dobrowski, 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Lisa M Dobrowski
Registered Professional Land Surveyor
Texas Registration No. 6544

BLOCK 1
LOT "A"
MINOR PLAT AMEY BANK CULLEN BOULEVARD
PLAT NO. 2006066462, B.C.P.R.

SAAB PETROLEUM PEARLAND LTD.
B.C.C.F. NO. 2013019608

80' DRAINAGE EASEMENT
PLAT NO. 2006066462, B.C.P.R.

BLOCK 1
LOT "A"
MINOR PLAT OF BAYOU ROAD PEARLAND TX, LLC
PLAT NO. 2014040442, B.C.P.R.
L.A. PARTNERS
B.C.C.F. NO. 2015046298

30' WIDE HOUSTON PIPE LINE CO. EASEMENT
VOL. (84)12, PG. 376, O.R.B.C.T. &
VOL. 361, PG. 80, B.C.D.R.

LOT 2
CALLED 4.046 AC.
CUBE HHF LIMITED
PARTNERSHIP
B.C.C.F. NO. 2013059218

OLD CHOCOLATE BAYOU SUBDIVISION
VOL. 22, PGS. 973-974, B.C.P.R.

HARRIS COUNTY, TEXAS
B.C.C.F. NO. 2009033720

LOT 4
CALLED 3.530 AC.
SAVE & EXCEPT VOL. 298, PG. 206, B.C.D.R.

OLD CHOCOLATE BAYOU ROAD (R.O.W. VARIES)
COUNTY ROAD NO. 89
VOL. 22, PGS. 23-24, VOL. 22, PGS. 171-172, B.C.P.R.
PLAT NOS. 2009028471, 2014040442, & 2017020944, B.C.P.R.

CALLLED 4.470 AC.
TILLY PLAT NO. 200391795
B.C.C.F. NO. 200391795

FEARLAND MEDICAL CORPORS REPLY NO. 1
B.C.C.F. NO. 2014042381
LOT 1-B
CALLED 1.0953 AC.
VHSN INVESTMENTS LLC
B.C.C.F. NO. 2017005216
LOT 1-C
CALLED 1.0953 AC.
VHSN INVESTMENTS LLC
B.C.C.F. NO. 2017005216
LOT 1-D
CALLED 1.0953 AC.
VHSN INVESTMENTS LLC
B.C.C.F. NO. 2017005216

RESIDUE OF
CALLED 9.5144 AC.
WILFRED FRETTEY
B.C.C.F. NO. 1995033970

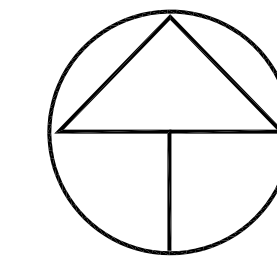
RESIDUE OF
CALLED 9.9963 AC.
RANDALL ALAN NEMITZ, et uk.
B.C.C.F. NO. 1992002632

