



**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**November 16, 2010 – 6:30 P.M.**

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**NOTICE** is hereby given of a **Regular Meeting** of the Planning and Zoning Commission of the City of Dickinson, Texas to be held on **Tuesday, November 16, 2010 at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Planning and Zoning Commission of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code

**ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUOROM:**

Roll call of members  
Invocation  
Pledge of Allegiance

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

Approval of the minutes for October 19, 2010.

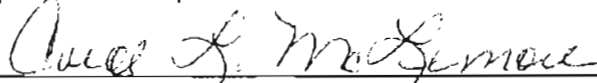
**ITEM 3) CONSIDERATION & POSSIBLE ACTION REGARDING:**

Request for Preliminary plat approval for Bayou Lakes Section 2A. A subdivision of 15.06 Acres out of the Perry and Austin Upper League, A-19, City of Dickinson, Galveston County, Texas on property zoned "CR" (Conventional Residential) consisting of 58 lots, 5 blocks and 1 reserve.

**ITEM 4) ADJOURN**

**CERTIFICATION**

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, November 16, 2010** was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on **Monday, November 15, 2010** at **5:00 p.m.**

  
\_\_\_\_\_  
Carol Mc Lemore, City Secretary



*In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Request should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-2489, ext. 217.*

## MINUTES

### CITY OF DICKINSON Planning and Zoning Commission Regular Meeting October 19, 2010

A Regular Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on October 19, 2010 at 7:00 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

**ITEM 1) CALL TO ORDER:**

Chairman R.G. Reeder called the meeting to order at 7:00 PM.

Commission members present were Chairman R.G. Reeder, Chris Tucker, Greg Smith, Jeff Adams, Paul Slater, John Overton, Bill Miller and Bill Bonham. The Development Coordinator called roll and certified a quorum. City Staff present were Building Official Kevin Byal, Permit Technician David Lopez and Community Development Assistant Jennifer Fisk.

Chairman R.G. Reeder gave the invocation and led the Pledge of Allegiance.

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

Approval of the minutes for July 17, 2010.

Greg Smith made a motion to approve the minutes for July 17, 2010, Chris Tucker seconded the motion. **MOTION PASSED UNANIMOUSLY**

**ITEM 3) PUBLIC HEARING:**

SUP2010-5 (Dottie Mikel), a request for a Specific Use Permit on approximately 0.941 acres for "Personal Care Home" in the "CR" (Conventional Residential) zoning district, legally described as ABST 19, PERRY & AUSTIN, LOT 17 & SE 1/2 OF LOT 16, BLK 127, ROSEWOOD VILLAS ADDN D, Dickinson, generally located north of FM 517 East and west of Maple Dr. with the address being 3416 Maple Dr.

The applicant withdrew the application. No public hearing was conducted.

**ITEM 4) CONSIDERATION & POSSIBLE ACTION REGARDING:**

SUP2010-5 (Dottie Mikel), a request for a Specific Use Permit on approximately 0.941 acres for "Personal Care Home" in the "CR" (Conventional Residential) zoning district, legally described as ABST 19, PERRY & AUSTIN, LOT 17 & SE 1/2 OF LOT 16, BLK 127, ROSEWOOD VILLAS ADDN D, Dickinson, generally located north of FM 517 East and west of Maple Dr. with the address being 3416 Maple Dr.

The applicant withdrew the application.

**ITEM 6)**

**CONSIDERATION AND PUBLIC HEARING:**

SUP2010-6 (Viva Mexico Restaurant), a request for a Specific Use Permit on approximately 0.603 acres for the sale of beer and wine beverages in the "NC" (Neighborhood Commercial) zoning district, legally described as Abstract 36 W G Banks, Lots 9, 10, 11, 12, 13, 14, 15 and 16, generally located south of FM 517 East and west of Grand Blvd. with the address being 5828 FM 517 East.

Public hearing was opened at 7:07 p.m.

**A. Applicant's Statement**

Ismael Guevara gave an opening statement.

**B. Those In Favor**

No one spoke in favor

**C. Those Opposed**

No one spoke in opposition

**D. Applicant's Rebuttal**

None

**E. Adjournment**

The public hearing was adjourned at 7:11 p.m.

