

New Business Item No. 3.1

Applicant: Dominic Tijerina, 1613 Ave B, Katy, TX 77493

Owner: Parker's Lake HOA, C/O Bay Property Management & Realty LLC, 1414 S. Friendswood Drive, Friendswood, TX 77548

Request: Request for approval for an Amending Plat of Reserve B of Parkers Lake Subdivision to Change Reserve B from Public to Private Use

Existing Use: Single Family Detached Residential (Zoning R-1)

Property:

Being all of Reserve B, of Amending Plat No. 2, Parker's Lake, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 658079 of the Map of Records of Harris County, Texas.

This property is located south of E. Meyer Road, and west of N. Meyer Road.

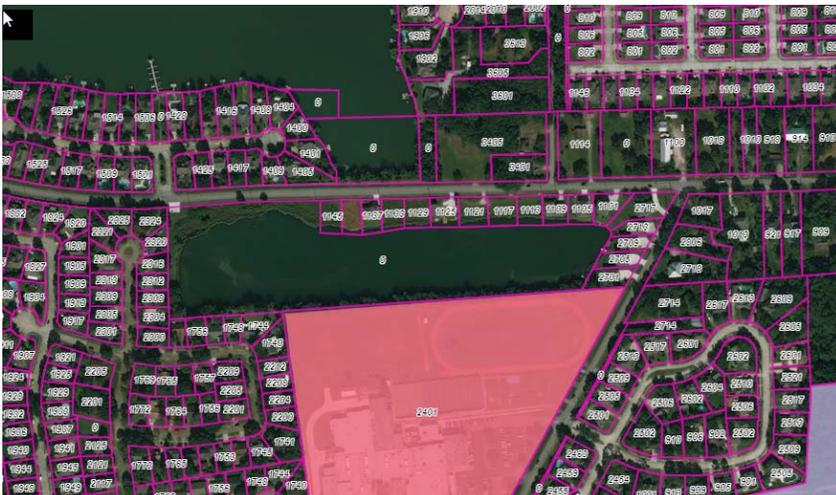
Background: The applicant is requesting to amend Note 11, to state, Reserve "B" is for Private Use. Reserve "A" is for a Private Park.

The Owner (Parker's Lake HOA) wishes to correct an error, Note 11. The original Plat states that Reserve "B" is for Public Use. It was never the intention of the Property Owner to dedicate Reserve "B", the Lake, to the Public. The City, also at no time, intended to accept the Lake into the Public System. Lake Mija and Parker's Lake are Private Drainage Systems, both historically have been maintained and regulated by the controlling HOA's. City Staff agrees an error was made with the creation of the note, and recommends the change.

Staff has reviewed the Amending Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Attachments: Location Map, Zoning Map, and Amending Plat