RESIDUE OF
CALLED 9.9963 AC.
RANDALL ALAN NEMITZ, et uk.
B.C.C.F. NO. 1992002632

RESIDUE OF
CALLED 9.9963 AC.
RANDALL ALAN NEMITZ, et uk.
B.C.C.F. NO. 1992002632

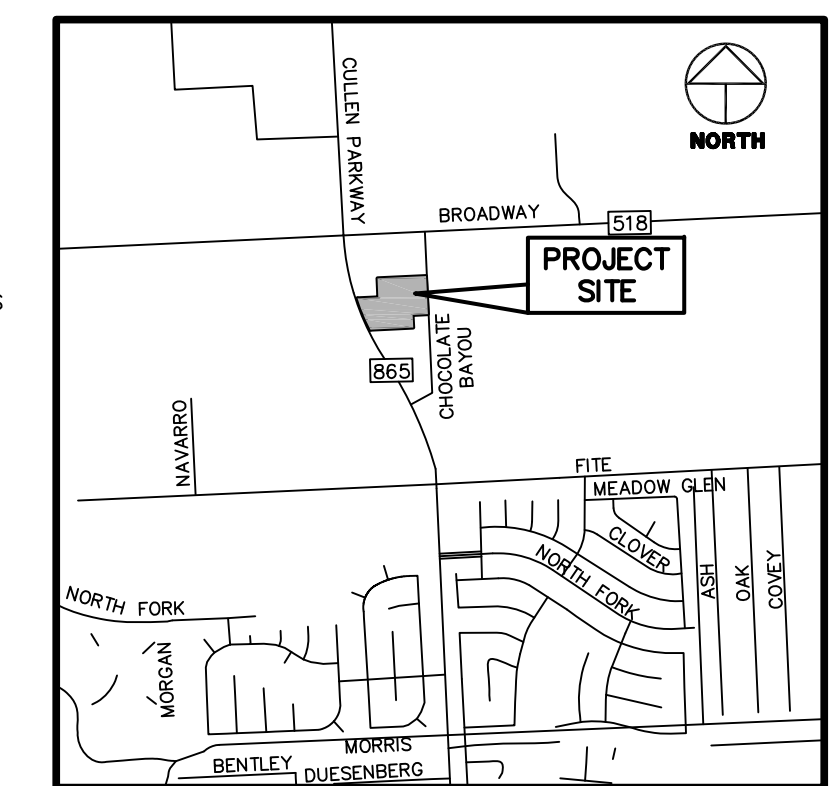
ABBREVIATIONS

- A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
EMT. - EASEMENT
FND - FOUND
B.C.C.F. - BRAZORIA COUNTY CLERK FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
T.B.M. - TEMPORARY BENCHMARK
I.P. - IRON PIPE
I.R. - IRON ROD
NO. - NUMBER
PAG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 50'



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

DESCRIPTION

A TRACT OR PARCEL CONTAINING 6.918 ACRES OR 301,364 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B. R.R. CO. SURVEY, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 28 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTIONS 7-11, BLOCK 1 OF MISSION PARK, BEING 6.918 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SEC. 21, ABSTRACT NO. 309, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 2.241 ACRE TRACT OF LAND CONVEYED TO WILFRED FRETTEY, ET UX, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 201303967, AND PART OF AND OUT OF THE RESIDUE OF A CALLED 9.5144 ACRE TRACT OF LAND CONVEYED TO WILFRED FRETTEY AS RECORDED UNDER B.C.C.F. NO. 1995033970, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83): BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "C.L. DAVIS RPLS 4464" FOUND ON THE CURVED EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CULLEN BOULEVARD (100' WIDE) AS RECORDED UNDER B.C.C.F. NOS. 2003070059, 2004013190, 2004021140, AND 2005021376, BEING ON THE NORTH LINE OF THE RESIDUE OF A CALLED 9.9963 ACRE TRACT OF LAND CONVEYED TO RANDALL ALAN NEMITZ, ET UX, AS RECORDED UNDER B.C.C.F. NO. 1992002632 AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A CAPPED 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 03 DEG. 37 MIN. 59 SEC. EAST - 0.28 FEET; THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE CURVED EAST R.O.W. LINE OF SAID CULLEN BOULEVARD, WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 10 DEG. 23 MIN. 08 SEC., AN ARC LENGTH OF 353.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEG. 44 MIN. 24 SEC. WEST, - 352.98 FEET TO A 1 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 1.0953 ACRE TRACT OF LAND CONVEYED TO VHSN INVESTMENTS, LLC AS RECORDED UNDER B.C.C.F. NO. 2017005216 AND MARKING THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 87 DEG. 18 MIN. 14 SEC. EAST, ALONG THE SOUTH LINE OF SAID 1.0953 ACRE TRACT, A DISTANCE OF 218.35 FEET TO A 1 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.0953 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 02 DEG. 41 MIN. 46 SEC. WEST, ALONG THE EAST LINE OF SAID 1.0953 ACRE TRACT, A DISTANCE OF 198.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT "A", BLOCK 1 OF MINOR PLAT OF AMEY BANK CULLEN BOULEVARD, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2006066462, B.C.P.R., CONVEYED TO SAAB PETROLEUM PEARLAND LTD. AS RECORDED UNDER B.C.C.F. NO. 2013019608, MARKING THE NORTHEAST CORNER OF SAID 1.0953 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 87 DEG. 18 MIN. 14 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT "A" AND THE SOUTH LINE OF LOT "A", BLOCK 1 OF MINOR PLAT OF BAYOU ROAD PEARLAND TX, LLC, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2014040442, B.C.P.R., CONVEYED TO L.A. PARTNERS AS RECORDED UNDER B.C.C.F. NO. 2015046298, A DISTANCE OF 506.27 FEET TO A POINT IN COUNTY ROAD NO. 89 A.K.A. OLD CHOCOLATE BAYOU ROAD (WIDTH VARIES) AS RECORDED UNDER VOL. 22, PGS. 23-24, VOL. 22, PGS. 171-172, B.C.P.R., AND PLAT NOS. 2009028471, 2014040442, AND 2017020944, B.C.P.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 02 DEG. 41 MIN. 46 SEC. EAST, A DISTANCE OF 397.60 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 87 DEG. 18 MIN. 14 SEC. WEST, ALONG THE NORTH LINE OF A CALLED 0.391 ACRE TRACT OF LAND CONVEYED TO GARY MARTIN HARWELL AS RECORDED UNDER B.C.C.F. NO. 2007014461, A DISTANCE OF 159.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 0.391 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 02 DEG. 41 MIN. 46 SEC. EAST, ALONG THE WEST LINE OF SAID 0.391 ACRE TRACT, A DISTANCE OF 132.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID 9.9963 ACRE TRACT AND MARKING THE SOUTHWEST CORNER OF SAID 0.391 ACRE TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 87 DEG. 18 MIN. 14 SEC. WEST, ALONG THE COMMON LINE OF SAID 9.5144 ACRE TRACT AND SAID 9.9963 ACRE TRACT, A DISTANCE OF 444.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.918 ACRES OR 301,364 SQUARE FEET OF LAND.

