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**ORDINANCE NO. 2013-23
THE COMMONS AT SEABROOK
"PUD" (PLANNED UNIT DEVELOPMENT)**

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AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 22.61 ACRES FROM A TRACT OF LAND OUT OF THE RUGGLES SUBDIVISION, "THE COMMONS AT SEABROOK," A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NUMBER 52, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-3" HEAVY COMMERCIAL DISTRICT TO PLANNED UNIT DEVELOPMENT "PUD," (CONSISTING OF 14.734 ACRES FOR A 416 UNIT APARTMENT COMPLEX, 6.58 ACRES FOR RETAIL DEVELOPMENT, AND 1.295 ACRES FOR A STREET); PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the owner, WMF Investments, Inc., ("Owner") and applicant Western Rim Property Services, Inc, ("collectively "Applicants") acting by and through duly authorized representatives have requested rezoning of property consisting of approximately 22.61 acres generally located north of Seabrook Circle and south of Bayview Drive within the City of Seabrook, the same to be divided for residential apartments, retail and construction of a public street and to be referred to as "The Commons at Seabrook," consisting of 3 tracts of land, with Tract 1, consisting of 14.734 acres, (designated for a 416 unit apartment complex), Tract 2, consisting of 6.580 acres, (designated for retail development), and Tract 3, consisting of 1.295 (designated for a public street), all being out of the 22.61 acres (984,835 square feet) tract or parcel of land out of the Ruggles Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris county, Texas, and being situated in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas said 22.61 acres tract also being the same tract called 22.6755 acres described in General Warranty Deed from Formosa Realty, LLC to WMF Investments, Inc. recorded under

46 Clerk's File Number 20070747438 of the Official Public Records of Real Property of
47 Harris County, Texas; ("Property"), said 22.61 acres tract being more particularly
48 described by metes and bounds in the attached "Exhibit A", which is incorporated by
49 reference for all purposes; and

50
51 **WHEREAS**, Applicants have filed an application to rezone the Property from
52 "C-3" (Heavy Commercial District) to "PUD" (Planned Unit Development) (mixed
53 use) for the Property now identified as Tract 1 consisting of 14.734 acres designated
54 for a 416 unit apartment complex, Tract 2 consisting of 6.580 acres designated for
55 retail development, and Tract 3, consisting of 1.295, designated for a public street),
56 as further depicted in "Exhibit A", which is incorporated by reference for all purposes;
57 and

58
59 **WHEREAS**, the Seabrook Planning and Zoning Commission and the City
60 Council conducted a joint public hearing to consider approval of the preliminary plan
61 for PUD designation submitted by Applicants, with the Planning and Zoning
62 Commission filing a report recommending approval with conditions, which was
63 thereafter approved by City Council on November 19, 2013 in accordance with the
64 Seabrook Code of Ordinances ("Code"), Appendix A, Section 4.10.06; and

65
66 **WHEREAS**, the Seabrook Planning and Zoning Commission and the City
67 Council again conducted a joint public hearing to consider approval of the final PUD
68 plan submitted by Applicants, with the Planning and Zoning Commission filing a
69 report recommending approval, which was thereafter approved by City Council on
70 December 17, 2013 in accordance with the Code, Appendix A, Section 4.10.06; and

71
72 **WHEREAS**, the subject hearings were duly called as provided by the laws of
73 the State of Texas and Appendix A of the Code of Ordinances of the City, and that in
74 such hearing all persons attending were allowed to be heard on the question of
75 whether or not to rezone the Property from C-3 to PUD (mixed use), as requested
76 and as further depicted in the site PUD plan, ("Plan"), (which is on file with the City
77 Secretary and incorporated by reference), to determine whether such rezoning
78 would affect the health, safety, convenience, or general welfare of the citizens of
79 Seabrook, and whether or not such change in zoning would violate the rights of any
80 interested person; and

81
82 **WHEREAS**, all public notices have been published, mailed and provided in
83 accordance with statute and Appendix A of the City Code of Ordinances (Zoning
84 Code); and

85
86 **WHEREAS**, as a result of the said public hearings and the recommendation
87 of the Planning and Zoning Commission as contained in its final report, the City
88 Council hereby finds and determines that the proposed amendment to rezone the
89 Property to PUD mixed development in accordance with the submitted Plan would
90 not be detrimental to the community, and is in conformance with the zoning
91 ordinance and comprehensive plan for development of the City;

