

GENERAL NOTES:

- "U.E." - indicates "UTILITY EASEMENT"
- "B.L." - indicates "BUILDING LINE"
- "W.L.E." - indicates "WATER LINE EASEMENT"
- "S.S.E." - indicates "SANITARY SEWER EASEMENT"
- "A.E." - indicates "AERIAL EASEMENT"
- "D.E." - indicates "DRAINAGE EASEMENT"
- "G.C.C.F." - indicates "GALVESTON COUNTY CLERK'S FILE"
- "G.C.M.R." - indicates "GALVESTON COUNTY MAP RECORDS"
- "G.C.D.R." - indicates "GALVESTON COUNTY DEED RECORDS"
- All of the pipeline easements are shown hereon.
- The finished floor elevations of all structures shall be located above the Base Flood Elevation (established by FEMA) as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Galveston County, Texas.
- No residential or industrial structure shall be permitted to be built near than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location near than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall be a width of not less than four (4) feet and comply with the Federal State and Local requirements.
- The boundary survey that this plat is based on closes within 1:10,000.
- This property lies in the Unshaded Zone "X" according to Flood Insurance Rate Map, Galveston County, Texas No. 485468005 E, dated September 22nd, 1999.
- The City of Friendswood shall not be responsible for maintenance of driveways, emergency access easements, recreational areas, landscape medians or reserves, detention ponds, drainage easements, swales, and other private facilities. The City of Friendswood shall be responsible for the maintenance of the Waterlines, storm sewer facilities, sanitary sewer lines, sidewalks, and street signs within the public right-of-ways or within public easements. The maintenance of street lights shall be the responsibility of Texas New Mexico power company. Thomas Development, LLC, shall be responsible for maintenance of Friendswood Place Roadway, driveways, emergency access easements, Inter-parcel Ingress-Egress Easement, recreational areas, landscape medians and reserves, detention ponds, drainage easements and swales, and other private facilities.
- There are no pre-existing trees within this plat that fit the description found in Section 81.f. (3) of the Zoning Ordinance of the City of Friendswood.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention facility is to be maintained by the property owner.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.
- Plantings, flower beds, or other landscaping is not permitted inside lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park, benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility without the approval of the DISTRICT.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