GENERAL NOTES

- 1. 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 STEWART TITLE COMPANY, G.F. NO. 115203240-H, EFFECTIVE DATE NOVEMBER 18, 2015. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (MAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.9998724520.
3. 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.
4. REFERENCE BENCHMARK "A" IS CITY OF PEARLAND BENCHMARK NO. 1, BEING A BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 1 GPS MONU, 1995", LOCATED ON NORTHEASTERLY SIDE OF LIBERTY ROAD, 11.7 FEET FROM BACK OF CURB, APPROX. 0.3 MILES EAST OF THE INTERSECTION OF LIBERTY ROAD AND F.M. 518, IN FRONT OF PEARLAND CITY HALL. ELEVATION - 45.19' (VERTICAL DATUM: NGVD 1929, HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT 1987 ADJUSTMENT)
5. TEMPORARY BENCHMARK "A" IS A SQUARE CUT ON A TYPE C INLET LOCATED ON THE EASTERLY SIDE OF CULLEN BOULEVARD, APPROXIMATELY 1075' SOUTH OF THE INTERSECTION OF CULLEN BOULEVARD AND F.M. 518, APPROXIMATELY 4 FEET SOUTH OF A LIGHT POLE AND APPROXIMATELY 4 FEET NORTH OF A SPEED LIMIT SIGN. ELEVATION - 52.05'
6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITY TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
7. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
8. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
9. 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.
10. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
11. THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
12. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
13. 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.
14. ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
15. ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2022011535. (NO LOCATION GIVEN, NOT PLOTTABLE)

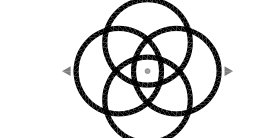
MISSION PARK

A SUBDIVISION OF
6.918 AC. / 301,364 SQ. FT.
SITUATED IN THE
H. T. & B. R.R. CO. SURVEY,
SEC. 21, ABSTRACT NO. 309
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE
JULY 2020

Owner
MISSION PARK PEARLAND, LLC
PO Box 690627
Houston, TX 77269

Surveyor



WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

FIELD NOTES
OF A SURVEY OF

A 6.9187 ACRE TRACT OUT OF AND A PART OF THAT CERTAIN CALLED 9.5144 ACRE TRACT CONVEYED BY DEED RECORDED UNDER DOCUMENT NO. 95033970 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND FURTHER BEING SITUATED IN LOT 28 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF THE H.T.&R.R. COMPANY SURVEY, SECTION 21, ABSTRACT NO. 309, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 6.9187 ACRE BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 9.5144 ACRE TRACT, SAID POINT BEING THE COMMON WESTERLY CORNER OF LOT 28 AND LOT 29 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION AND LYING IN THE EAST LINE OF LOT 24 OF SAID SUBDIVISION;