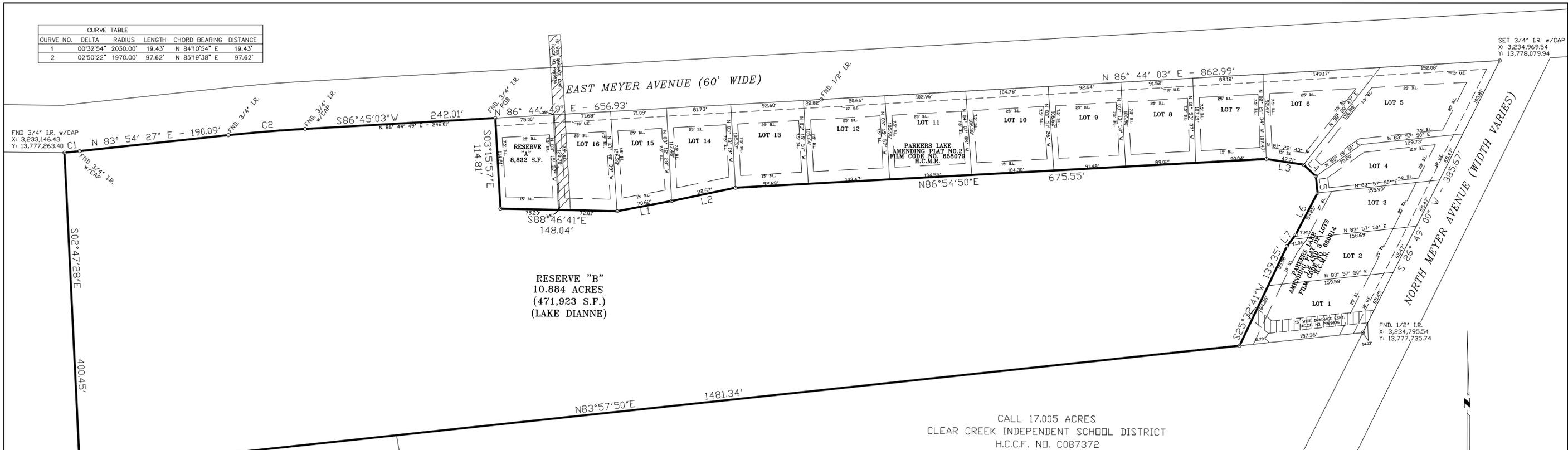
Location Map



Zoning Map



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
1	00°32'54"	2030.00'	19.43'	N 84°10'54" E	19.43'
2	02°50'22"	1970.00'	97.62'	N 85°19'38" E	97.62'



RESERVE "B"
 10.884 ACRES
 (471,923 S.F.)
 (LAKE DIANNE)

MIRAMAR PARK
SECTION ONE
 VOL. 150, PG. 61 H.C.M.R.

CALL 17.005 ACRES
 CLEAR CREEK INDEPENDENT SCHOOL DISTRICT
 H.C.C.F. NO. C087372

RESERVE SIZE		LOT SIZE	
RES.	RESERVE SIZE (SQUARE FEET) (ACREAGE)	LOT NO.	LOT SIZE (SQUARE FEET) (ACREAGE)
A	8,832 0.202	1	11,375 0.261
B	471,923 10.884	2	8,613 0.202
		3	8,618 0.197
		4	8,512 0.195
		5	16,968 0.389
		6	11,264 0.258
		7	9,617 0.221
		8	9,663 0.222
		9	9,828 0.226
		10	11,129 0.256
		11	11,010 0.253
		12	10,947 0.251
		13	9,775 0.224
		14	9,109 0.209
		15	8,607 0.198
		16	8,910 0.204

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.62	N79°30'30"E
L2	82.67	S78°19'20"W
L3	47.71	N81°22'43"W
L4	21.31	N47°00'29"W
L5	21.35	S05°34'22"E
L6	59.85	S27°45'33"W
L7	18.27	S37°04'16"W

WE, PARKER'S LAKE HOA, INC. ACTING BY AND THROUGH, STEVEN HAVER BEING PRESIDENT OF PARKER'S LAKE HOA, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 10.884 ACRES TRACT (474,107.04 SQ. FT.) DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE AMENDING PLAT OF RESERVE B OF PARKER'S LAKE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, STREETS, ALLEYS, PARKS AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMENDING PLAT OF RESERVE B OF PARKER'S LAKE SUBDIVISION, IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, AN ADDITION TO THE CITY OF SEABROOK, HARRIS COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, WE HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE.

WITNESS MY HAND IN _____, HARRIS COUNTY, TEXAS, THIS _____ DAY OF _____ (MONTH), _____ (YEAR).