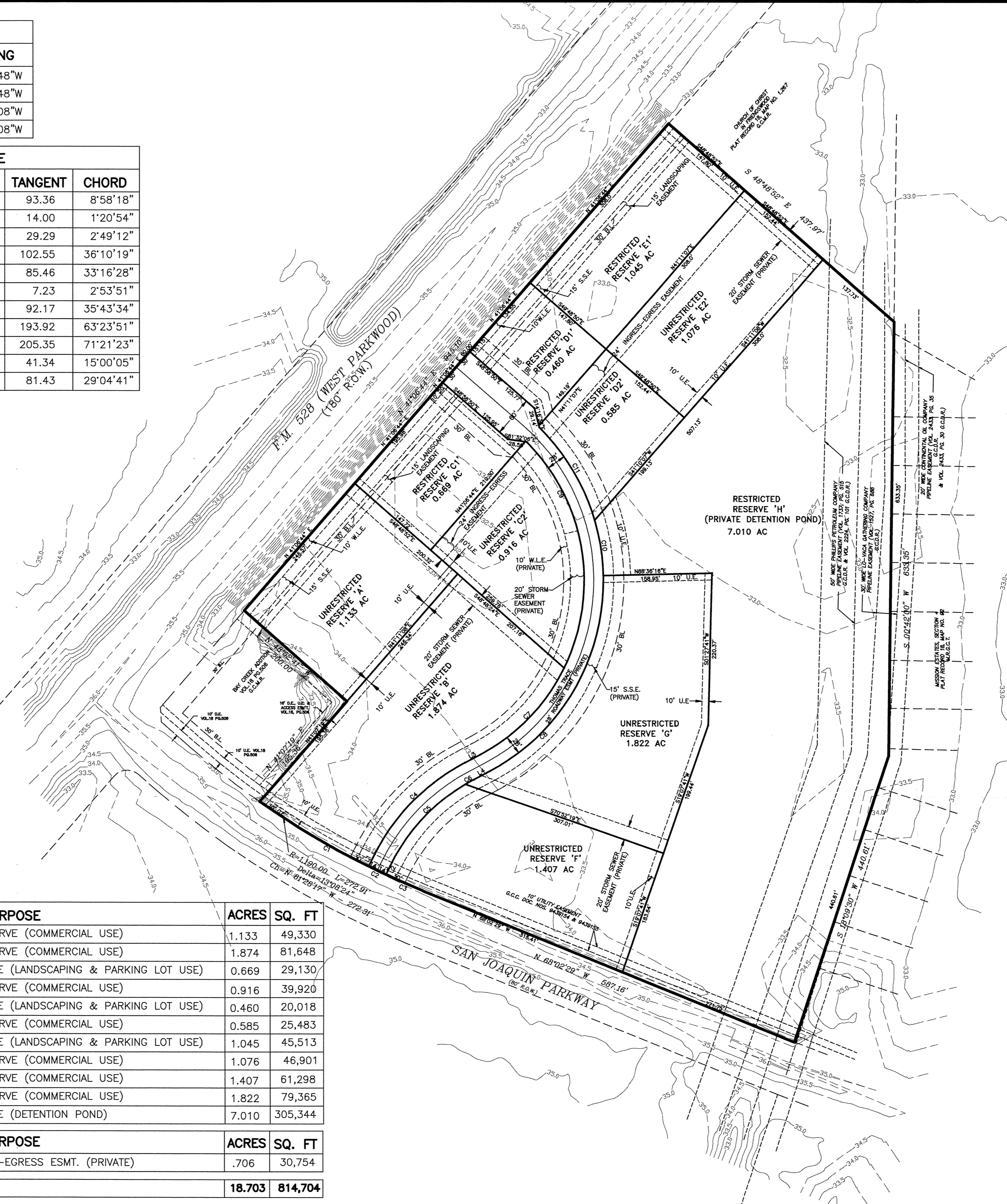
Director

Director

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) days. Please note this does not necessarily mean that all of the information provided in this plat has been completely checked and verified. The plat submitted has been prepared, signed, and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys the Engineer's responsibility and accountability to that Surveyor.

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	13.68'	S25°49'48"W
L2	13.50'	S25°49'48"W
L3	26.04'	S62°00'08"W
L4	26.04'	S62°00'08"W

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD
C1	186.34	1,190.0	93.36	8'58"18"
C2	28.00	1,190.0	14.00	1'20"54"
C3	58.57	1,190.0	29.29	2'49"12"
C4	198.23	314.00	102.55	36'10"19"
C5	166.09	286.00	85.46	33'16"28"
C6	14.46	286.00	7.23	2'53"51"
C7	178.33	286.00	92.17	35'43"34"
C8	347.44	314.00	193.92	63'23"51"
C9	356.19	286.00	205.35	71'21"23"
C10	82.21	314.00	41.34	15'00"05"
C11	159.36	314.00	81.43	29'04"41"



RESERVE	PURPOSE	ACRES	SQ. FT
A	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.133	49,330
B	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.874	81,648
C1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	0.669	29,130
C2	UNRESTRICTED RESERVE (COMMERCIAL USE)	0.916	39,920
D1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	0.460	20,018
D2	UNRESTRICTED RESERVE (COMMERCIAL USE)	0.585	25,483
E1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	1.045	45,513
E2	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.076	46,901
F	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.407	61,298
G	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.822	79,365
H	RESTRICTED RESERVE (DETENTION POND)	7.010	305,344

ESMT.	PURPOSE	ACRES	SQ. FT
ROADWAY	VEHICULAR INGRESS-EGRESS ESMT. (PRIVATE)	.706	30,754
TOTAL	SITE AREA	18.703	814,704

CITY OF FRIENDSWOOD REGULATION MATRIX

ZONING DISTRICT	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH MINIMUM FEET	LOT DEPTH MINIMUM FEET	YARDS MINIMUM FEET				HEIGHT MAXIMUM FEET (b and e)	LANDSCAPE REQUIREMENT	EXCEPTION NOTES	MAXIMUM LOT COVERAGE	
				FRONT	REAR (a)	SIDE						
						INTERIOR	EXTERIOR					
						WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN ONE DISTRICT	WHEN ABUTTING PROPERTY IN A NON-RESIDENTIAL DISTRICT	WHEN BACKING UP TO AN ABUTTING REAR YARD	WHEN BACKING UP TO AN ABUTTING SIDE YARD			
CSC	15,000	100	150	30	15	25	10	25	10	40	YES	30%