THENCE EAST, ALONG THE COMMON LINE OF SAID LOTS 28 AND 29, A DISTANCE OF 218.55 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE EASTERLY LINE OF CULLEN BOULEVARD (RIGHT-OF-WAY VARIES), AND LYING ON A CURVE TO THE RIGHT WITH A RADIUS OF 1,950.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 353.46 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER, SAID ARC HAVING A CENTRAL ANGLE OF 10°23'08" AND A CHORD BEARING AND DISTANCE OF NORTH 20°02'33" WEST - 352.98 FEET;

THENCE EAST ALONG THE SOUTH LINE OF A CALLED 1.0953 ACRE TRACT AS CONVEYED IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2017005216, A DISTANCE OF 218.36 FEET TO A 1 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH, CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT WITH SAID 1.09536 ACRE TRACT, A DISTANCE OF 198.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 28;

THENCE EAST, ALONG THE COMMON LINE OF SAID LOT 28 AND LOT 27 OF SAID SUBDIVISION, AT A DISTANCE OF 476.26 FEET PASSING A 1 INCH IRON PIPE FOUND IN THE WEST LINE OF COUNTY ROAD 89 (ALSO KNOWN AS OLD CHOCOLATE BAYOU ROAD), A 60 FOOT RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 506.26 FEET TO A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY;

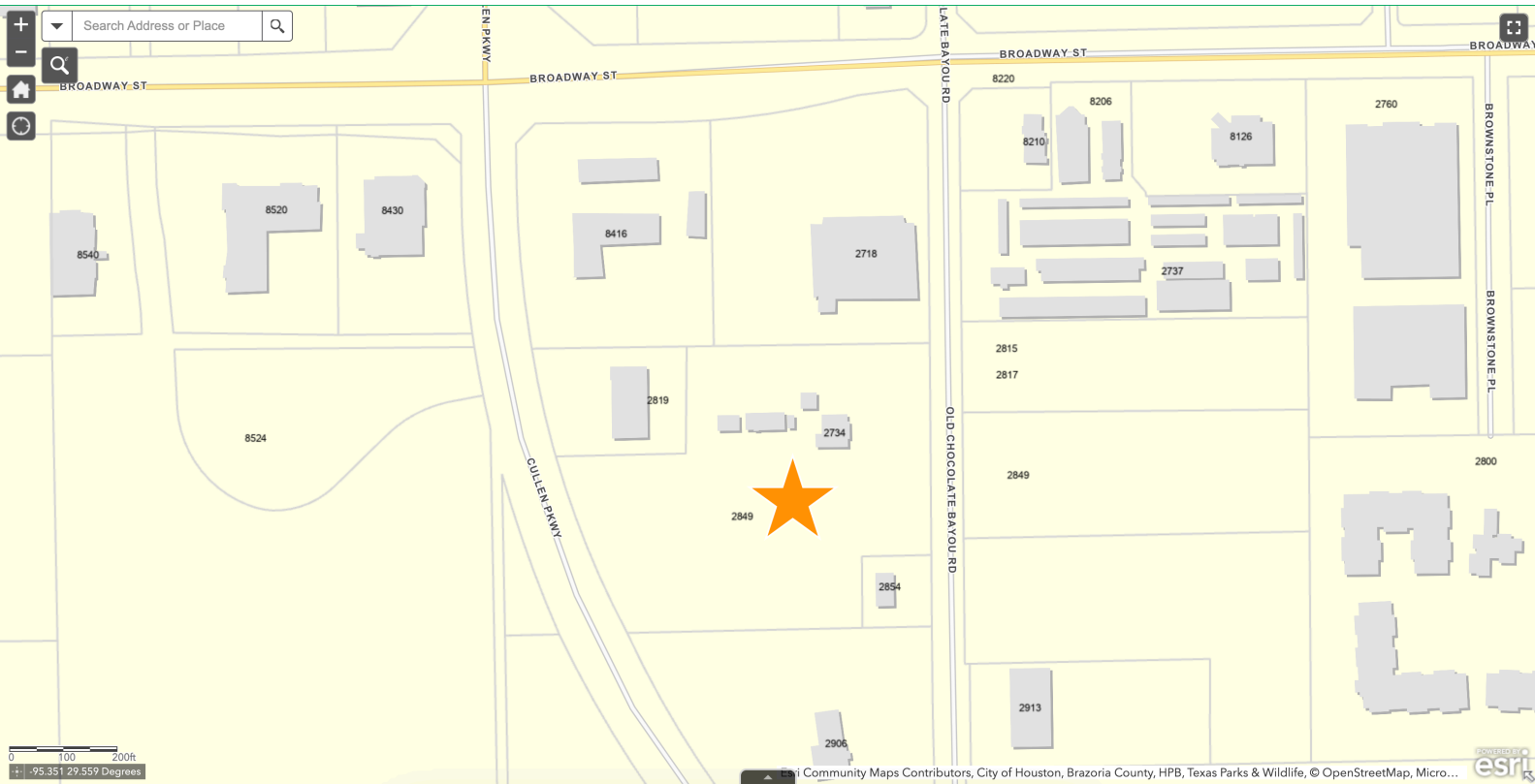
THENCE SOUTH WITH SAID CENTERLINE, A DISTANCE OF 397.60 FEET TO A POINT FOR CORNER;