PARKER'S LAKE HOA.
 PRINTED NAME: _____
 TITLE: _____

- NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000048859.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SECTION 58 OF CHAPTER 80, CODE OF ORDINANCES, CITY OF SEABROOK, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SUBJECT PLAT WILL FOLLOW THE STANDARDS OF CHAPTER 80, CODE OF ORDINANCES, CITY OF SEABROOK, TEXAS.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID RESTRICTIONS OR COVENANTS.
 - THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURE AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
 - DETENTION IS NOT REQUIRED IF THE DEVELOPED AREA IS LIMITED TO THE FIRST 150 FEET OR THE TOTAL IMPERVIOUS DEVELOPED AREA DOES NOT EXCEED THE AREA CALCULATED BY MULTIPLYING THE 150 FOOT LOT DEPTH BY THE LOT WIDTH ADJACENT TO THE PUBLIC ROAD.
 - SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE SHALL BE SUBMITTED TO THE CITY OF SEABROOK'S ENGINEERING DIVISION.
 - SITE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DRAINAGE EASEMENT AND RIGHT-OF-WAY GRANTED TO THE CITY OF SEABROOK AS SET FORTH AND DEFINED IN INSTRUMENTS FILED OF RECORD UNDER P889835, T217305 P889836 AND T378166. LENGTH OF 15' EASEMENTS AS SHOWN AND REFERENCED IN P889836 ARE UNDEFINED.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND UNINCORPORATED AREAS, TEXAS, MAP NUMBER 48201C085 M. DATED JUNE 6 2017, SHOWS THIS LOT TO BE IN ZONE "AE" AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAT IS IN CONFORMANCE WITH THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE. ADDITIONAL REQUIREMENTS MAY BE CONTAINED IN THE ZONING ORDINANCE WHICH ARE NOT SHOWN ON THE PLAT. IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT, CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
 - RESERVE "B" IS FOR PRIVATE USE. RESERVE "A" IS FOR A PRIVATE PARK.

METES AND BOUNDS DESCRIPTION

Being a 10.884 acre (471,923 Sq Ft) Tract of land being out of the Ritson Morris Survey, Abstract No. 52 City of Seabrook, Harris County, Texas, also being known as "Reserve B" of Parker's Lake Amending Plat No. 2 recorded under Filmore No. 658079 H.C.M.R.; said 10.884 acre tract being better described as follows:

BEGINNING AT A FOUND 1/2" IR WITH CAP IN THE SOUTH ROW LINE OF EAST MEYER AVE (60' ROW) BEING THE NORTH WEST CORNER OF A CALLED RESERVE A (RES. "A") OF SAID PARKER'S LAKE AMENDING PLAT NO. 2;

THENCE SOUTH 09°15'57" EAST ALONG THE WEST LINE OF SAID RES. "A" A DISTANCE OF 114.81 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88°46'41" EAST ALONG THE SOUTH LINES OF SAID RES "A" AND A CALLED LOT 16 OF SAID PARKER'S LAKE AMENDING PLAT NO. 2, A DISTANCE OF 148.04 FEET TO A POINT FOR CORNER;

THENCE (L1) NORTH 79°30'20" EAST IN PARKER'S LAKE AMENDING PLAT NO. 2, A DISTANCE OF 70.62 FEET TO A POINT FOR CORNER;

THENCE (L2) SOUTH 78°19'20" WEST A DISTANCE OF 82.67 FEET TO A POINT FOR CORNER.

THENCE NORTH 86°54'50" EAST A DISTANCE OF 675.55 FEET TO A POINT FOR CORNER;

THENCE (L3) NORTH 81°22'43" WEST A DISTANCE OF 47.71 FEET TO A POINT FOR CORNER;

THENCE (L4) NORTH 47°00'29" WEST A DISTANCE OF 21.31 FEET TO A POINT FOR CORNER;

THENCE (L5) SOUTH 05°34'22" EAST A DISTANCE OF 21.35 FEET TO A POINT FOR CORNER

THENCE (L6) SOUTH 27°45'33" WEST A DISTANCE OF 59.85 FEET TO A POINT FOR CORNER

THENCE (L7) SOUTH 37°04'16" WEST A DISTANCE OF 18.27 FEET TO A POINT FOR CORNER

THENCE SOUTH 25°32'41" WEST A DISTANCE OF 139.35 FEET TO A POINT, BEING THE SOUTH EAST CORNER OF HERBIN DESCRIBED TRACT;

THENCE NORTH 83°57'50" EAST A DISTANCE OF 1481.34 FEET TO A FOUND 1/2" IR WITH CAP, BEING THE SOUTH WEST CORNER OF PARKER'S LAKE AMENDING PLAT NO. 2 AND OF HERBIN DESCRIBED TRACT;

THENCE SOUTH 02°47'28" EAST A DISTANCE OF 400.45 FEET TO A FOUND 1/2" IR WITH CAP BEING THE NORTH WEST CORNER OF PARKER'S LAKE AMENDING PLAT NO. 2 AND OF HERBIN DESCRIBED TRACT;