92
93 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
94 **OF SEABROOK, STATE OF TEXAS:**

95
96 **SECTION 1. FINDINGS.**
97

98 The facts and matters set forth in the preamble of this Ordinance are hereby
99 found to be true and correct, it being understood that City Council is relying upon the
100 express representations of Applicant and Owner appearing in the documents
101 submitted, including the application, oral representations made to the Planning and
102 Zoning Commission and City Council to induce approval of the rezoning made the
103 subject of this Ordinance, the final report from the Planning & Zoning Commission,
104 the minutes of City Council, the property identification, (Exhibit "A") and plans,
105 (Exhibit "B").
106

107 **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO**
108 **THE OFFICIAL ZONING MAP.**
109

110 The Seabrook City Code of Ordinances, Appendix A, "Comprehensive
111 Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby
112 amended by rezoning the Property from C-3 to PUD (mixed use) *strictly conditioned*
113 *upon full and complete compliance with the approved PUD Plan, the regulations,*
114 *restrictions, and conditions* hereinafter set forth in "Exhibit B", (on file with the City
115 Secretary and incorporated by reference), for the subject 22.61 acres generally
116 located north of Seabrook Circle and south of Bayview Drive within the City of
117 Seabrook, the same to be divided for residential apartments, retail and construction
118 of a public street and to be referred to as "The Commons of Seabrook," consisting of
119 3 tracts of land, with Tract 1, consisting of 14.734 acres, (designated for a 416 unit
120 apartment complex), Tract 2, consisting of 6.580 acres, (designated for retail
121 development), and Tract 3, consisting of 1.295 (designated for a public street), all
122 being out of the 22.61 acres (984,835 square feet) tract or parcel of land out of the
123 Ruggles Subdivision, a subdivision in Harris County, Texas, according to the map or
124 plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris county,
125 Texas, and being situated in the Ritson Morris Survey, Abstract Number 52, Harris
126 County, Texas said 22.61 acres tract also being the same tract called 22.6755 acres
127 described in General Warranty Deed from Formosa Realty, LLC to WMF
128 Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official
129 Public Records of Real Property of Harris County, Texas; being more particularly
130 described by metes and bounds in the attached "Exhibit A", which is incorporated by
131 reference for all purposes. The subject rezoning conditions, as referenced, shall
132 require that all commercial business uses on Tract 2 shall be within the C-2 Medium
133 commercial district permitted uses and for Tract 1, in order to comply with the
134 "luxury" model scheme as submitted, Applicant and Owner will ensure that all interior
135 finishes shall be of higher grade or equivalent grade as those defined in Exhibit "B".
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SECTION 3. AMENDMENT OF ZONING MAP

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The Official Zoning Map of the City of Seabrook shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

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SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

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This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall return to the zoning that existed immediately prior to the PUD as conditionally approved by this Ordinance.

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SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

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All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, save and except the change in zoning classification and specific uses/structures approved in the Plan, as provided herein.

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SECTION 6. SEVERABILITY.

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In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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SECTION 7. NOTICE

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The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

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PASSED AND APPROVED on first reading this 17th day of December, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 7nd day of January, 2014.

By: 
Glenn Royal
Mayor

ATTEST:

By: 
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:


Steven L. Weathered
City Attorney

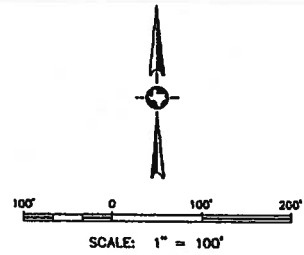


Exhibit "A" to Ordinance No. 2013-23

**The Property – Metes & Bounds
22.61 acres tract of land - divided**

1. Complete 22.61 acre tract.
2. Tract 1 consisting of 15 acres designated for a 416 unit luxury apartment complex and a portion of the public street.
3. Tract 2 consisting of 7.609 acres designated for retail development and a portion of the public street.