THENCE WEST, AT A DISTANCE OF 30.00 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE SAID WEST RIGHT-OF-WAY LINE, SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 0.391 ACRE TRACT AS CONVEYED IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2007014461, AND CONTINUING FOR A TOTAL DISTANCE OF 159.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.391 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH CONTINUING ALONG THE COMMON LINE OF SAID 0.391 ACRE TRACT WITH THE TRACT HEREIN DESCRIBED, A DISTANCE OF 132.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.391 ACRE TRACT AND LYING IN THE SOUTH LINE OF SAID LOT 28;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 28, A DISTANCE OF 444.65 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 6.9184 ACRES OF LAND, MORE OR LESS.







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

2023 & Prior Tax Statement

Property Account Number:
03090010000

Statement Date: 09/26/2024
Owner: MISSION PARK PEARLAND LP
Mailing Address: PO BOX 690627
 HOUSTON TX 77269-0627

Property Location: 0002830 COUNTY ROAD 89
Acres: 6.6445
Legal Description: A0309 H T & B R R BLOCK 1 TRACT 1
Appraisal Dist. Num: (MISSION PARK) (PEARLAND) ACRES 6.6445
 168582

Exemptions:

LAND MARKET	IMPR MARKET	APPRAISED	LESS CAPPED	ASSESED	HOMESITE	AG MARKET	NON-QUALIFYING
1,428,290	316,870	1,745,160	0	1,745,160	1,745,160	0	1,745,160
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
BRAZORIA COUNTY		0	1,745,160	0.270664	0.00		
SPEC. ROAD & BRIDGE		0	1,745,160	0.043284	0.00		
PEARLAND ISD		0	1,745,160	1.137300	0.00		
BRAZORIA DRAINAGE 4		0	1,745,160	0.114786	0.00		
CITY OF PEARLAND		0	1,745,160	0.655400	0.00		
					TOTAL BASE TAX	0.00	
					Total Amount Due	0.00	



Visit our website for online credit card or echeck payments.
<https://tax.brazoriacountytx.gov>
 Scan QR code or Dial 1-833-591-0717
 (There will be a service fee).



RECEIPTS
 Available online or scan QR code

↓ Detach ↓
 Return With Payment

Property Account Number
 03090010000

Total Amount Due **\$0.00**
As of September, 2024

RECEIPT REQUESTED



	<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
OCT	2024	\$0.00
NOV	2024	\$0.00
DEC	2024	\$0.00

AMOUNT PAID

MISSION PARK PEARLAND LP
 PO BOX 690627
 HOUSTON TX 77269-0627

PAY TO:
KRISTIN R. BULANEK
P.O. BOX 1586
LAKE JACKSON, TX 77566

99990086284 2023 092024 000000000000 000000000000 000000000000 8



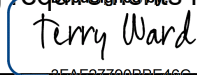
Sign Acknowledgement Form

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 
3FAF27790BDE46C...

Property owner name (printed) Terry ward

Date 9/26/2024

Applicant signature 

Applicant name (printed) Faraz Hemani

Date 9/25/2024