- When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- Lots within Downtown District (DD) in existence prior to the creation of the DD, shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

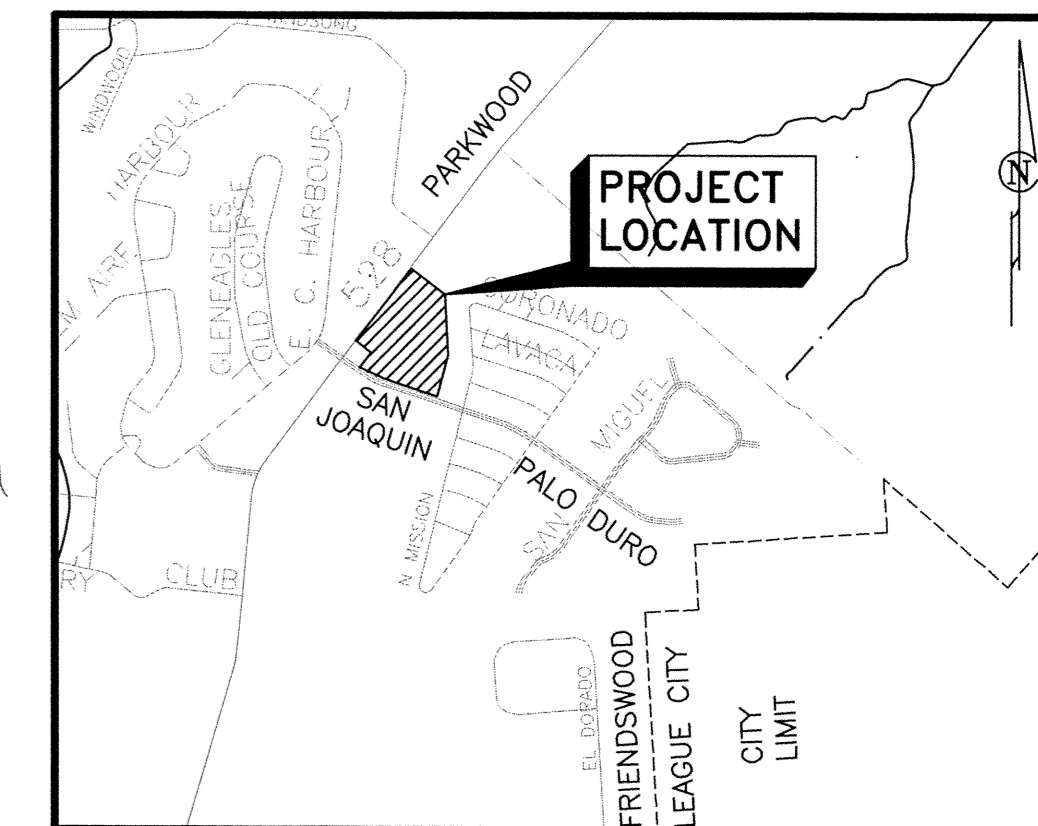
DIRECTOR

DIRECTOR

DATE

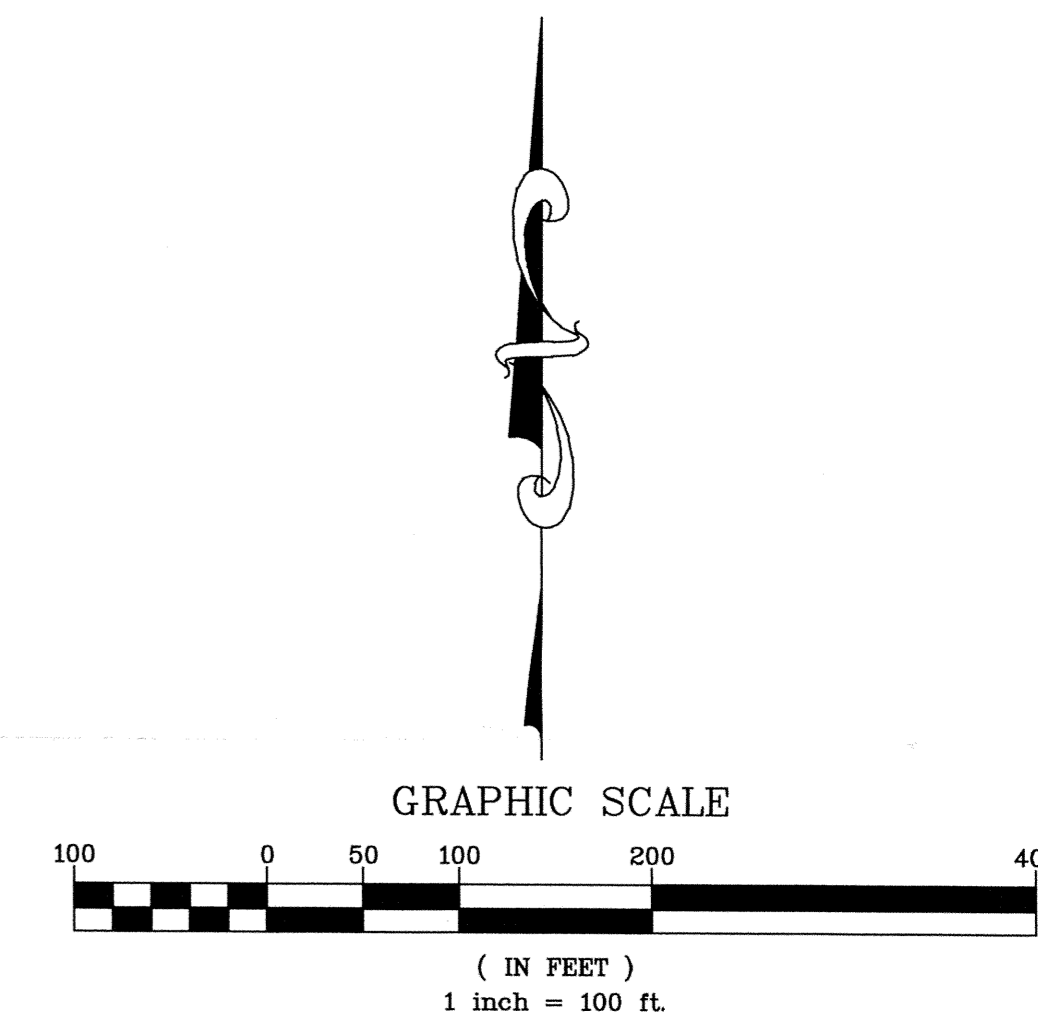
DATE

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permits. This preliminary approval shall expire in six (6) months.



VICINITY MAP
SCALE: 1"=2000'
KEY MAP 656-Q,U

BENCHMARK: ELEVATION: 32.39'
CITY OF FRIENDSWOOD U.S.G.S. DISK, 1929 DATUM-1978 RELEVELING
PROJECT BENCHMARK: TOP F/H ON WORD "FIRE". ELEVATION: 30.91'



PRELIMINARY PLAT
FOUNTAINS @ FRIENDSWOOD

A SUBDIVISION OF 18.703 ACRES OF LAND, BEING A PORTION OF LOT 1, BEREAN BAPTIST SUBDIVISION, VOLUME 18, PAGE 202, G.C.M.R. AND OUT OF LOTS 10-12 OF BURGESS SUBDIVISION, BOOK 119 PAGE 14 G.C.M.R. AND LOCATED IN THE GEORGE W. PETERSON SURVEY NO. 6, ABSTRACT NO. 645, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

LOT: 0 RESERVES: 11 BLOCKS: 0

SCALE: 1"=100' DATE: JULY 21, 2015

OWNER: THOMAS DEVELOPER, LLC
MANAGER: SUCHEM THOMAS
ADDRESS: 5126 CANDLEWOOD DR.
LEAGUE CITY, TX 77573
PHONE NO: 281-703-1423

Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM NO. F-9440
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

ARROW SURVEYING
P.O. BOX 410
PEARLAND, TEXAS 77666
Phone: (281) 412-2294 Fax: (281) 412-2314