

BEFORE ME, the undersigned authority, on this day personally appeared Richard V. Gadd, Jr., Division Senior Vice President, and Paul Sims, Division Vice President of U.S. Home Corporation known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30 day of October, 1990.

Ona M Heide
Signature

ONA M Heide
Printed Name



FINAL PLAT

COUNTRY GROVE TOWNHOMES SECTION FOUR

PEARLAND, TEXAS

**COUNTRY GROVE TOWNHOMES SECTION FOUR, A PROPOSED
SUBDIVISION OF 0.3729 AC. OUT OF THE F.B. DRAKE SURVEY, A-510**

4 LOTS 0 BLOCKS 0 RESERVES

**OWNER: U.S. HOME CORPORATION
1800 WEST LOOP SOUTH
HOUSTON, TEXAS 77027**

**ENGINEER: BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER
HOUSTON, TEXAS 77056**

**SURVEYOR: THE FISHER COMPANY
P.O. BOX 13429
HOUSTON, TEXAS 77019**

OCTOBER 1990

PRELIMINARY PLAT
SECTION FOUR
COUNTRY GROVE TOWNHOMES

PEARLAND, TEXAS

SUBDIVISION OF 0.3278 AC. OUT OF THE F.B. DRAKE SURVEY, A-510
COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED

4 LOTS 0 BLOCKS 0 RESERVES

OWNER: U.S. HOME CORPORATION
1800 WEST LOOP SOUTH
HOUSTON, TEXAS 77057

ENGINEER: BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER
HOUSTON, TEXAS 77056

SURVEYOR: THE FISHER COMPANY
P.O. BOX 13429
HOUSTON, TEXAS 77019

OCTOBER 1980

Things To Do...

19-27th

1

2 Lenty = ~~ok~~ ok

3

4

Spooi @ No

5

6 Guren = ~~ok~~ ok

7

8

9

10 Starr ok

11

12

13 Frost - ~~type in~~ ok

14

15 Beckman - ok

16

17 Clyde - did not call

18

19

20

Brazoria County Drainage District No. 4

Box 341
Pearland, Texas 77588-0341

Steve Gardner
Bernard Johnson

City of Pearland
P. O. Box 2068
Pearland, Texas 77588

Brazoria County Drainage District No. 4

Telephone: 485-1434 • 4805 W. Broadway
Box 341 Pearland, Texas 77588-0341

COMMISSIONERS:

W.W. HUNTER
CHAIRMAN

ROY F. MARTIN, JR.
SECRETARY

BARRY ROSE
TREASURER

GENERAL MANAGER:

LLOYD J. YOST

November 5, 1990

City of Pearland
P. O. Box 2068
Pearland, Texas 77588

Attention: Planning and Zoning Committee

Gentlemen:

On October 22, 1990, the Final Plat for Countrygrove, Section Four (4) was approved and signed by the Commissioners of Brazoria County Drainage District No. 4. This approval, as requested by the Developer of Countrygrove Section 4, was for a combined Preliminary and Final Plat. Since the City of Pearland requires a separate Preliminary Plat, the Commissioners of Brazoria County Drainage District No. 4 will reapprove and sign the separate Preliminary Plat at the November 13, 1990 meeting.

Yours truly,


Lloyd J. Yost
LJY:gf



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

TO: JAMES O. DESHAZER, CITY MANAGER
FROM: ERNESTO BUENROSTRO, BUILDING OFFICIAL
DATE: NOVEMBER 7, 1990
SUBJECT: PLANNING & ZONING MEETING OF NOVEMBER 6, 1990

At their regular meeting of November 6, 1990, the Commission considered the preliminary plat of Country Grove Townhomes, Section Four. Benny Frank moved for approval of the plat with a change in lot designation of Lots 1-4 running from south to north as shown on the final plat. Motion was seconded by Mary Starr and passed 4 to 0, with James Garner abstaining.