**ITEM 7)**

**CONSIDERATION & POSSIBLE ACTION REGARDING:**

SUP2010-6 (Viva Mexico Restaurant), a request for a Specific Use Permit on approximately 0.603 acres for the sale of beer and wine beverages in the "NC" (Neighborhood Commercial) zoning district, legally described as Abstract 36 W G Banks, Lots 9, 10, 11, 12, 13, 14, 15 and 16, generally located south of FM 517 East and west of Grand Blvd. with the address being 5828 FM 517 East.

Chris Tucker made a motion to approve SUP2010-6 for Viva Mexico, Paul Slater seconded. **MOTION APPROVED UNANIMOUSLY**

**ITEM 9)**

**ADJOURN**

The meeting was adjourned at 7:11 pm.

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Planning & Zoning Chairman



## PLANNING & ZONING COMMISSION City of Dickinson

*Staff Report*

### Preliminary Plat – Bayou Lakes Section 2A. November 16, 2010

#### INTRODUCTION

Request for Preliminary plat approval for Bayou Lakes Section 2A. A subdivision of 15.06 Acres out of the Perry and Austin Upper League, A-19, City of Dickinson, Galveston County, Texas on property zoned “CR” (Conventional Residential) consisting of 58 lots, 5 blocks and 1 reserve

#### GENERAL INFORMATION

- *Applicant* – Mila N. Sinyak of AECOM Technical Services, Inc.
- *Owner* – Dickinson Partners LTD.
- The applicant intends to plat 15.06 acres for single family residential lots.
- *Site & Surrounding Area* – The site is south of the existing Bayou Lakes Section one subdivision, South and between of Fm 517 W and Dickinson Bayou and East of Cemetery Road.
- *Access* – This site is accessed via FM 517 West.
- *Fire* - Station #2 serves this site, 221 FM 517 West.
- *Zoning History* – Since the inception of zoning, this property has been zoned “CR”

#### For Commission Consideration

According to Section 212.010 of the Texas Local Government Code, the Planning and Zoning Commission shall approve a plat if:

- (1) The preliminary plat confirms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities.

Staff finds that this plat conforms to these plans.

- (2) The plat conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and instrumentalities of public utilities.

Staff finds that the plat conforms.

- (3) A bond required, if applicable, is filed with the municipality.

A bond is required. Municipal infrastructure will need to be extended.

- (4) The plat conforms to the rules adopted by the municipality governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Staff finds that the plat conforms.

## **ATTACHMENTS**

Copy of Proposed Preliminary Plat

For additional information, you may contact Ray Burgess, Assistant Building Official at 281.337.2489 X 230 via e-mail at [rburgess@ci.dickinson.tx.us](mailto:rburgess@ci.dickinson.tx.us).

LETES AND BOUND OCCUPATION  
15.06 ACRES (696.035 SQUARE FEET)  
PROPOSED BAYOU LAKES SECTION 2A, NO. 19  
CITY OF DICKINSON, CALVESTON COUNTY, TEXAS

SOUTHERLY PORTION — 12.94 ACRES (563,722 SQUARE FEET)  
DESCRIPTION OF A 12.94 ACRE (563,722 SQUARE FEET) TRACT OF LAND OUT OF LOTS 8B AND 7B IN THE PERRY AND AUSTIN UPPER LEAGUE ABSTRACT NO. 19, IN CALVESTON COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN PART OF SAID PUBLIC RECORDS OF REAL PROPERTY OF CALVESTON COUNTY, TEXAS, SAID 12.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (WITH BEARINGS REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1981, SOUTH GRAYSON ZONE): THE WESTERLY LINE OF SAID LOT 8B WHICH WARMS THE SOUTHWESTLY CORNER OF THE PLANE OF BAYOU LAKES SECTION 1 AS RECORDED IN MAP NO. 2004084472, OF THE CALVESTON COUNTY MAP RECORDS;

THENCE, NORTH 87°00'37" EAST, ALONG THE MOST SOUTHERLY LINE OF SAID BAYOU LAKES SECTION 1 A DISTANCE OF 100.00 FEET TO A POINT MARKING THE SOUTHERLY TERMINATION OF THE WESTERLY RIGHT-OF-WAY DESCRIBED TRACT;  
THENCE, IN AN EASTERLY DIRECTION, CONTINUING ALONG THE MOST SOUTHERLY LINE OF SAID BAYOU LAKES SECTION 1 AS FOLLOWS:

NORTH 87°00'37" EAST, 80.00 FEET TO A POINT;  
NORTH 84°42'02" EAST, 76.06 FEET TO A POINT;  
NORTH 82°30'32" EAST, 74.17 FEET TO A POINT;  
NORTH 79°57'17" EAST, 74.17 FEET TO A POINT;  
NORTH 77°34'42" EAST, 74.17 FEET TO A POINT;  
NORTH 75°42'23" EAST, 76.26 FEET TO A POINT;  
NORTH 78°30'34" EAST, 71.79 FEET TO A POINT;  
NORTH 87°59'11" EAST, 85.79 FEET TO A POINT;  
SOUTH 83°37'05" EAST, 343.04 FEET TO A POINT;  
SOUTH 86°00'37" EAST, 70.00 FEET TO A POINT;  
NORTH 89°50'13" EAST, 70.00 FEET TO A POINT;  
NORTH 87°00'37" EAST, 29.55 FEET TO A POINT FOR THE WEST SOUTHERLY SOUTHEAST CORNER OF SAID BAYOU LAKES SECTION 1 AND AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, NORTH 02°59'23" WEST, ALONG AN EASTERLY LINE OF SAID BAYOU LAKES SECTION 1, A DISTANCE OF 100.00 FEET TO A POINT MARKING THE MOST NORTHERLY NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE, NORTH 87°00'37" EAST, 100.00 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT, (CENTRAL ANGLE = 90°00'00"; RADIUS = 25.00 FEET; CHORD BEARING AND DISTANCE = SOUTH 47°39'23" EAST, 35.36 FEET) TO A POINT FOR CORNER;  
THENCE, NORTH 87°00'37" EAST, 80.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, (CENTRAL ANGLE = 90°00'00"; RADIUS = 25.00 FEET; CHORD BEARING AND DISTANCE = SOUTH 47°39'23" EAST, 35.36 FEET) TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PUBLIC RECORDS TRACT;  
THENCE, NORTH 87°00'37" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR THE NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, ALONG THE EASTERLY AND SOUTHERLY LINES OF THIS HEREIN DESCRIBED TRACT AS FOLLOWS:

SOUTH 02°59'23" EAST, 532.43 FEET TO A POINT;  
SOUTH 01°49'57" WEST, 55.24 FEET TO A POINT;  
SOUTH 23°32'38" WEST, 54.11 FEET TO A POINT;  
SOUTH 34°11'56" WEST, 55.35 FEET TO A POINT;  
SOUTH 72°00'50" WEST, 96.00 FEET TO A POINT;  
SOUTH 87°00'37" WEST, 175.63 FEET TO A POINT;  
SOUTH 88°49'59" WEST, 71.57 FEET TO A POINT;  
NORTH 88°14'26" WEST, 70.22 FEET TO A POINT;  
NORTH 85°11'57" WEST, 75.83 FEET TO A POINT;  
NORTH 83°36'56" WEST, 89.09 FEET TO A POINT;  
NORTH 83°36'56" WEST, 80.00 FEET TO A POINT;  
NORTH 83°37'20" WEST, 84.06 FEET TO A POINT;  
NORTH 86°07'50" WEST, 64.66 FEET TO A POINT;  
SOUTH 86°35'38" WEST, 121.59 FEET TO A POINT;  
SOUTH 74°53'55" WEST, 65.98 FEET TO A POINT;  
SOUTH 74°53'55" WEST, 161.87 FEET TO A POINT;  
SOUTH 82°18'54" WEST, 114.10 FEET TO A POINT;  
SOUTH 88°10'27" WEST, 90.73 FEET TO A POINT;  
SOUTH 87°00'37" WEST, 60.00 FEET TO A POINT FOR THE SOUTHWESTMOST SOUTHWESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, NORTH 02°59'23" WEST, ALONG THE WESTERLY LINE OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 102.59 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE, NORTHWESTERLY, 39.96 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT (CENTRAL ANGLE = 81°34'28"; RADIUS = 25.00'; CHORD BEARING AND DISTANCE = NORTH 47°13'26" WEST, 30.84 FEET) TO A POINT FOR THE WESTWESTMOST SOUTHWESTERLY CORNER OF THIS TRACT;  
THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 102.59 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT (CENTRAL ANGLE = 90°00'00"; RADIUS = 25.00 FEET; CHORD BEARING AND DISTANCE = NORTH 42°00'37" EAST, 35.36 FEET) TO A POINT OF TANGENCY;  
THENCE, NORTH 02°59'23" WEST, ALONG A WESTERLY LINE OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 12.94 ACRES (563,722 SQUARE FEET) OF LAND.