**Ord. No. 2013-23
Exhibit A-1**



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2804.78'	00°34'44"	28.34'	N 09°51'17" W	28.34'
C2	2804.78'	05°26'30"	266.39'	N 06°50'39" W	266.29'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	34.87'	S 10°08'39" E
L2	10.05'	S 10°08'39" E
L3	34.87'	S 10°08'39" E
L4	3.97'	N 10°08'39" W

PROPERTY DESCRIPTION

All of that certain 22.61 acres (984,835 square feet) tract or parcel of land out of the RUGGLES SUBDIVISION, a Subdivision in Harris County, Texas, according to the map or plot thereof recorded in Volume 5, Page 30 of the Map Records of Harris County, Texas, and being situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas; said 22.61 acres tract also being the same tract, called 22.6755 acres, described in a General Warranty Deed from Formosa Realty, LLC to WMF Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official Public Records of Real Property of Harris County, Texas; said 22.61 acres tract being more particularly described by metes and bounds as follows with bearings referenced to the Texas State Plane Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of BAYPORT COMMERCIAL PARK, a Subdivision in Harris County, Texas, according to the map or plot thereof recorded under Firm Code 401008 of the Map Records of Harris County, Texas, said point also being at the East line of Bayport Boulevard (a.k.a. Highway 146), on 120 feet wide public roadway right-of-way;
THENCE N 10°08'39" W, along the East line of said Bayport Boulevard, a distance of 578.34 feet (called 578.30 feet) to an iron rod with cap stamped "Aman" found for the Northwest corner of the herein described tract;
THENCE N 87°57'50" E, a distance of 1802.21 feet (called 1805.72 feet) to a found Humble Oil concrete monument marked H-111 for the Northeast corner of the herein described tract, said point also being a Southeast corner of that certain tract, called Tract No. One, and the Southwest of that certain tract, called Tract No. 2, both described in a Corrected Warranty Deed from Croig C. Lazzari to Trust Me, Inc. recorded under Clerk's File Number R732953 of the Official Public Records of Real Property of Harris County, Texas;
THENCE S 03°10'59" E, a distance of 541.53 feet (called 543.33 feet) to a found Humble Oil concrete monument marked H-112 for the Southeast corner of the herein described tract;
THENCE S 86°56'01" W, at 1161.76 feet passing the Northeast corner of said BAYPORT COMMERCIAL PARK, from which point a found 1/2 inch iron rod bears S 53°42' W, 0.30 feet, and continuing for a total distance of 1731.76 feet (called 1732.85 feet) to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 22.61 acres (984,835 square feet) of land.

October 12, 2013

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GcoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847



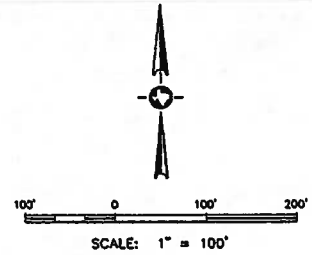
Notes:

- 1.) This survey has been prepared based on Title Commitment provided by South Land Title, LLC, G.F. #CL1320636, issued September 13, 2013.
- 2.) This property lies partially in Zone X (shaded), defined by FEMA as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and partially in Zone AE, EL 12, defined by FEMA as Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood event with base flood elevations determined, as scaled from Flood Insurance Rate Map Community-Panel Number 48201C1085L, map revised June 18, 2007.
- 3.) Bearings shown hereon are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone.
- 4.) Elevations shown hereon are based on Tropical Storm Allison Recovery Project (TSARP) Reference Mark 010240, Elevation 8.17, NAVD88, 2001 adjustment (CORS).

EXHIBIT A

Ord. No. 2013-23

Exhibit A-2



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	200.00'	21°21'40"	74.56'	N 08°38'40" E	74.13'
C2	2804.79'	00°34'44"	28.34'	N 09°51'17" W	28.34'
C3	2804.79'	05°26'30"	266.39'	N 06°50'39" W	266.28'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	34.97'	S 10°08'39" E
L2	10.05'	S 10°08'39" E
L3	34.97'	S 10°08'39" E
L4	5.97'	N 10°08'39" W