THENCE BEING A CURVE TO THE RIGHT ALONG THE SOUTH LINE OF SAID EAST MEYER AVE WITH A RADIUS OF 2030.00' A LENGTH OF 19.43 FEET, A DELTA ANGLE OF 00°32'54" AND A CHORD BEARING AND DISTANCE OF N84°10'54" E 19.43 FEET TO A FOUND 1/2" IR WITH CAP

THENCE NORTH 83°54'27" EAST ALONG THE SOUTH ROW OF SAID EAST MEYER AVE, A DISTANCE OF 190.09 FEET TO A FOUND 1/2" IR WITH CAP, FROM WHICH A CURVE TO THE RIGHT WILL BEGIN

THENCE WITH A RADIUS OF 1970.00', A LENGTH OF 97.62 FEET, WITH A DELTA ANGLE OF 02°50'22", WITH A CHORD BEARING AND DISTANCE OF N85°19'38" E, 97.62 FEET TO A FOUND 1/2" IR WITH CAP

THENCE SOUTH 86°45'03" WEST A DISTANCE OF 242.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.884 ACRES (46,251.87 SQ FT) MORE OR LESS;

*** All bearings and Coordinates are based on Lake Smartest RTK (NADEK/CRS 96) 2001 EPOC (ADJ.) South central zone, to cover the surface distance to grid distance, multiply by combination scale factor of 0.999951143. ***

DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER CERTIFICATION.

WE, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

Date _____ Date _____

KEVIN PADGETT
 DIRECTOR OF PUBLIC WORKS

BRIAN CRAIG, P.E.
 CITY ENGINEER

COUNTY CLERK'S CERTIFICATION.

STATE OF TEXAS §
 COUNTY OF HARRIS §

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ DAY OF _____ (MONTH), _____ (YEAR), AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ DAY OF _____ (MONTH), _____ (YEAR), AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
 CLERK COUNTY COURT

By: EDWINA V. MACK
 Deputy

SEABROOK'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF SEABROOK, TEXAS, ON MOTION MADE AND SECONDED AND ADAPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF AMENDED PLAT OF PARKER'S LAKE SUBDIVISION AS SHOWN HEREIN, AND ORDERED SAID PLAT BE FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS _____ DAY OF _____ (MONTH), _____ (YEAR).

ROBIN HICKS
 CITY SECRETARY

GARY T. RENDLA
 CHAIRMAN, PLANNING & ZONING COMMISSION

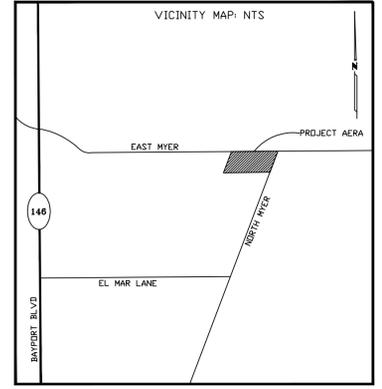
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, MAX L. HUGHES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 1730, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLACK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8-INCH X 24 INCH IRON RODS AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

I ALSO CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

Date _____

MAX L. HUGHES, R.P.L.S.
 TEXAS REGISTRATION NO. 1730



AMENDING PLAT OF RESERVE B OF PARKER'S LAKE SUBDIVISION
 A SUBDIVISION OF 10.884 ACRES (474,107.04 SQ. FT.) OF LAND BEING OUT OF THE RITSON MORRIS SURVEY ABSTRACT NO. 52 CITY OF SEABROOK HARRIS COUNTY, TEXAS
 REASON FOR PLAT:
 TO CHANGE RESERVE B FROM PUBLIC TO PRIVATE USE

JANUARY 08, 2020

ABBREVIATIONS

- O SET 5/8" IRON ROD WITH PLASTIC CAP
- B.L. BUILDING LINE
- FND. FOUND
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.C.F. NO. HARRIS COUNTY CLERK'S FILE NUMBER
- R.O.W. RIGHT OF WAY
- W/ WITH

OWNERS:
 PARKER'S LAKE HOA
 1414 S. FRIENDSWOOD DRIVE
 FRIENDSWOOD, TX 77549
 LOTS 1-6

PREPARED BY:
 FIELD DATA SERVICE, INC.
 1613 AVENUE B
 KATY, TEXAS 77493
 PHONE 281-779-5192