NORTHERLY PORTION — 2.12 ACRES (92,313 SQUARE FEET)  
COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 6B WHICH WARMS THE SOUTHWESTERN CORNER OF THE PLANT OF BAYOU LAKES SECTION 1 AS RECORDED IN MAP NO. 2004084472, OF THE CALVESTON COUNTY MAP RECORDS, (BEING 609.84 FEET TO A POINT FOR THE SOUTHWESTERN CORNER AND 90.00 FEET TO THE BEGINNING OF THIS HEREIN DESCRIBED TRACT);  
THENCE, SOUTH 87°00'37" WEST, 284.84 FEET TO A POINT FOR CORNER;  
THENCE, SOUTH 74°40'02" WEST, 53.84 FEET TO A POINT FOR CORNER;  
THENCE, NORTH 10°33'58" WEST, 118.53 FEET TO A POINT FOR CORNER ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE, SOUTHWESTERLY, 3.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT (CENTRAL ANGLE = 90°11'24"; RADIUS = 97.00 FEET; CHORD BEARING AND DISTANCE = SOUTH 79°20'19" WEST, 3.22 FEET) TO A POINT FOR CORNER;  
THENCE, NORTH 13°31'08" WEST, 60.07 FEET TO A POINT FOR CORNER ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE, NORTHWESTERLY, 63.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT (CENTRAL ANGLE = 90°20'01"; RADIUS = 200.00 FEET; CHORD BEARING AND DISTANCE = NORTH 80°50'16" EAST, 63.09 FEET) TO A POINT FOR CORNER;  
THENCE, NORTH 07°24'26" WEST, A DISTANCE OF 128.68 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF SAID BAYOU LAKES SECTION 1;  
THENCE, NORTH 81°48'41" EAST, A DISTANCE OF 275.85 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF SAID BAYOU LAKES SECTION 1;  
THENCE, SOUTH 02°59'23" EAST, ALONG THE WESTERLY LINE OF SAID BAYOU LAKES SECTION 1, A DISTANCE OF 100.00 FEET TO A POINT MARKING THE SOUTHERLY TERMINATION OF THE WESTERLY RIGHT-OF-WAY DESCRIBED TRACT, WITH THE SOUTHERLY AND NORTHERLY TRACTS COMBINED CONTAINING A COMPUTED AREA OF 15.06 ACRES (696.035 SQUARE FEET) OF LAND.

STATE OF TEXAS  
COUNTY OF CALVESTON  
WE, DICKINSON PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND OF FOREGOING MAP OF BAYOU LAKES SEC. 2A, ACTING BY AND THROUGH MARK-GP, L.L.C., ITS GENERAL PARTNER, AND ROBERT J. WOREHEAD, PRESIDENT OF MARK-GP, L.L.C., ACTING IN HIS CAPACITY AS GENERAL PARTNER OF DICKINSON PARTNERS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

STATE OF TEXAS  
COUNTY OF CALVESTON  
NOTARY PUBLIC IN AND FOR  
CALVESTON COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BY: ROBERT J. WOREHEAD, PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BY: \_\_\_\_\_

WE, DICKINSON PARTNERS, LTD., OWNERS AND HOLDERS OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN TITLE NOS. 200308143, 200308144 AND 200308145 OF THE PUBLIC RECORDS OF CALVESTON COUNTY, TEXAS, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.  
THE SAID LIENHOLDER DOES HEREBY WARRANT AND REPRESENT THAT IT IS THE PRESENT OWNER AND HOLDER OF THE NOTES AND THE LENS GIVEN TO SECURE THE PAYMENT OF THE SAME AND THAT IT IS THE OWNER AND HOLDER OF THE NOTES AND THE LENS.  
EXCEPT AS EXPRESSLY MODIFIED HEREBY, THE LIENS SHALL REMAIN IN FULL FORCE AND EFFECT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.  
DICKINSON PARTNERS, LTD.  
BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BY: \_\_\_\_\_