PROPERTY DESCRIPTION

All of that certain 15,000 acres (653,400 square feet) tract or parcel of land out of the RUGGLES SUBDIVISION, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris County, Texas, and being situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas; said 15,000 acres tract also being out of and a part of that same tract, called 22.6755 acres, described in a General Warranty Deed from Formosa Realty, LLC to WMF Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official Public Records of Real Property of Harris County, Texas; said 15,000 acres tract being more particularly described by metes and bounds as follows with bearings referenced to the Texas State Plane Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8 inch iron rod found for the Northwest corner of BAYPORT COMMERCIAL PARK, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code 401008 of the Map Records of Harris County, Texas, said point also being at the East line of Bayport Boulevard (a.k.a. Highway 146), an 120 feet wide public roadway right-of-way;
 THENCE N 86°56'01" E, along the North line of said BAYPORT COMMERCIAL PARK and the South line of said 22.6755 acres tract, a distance of 533.39 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the POINT OF BEGINNING of the herein described tract;
 THENCE N 02°02'10" W, a distance of 153.84 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 200.00 feet and a central angle of 21°21'40";
 THENCE Northeasterly, along the arc of said non-tangent curve to the left, a distance of 74.56 feet, the chord of which bears N 08°38'40" E, 74.13 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency;
 THENCE N 02°02'10" W, a distance of 336.28 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract, said point being at the North line of said 22.6755 acres tract;
 THENCE N 87°57'50" E, along the North line of said 22.6755 acres tract, a distance of 1173.60 feet to a found Humble Oil concrete monument marked H-111 for the Northeast corner of both the herein described tract and of said 22.6755 acres tract, said point also being a Southeast corner of that certain tract, called Tract No. One, and the Southwest of that certain tract, called Tract No. 2, both described in a Corrected Warranty Deed from Craig C. Lazzari to Trust Me, Inc. recorded under Clerk's File Number R732953 of the Official Public Records of Real Property of Harris County, Texas;
 THENCE S 03°10'59" E, a distance of 541.53 feet (called 543.33 feet) to a found Humble Oil concrete monument marked H-112 for the Southeast corner of both the herein described tract and of said 22.6755 acres tract;
 THENCE S 86°56'01" W, along the South line of said 22.6755 acres tract, at 1161.76 feet passing the Northeast corner of said BAYPORT COMMERCIAL PARK, from which point a found 1/2 inch iron rod bears S 53°42' W, 0.30 feet, and continuing for a total distance of 1198.37 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 15,000 acres (653,400 square feet) of land.

October 12, 2013

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GeoSurv, LLC

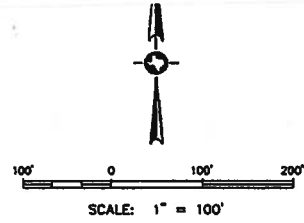
Dale L. Hardy
 Registered Professional
 Land Surveyor 4847

Notes:

- 1.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
- 2.) This property lies partially in Zone X (shaded), defined by FEMA as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and partially in Zone AE, EL 12, defined by FEMA as Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood event with base flood elevations determined, as scaled from Flood Insurance Rate Map Community-Panel Number 48201C1085L, map revised June 18, 2007.
- 3.) Bearings shown hereon are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone.

EXHIBIT A

**Ord. No. 2013-23
Exhibit A-3**



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	200.00'	21°21'40"	74.56'	S 08°38'40" W	74.13'
C2	2804.79'	00°34'44"	28.34'	N 09°51'17" W	28.34'
C3	2804.79'	05°25'30"	266.39'	N 05°50'39" W	266.29'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	153.84'	S 02°02'10" E
L2	533.39'	S 86°56'01" W
L3	34.97'	S 10°08'39" E
L4	10.05'	S 10°08'39" E
L5	34.97'	S 10°08'39" E
L6	5.97'	N 10°08'39" W

PROPERTY DESCRIPTION

All of that certain 7.609 acres (331,434 square feet) tract or parcel of land out of the RUGGLES SUBDIVISION, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris County, Texas, and being situated in the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas; said 7.609 acres tract also being out of and a part of that certain tract, called 22.6755 acres, described in a General Warranty Deed from Formoso Realty, LLC to WMF Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official Public Records of Real Property of Harris County, Texas; said 7.609 acres tract being more particularly described by metes and bounds as follows with bearings referenced to the Texas State Plane Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of BAYPORT COMMERCIAL PARK, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code 401008 of the Map Records of Harris County, Texas, said point also being at the East line of Bayport Boulevard (a.k.a. Highway 146), an 120 feet wide public roadway right-of-way;
 THENCE N 10°08'39" W, along the East line of said Bayport Boulevard, a distance of 578.34 feet (called 578.30 feet) to an iron rod with cap stamped "Aman" found for the Northwest corner of both the herein described tract and of said 22.6755 acres tract;
 THENCE N 87°57'50" E, along the North line of said 22.6755 acres tract, a distance of 628.61 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of the herein described tract;
 THENCE S 02°02'10" E, a distance of 336.28 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 200.00 feet and a central angle of 21°21'40";
 THENCE Southwesterly, along the arc of said tangent curve to the right, a distance of 74.56 feet, the chord of which bears S 08°38'40" W, 74.13 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner;
 THENCE S 02°02'10" E, a distance of 153.84 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southeast corner of the herein described tract, said point being at the South line of said 22.6755 acres tract and at the North line of said BAYPORT COMMERCIAL PARK;
 THENCE S 86°56'01" W, along the South line of said 22.6755 acres tract and the North line of said BAYPORT COMMERCIAL PARK, a distance of 533.39 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 7.609 acres (331,434 square feet) of land.