WE, RIO MORTGAGE COMPANY, OWNERS AND HOLDERS OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN TITLE NOS. 000308143, 20070252371, 2003070331 AND 2003070332 OF THE PUBLIC RECORDS OF CALVESTON COUNTY, TEXAS, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.  
THE SAID LIENHOLDER DOES HEREBY WARRANT AND REPRESENT THAT IT IS THE PRESENT OWNER AND HOLDER OF THE NOTES AND THE LENS GIVEN TO SECURE THE PAYMENT OF THE SAME AND THAT IT IS THE OWNER AND HOLDER OF THE NOTES AND THE LENS.  
EXCEPT AS EXPRESSLY MODIFIED HEREBY, THE LIENS SHALL REMAIN IN FULL FORCE AND EFFECT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.  
RIO MORTGAGE COMPANY  
BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BY: \_\_\_\_\_

THIS IS TO CERTIFY THAT I, JAY DEAN CAWNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT, EXCEPT AS AN OUTSIDE DIMENSIONER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THIS PLAT ACCURATELY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.  
JAY DEAN CAWNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1545

THIS IS TO CERTIFY THAT THE OWNER OF BAYOU LAKES SEC. 2A HAS COMPLIED WITH ALL THE CONDITIONS NECESSARY AS PROVIDED BY LAW IN SUBDIVIDING THE ABOVE PROPERTY.  
CERTIFIED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DICKINSON ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.  
KEVIN BVAL  
CITY CLERK  
CITY OF DICKINSON  
R. G. REEDER, CHAIRMAN  
CITY OF DICKINSON

IT IS UNDERSTOOD THAT IF THE FINAL PLANS FOR BAYOU LAKES SEC. 2A ARE APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DICKINSON, TEXAS, THAT THE CITY OF DICKINSON WILL BE RESPONSIBLE FOR THE PROVISIONS OF SUCH PLAT AND CONSTRUCTION PLANS AND WILL DAILY REVIEW ALL CONSTRUCTION CALLED FOR THEREIN, FILED AND COMPLETELY, NO CHANGES SHALL BE MADE IN CONSTRUCTION PLANS WITHOUT THE CONSENT IN WRITING OF THE PLANNING & ZONING COMMISSION BEING FIRST HAD AND OBTAINED.  
OWNER & DEVELOPER:  
DICKINSON PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP,  
BY: MARK-GP, L.L.C.,  
ITS GENERAL PARTNER  
BY: ROBERT J. WOREHEAD, PRESIDENT

STATE OF TEXAS  
COUNTY OF CALVESTON  
I, MARK ANN DALGIE, COUNTY CLERK OF CALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2010, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN PLAT \_\_\_\_\_ RECORD \_\_\_\_\_ MAP NO. \_\_\_\_\_ OF RECORD OF MAPS FOR SAID COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE AT \_\_\_\_\_ THE DAY AND DATE ABOVE WRITTEN.  
COUNTY CLERK, CALVESTON COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

# PRELIMINARY PLAT OF BAYOU LAKES SECTION 2A

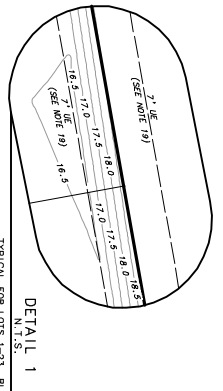
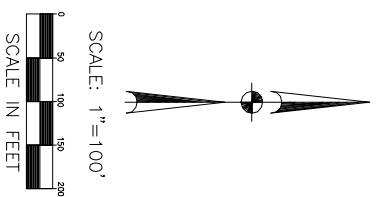
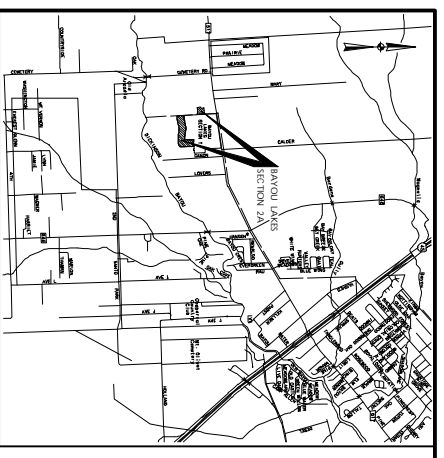
A SUBDIVISION OF 15.06 ACRES OUT OF  
THE PERRY AND AUSTIN UPPER LEAGUE, A-19,  
CITY OF DICKINSON,  
CALVESTON COUNTY, TEXAS

58 LOTS    5 BLOCKS    2 RESERVES  
SCALE: 1" = 100'    OCTOBER, 2010

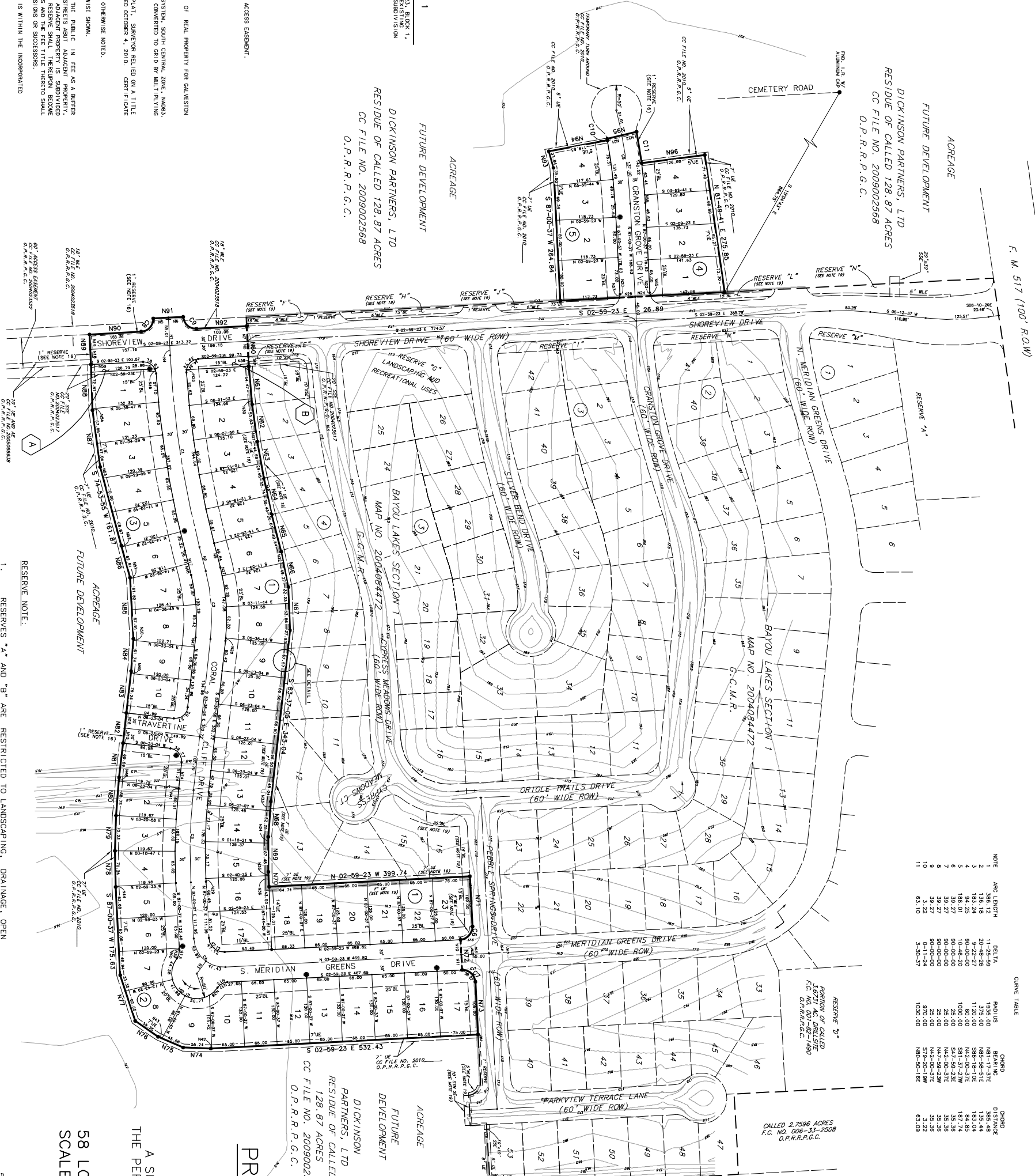
OWNERS:  
DICKINSON PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
JAY DEAN CAWNE, AGENT  
5400 KATY FREEWAY, HOUSTON, TEXAS 77007