October 12, 2013

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

Notes:

- 1.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
- 2.) This property lies partially in Zone X (shaded), defined by FEMA as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and partially in Zone AE, EL 12, defined by FEMA as Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flood event with base flood elevations determined, as scaled from Flood Insurance Rate Map Community--Panel Number 48201C1085L, map revised June 18, 2007.
- 3.) Bearings shown hereon are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone.

EXHIBIT A

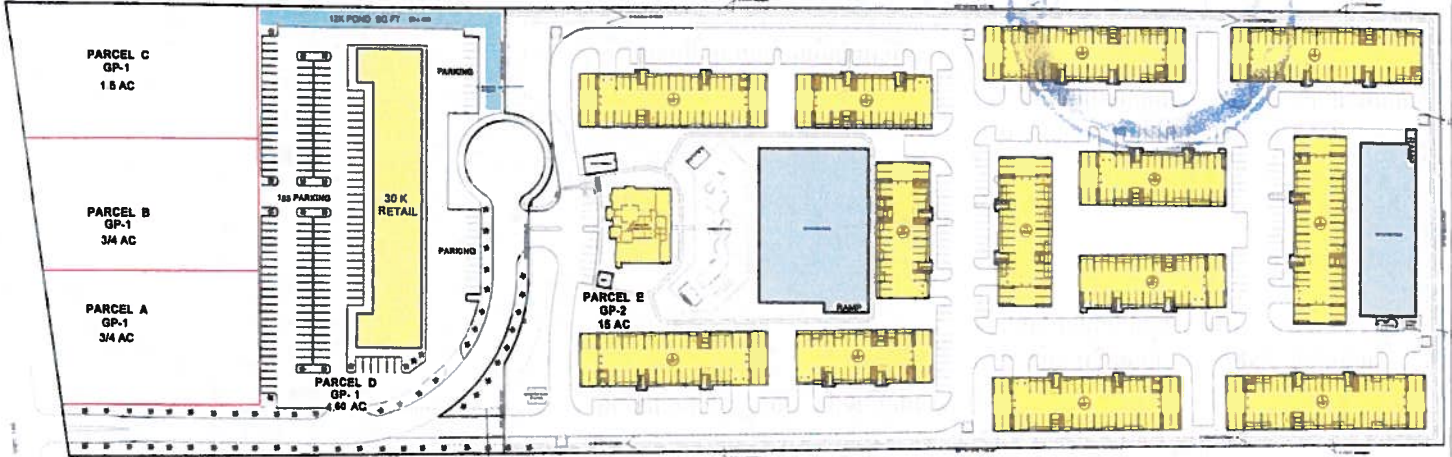
“Exhibit B” to Ordinance No. 2013-23

1. Application for PUD (on file in the Building Department)
2. Planned Unit Development Plan (on file with City Secretary)
3. Site Plan

THE COMMONS AT SEABROOK PLANNED UNIT DEVELOPMENT

Ord. No. 2013-23
Exhibit B-3

A PROJECT OF WMF INVESTMENTS AND WESTERN RIM DEVELOPMENT



Seabrook Retail Center
WMF INVESTMENTS

BASIC SITE DATA	
7.60 ACRES	
30,000 SQ FT RETAIL SPACE	
1,000 CAR SPACES	
4,000 SQ FT TRUCK	
1.15 AC TRUCK	
2.34 AC TRUCKS	

The Towers at Seabrook
WESTERN RIM DEVELOPMENT

BASIC SITE DATA	
6 ACRES	
2 UNITS	
10,000 SQ FT	
1,000 CAR SPACES	
1,000 SQ FT TRUCK	
1.15 AC TRUCK	
2.34 AC TRUCKS	



WMF INVESTMENTS
16865 DIANA LANE
HOUSTON TX 77058
PH 281 480 5665

SEABROOK, TEXAS
October 21, 2013