AECOM TECHNICAL SERVICES, INC.  
HOUSTON, TEXAS 77057-1599  
WWW.AECOM.COM



DICKINSON PARTNERS, LTD  
RESIDUE OF CALLED 128.87 ACRES  
O.P.R.R.P.G.C.



CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	186.18	20-46-26	925.00	N85-44-31E	335.44
2	183.24	8-22-27	1120.00	N88-18-10E	183.04
3	94.25	90-00-00	100.00	N42-00-37E	64.95
4	139.27	90-00-00	25.00	S47-58-23E	35.36
5	39.27	90-00-00	25.00	N42-00-37E	35.36
6	39.27	90-00-00	25.00	N42-00-37E	35.36
7	3.22	0-11-24	970.00	S79-20-19W	3.22
8	63.10	3-30-37	1000.00	N80-50-18E	63.09

NOTE TABLE

NOTE	DI STANCE OR ARC LENGTH	BEARING OR DELTA	RADIUS
1	74.97	N87-00-37E	25.00
2	30.00	N87-00-37E	25.00
3	30.00	N87-00-37E	25.00
4	30.00	N87-00-37E	25.00
5	30.00	N87-00-37E	25.00
6	30.00	N87-00-37E	25.00
7	30.00	N87-00-37E	25.00
8	30.00	N87-00-37E	25.00
9	30.00	N87-00-37E	25.00
10	30.00	N87-00-37E	25.00
11	30.00	N87-00-37E	25.00
12	30.00	N87-00-37E	25.00
13	30.00	N87-00-37E	25.00
14	30.00	N87-00-37E	25.00
15	30.00	N87-00-37E	25.00
16	30.00	N87-00-37E	25.00
17	30.00	N87-00-37E	25.00
18	30.00	N87-00-37E	25.00
19	30.00	N87-00-37E	25.00
20	30.00	N87-00-37E	25.00
21	30.00	N87-00-37E	25.00
22	30.00	N87-00-37E	25.00
23	30.00	N87-00-37E	25.00
24	30.00	N87-00-37E	25.00
25	30.00	N87-00-37E	25.00
26	30.00	N87-00-37E	25.00
27	30.00	N87-00-37E	25.00
28	30.00	N87-00-37E	25.00
29	30.00	N87-00-37E	25.00
30	30.00	N87-00-37E	25.00
31	30.00	N87-00-37E	25.00
32	30.00	N87-00-37E	25.00
33	30.00	N87-00-37E	25.00
34	30.00	N87-00-37E	25.00
35	30.00	N87-00-37E	25.00
36	30.00	N87-00-37E	25.00
37	30.00	N87-00-37E	25.00
38	30.00	N87-00-37E	25.00
39	30.00	N87-00-37E	25.00
40	30.00	N87-00-37E	25.00
41	30.00	N87-00-37E	25.00
42	30.00	N87-00-37E	25.00
43	30.00	N87-00-37E	25.00
44	30.00	N87-00-37E	25.00
45	30.00	N87-00-37E	25.00
46	30.00	N87-00-37E	25.00
47	30.00	N87-00-37E	25.00
48	30.00	N87-00-37E	25.00
49	30.00	N87-00-37E	25.00
50	30.00	N87-00-37E	25.00
51	30.00	N87-00-37E	25.00
52	30.00	N87-00-37E	25.00
53	30.00	N87-00-37E	25.00
54	30.00	N87-00-37E	25.00
55	30.00	N87-00-37E	25.00
56	30.00	N87-00-37E	25.00
57	30.00	N87-00-37E	25.00
58	30.00	N87-00-37E	25.00
59	30.00	N87-00-37E	25.00
60	30.00	N87-00-37E	25.00
61	30.00	N87-00-37E	25.00
62	30.00	N87-00-37E	25.00
63	30.00	N87-00-37E	25.00
64	30.00	N87-00-37E	25.00
65	30.00	N87-00-37E	25.00
66	30.00	N87-00-37E	25.00
67	30.00	N87-00-37E	25.00
68	30.00	N87-00-37E	25.00
69	30.00	N87-00-37E	25.00
70	30.00	N87-00-37E	25.00
71	30.00	N87-00-37E	25.00
72	30.00	N87-00-37E	25.00
73	30.00	N87-00-37E	25.00
74	30.00	N87-00-37E	25.00
75	30.00	N87-00-37E	25.00
76	30.00	N87-00-37E	25.00
77	30.00	N87-00-37E	25.00
78	30.00	N87-00-37E	25.00
79	30.00	N87-00-37E	25.00
80	30.00	N87-00-37E	25.00
81	30.00	N87-00-37E	25.00
82	30.00	N87-00-37E	25.00
83	30.00	N87-00-37E	25.00
84	30.00	N87-00-37E	25.00
85	30.00	N87-00-37E	25.00
86	30.00	N87-00-37E	25.00
87	30.00	N87-00-37E	25.00
88	30.00	N87-00-37E	25.00
89	30.00	N87-00-37E	25.00
90	30.00	N87-00-37E	25.00
91	30.00	N87-00-37E	25.00
92	30.00	N87-00-37E	25.00
93	30.00	N87-00-37E	25.00
94	30.00	N87-00-37E	25.00
95	30.00	N87-00-37E	25.00
96	30.00	N87-00-37E	25.00
97	30.00	N87-00-37E	25.00
98	30.00	N87-00-37E	25.00

**PRELIMINARY PLAT OF  
BAYOU LAKES  
SECTION 2A**

A SUBDIVISION OF 15.06 ACRES OUT OF  
THE PERRY AND AUSTIN UPPER LEAGUE, A-19,  
GALVESTON COUNTY, TEXAS

58 LOTS 5 BLOCKS 2 RESERVES  
SCALE: 1"=100' OCTOBER, 2010

OWNER:  
DICKINSON PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
JAY DEMANN, AGENT  
5400 KATY FREEWAY, HOUSTON, TEXAS 77007

**AECOM**  
AECOM TECHNICAL SERVICES, INC.  
HOUSTON, TEXAS 77057-1599  
WWW.AECOM.COM

- NOTES:
1. BL INDICATES BUILDING LINE.
  2. LE INDICATES UTILITY EASEMENT.
  3. SW SE INDICATES STORM SEWER EASEMENT.
  4. SSE INDICATES SANITARY SEWER EASEMENT.
  5. W.E. INDICATES WATERLINE EASEMENT.
  6. AE INDICATES AERIAL EASEMENT.
  7. PUE/PHE INDICATES PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
  8. H.L.&P. INDICATES INDUSTRIAL LIGHTING AND POWER.
  9. O.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
  10. G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.
  11. O.P.R.R.P.G.C. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FOR GALVESTON COUNTY.
  12. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES SHOWN ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTED AVERAGE SCALE FACTOR OF 0.999984371.
  13. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON A TITLE REPORT ISSUED BY TEXAS AMERICAN TITLE COMPANY, THIS DATED OCTOBER 4, 2010. CERTIFICATE NUMBER 781010-1029.
  14. THE RADIIUS ON ALL BLOCK CORNERS IS 25.00 FEET UNLESS OTHERWISE NOTED.
  15. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
  16. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN THE FEET AS A BUFFER SEPARATION BETWEEN THE SIDE OF STREETS WHERE SUCH STREETS HAVE ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREAFTER BECOME REVERT TO AND REST IN THE DONOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  17. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF DICKINSON, TEXAS.
  18. HOME OWNERS ASSOCIATION WILL MAINTAIN RESERVES "A", AND "B".
  19. W.E., M.E., SW SE AND BL RECORDED BY BAYOU LAKES SECTION 1 IN MAP NO. 2004084472, IN THE GALVESTON COUNTY MAP RECORDS.
  20. PROJECT IS LOCATED IN ZONE "C", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (GALVESTON COUNTY) 245858005B, REVISED MARCH 4, 1991.
  21. INDICATES STREET LIGHT LOCATION