The Commission also considered the final plat of Country Grove Townhomes. It was moved by Mary Starr, seconded by Helen Beckman, that the plat be approved with the stipulation it not be recorded until the deed restrictions have been received for filing. Motion passed 5 to 0.

The Commission discussed platting procedures.

This is submitted for your information.

xc: Dick Qualtrough
Engineering Div.

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON NOVEMBER 6, 1990, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Chairman	Al Lentz
Commissioner	Mary Starr
Commissioner	Benny Frank
Commissioner	Helen Beckman
Commissioner	James Garner (Entered Chambers at 7:45)
Building Official	Ernesto Buenrostro
Assistant City Secretary	Pat Jones

Commissioners Leroy Savoie and Clyde Starns had excused absences.

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Benny Frank, that the Minutes of the Meeting of October 23, 1990, be approved as submitted.

Motion passed 4 to 0.

PRELIMINARY PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED SUBDIVISION OF 0.3729 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510, U. S. HOME CORPORATION, OWNER

Chairman Al Lentz noted for the record that the Commission normally does not consider plats that have not been first submitted to the Drainage District.

Chairman Lentz read the following letter into the records:

November 5, 1990

City of Pearland
P. O. Box 2068
Pearland, Texas 77588

Attention: Planning and Zoning Committee

Gentlemen:

On October 22, 1990, the Final Plat for Countrygrove, Section

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Yours truly,

/s/ Lloyd J. Yost

LJY:gf

When asked for Staff comments, Building Official Ernesto Buenrostro responded that the plat had been reviewed and some minor revisions had been made on the plat at Staff's suggestion and all was in order except that the deed restrictions will need to be received before the final plat is recorded.

The Commission noted that Lots 1-4 were shown north to south and were shown the opposite on the final plat. A question arose as to whether this area had been previously platted and representatives of Bernard Johnson explained that was an out track of Country Place, Section One.

It was moved by Benny Frank, seconded by Mary Starr, that the preliminary plat of Country Grove, Section Four, be approved with the change in the lot designation of Lots 1-4 running from south to north.

Motion passed 4 to 0, with James Garner abstaining.

FINAL PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED SUBDIVISION OF 0.3729 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510, U. S. HOME CORPORATION, OWNER

It was noted that this plat had been signed by the Drainage District and lots 1-4 were noted to be properly designated. Staff again commented all was in order except for the receipt of the deed restrictions.

It was moved by Mary Starr, seconded by Helen Beckman, that the final plat of Country Grove, Section Four, be approved with the stipulation it not be recorded until the deed restrictions have been received for filing.

Motion passed 5 to 0.

MEETING RECESSED AT 7:48 P. M.

MEETING RECONVENED AT 7:54 P. M.

DISCUSSION REGARDING PLATTING PROCEDURES

The Commission considered platting procedures with regard to state law, city codes and past cases. The practice of signing preliminary plats was discussed and thought was given to stamping these plats, indicating they had been reviewed on this date. It was suggested that updating the Subdivision Ordinance might correct these situations.

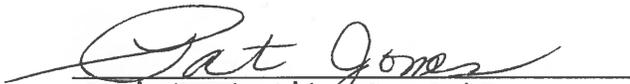
ADJOURN

The meeting adjourned at 8:13 P. M.

Minutes approved as submitted and/or corrected this 13 day of November, A. D., 1990.


Chairman

ATTEST:


Assistant City Secretary



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

November 7, 1990

Mr. Steve Gardner
Bernard Johnson, Inc.
5050 Westheimer
Houston, Texas 77056

Dear Mr. Gardner:

At their meeting of November 6, 1990, the Planning and Zoning Commission considered the preliminary plat of Country Grove Townhomes, Section Four.

The plat was approved subject to the following stipulations:

Change the lot designation of Lots 1-4 running south to north as shown on the final plat.

The Commission also considered the final plat of Country Grove Townhomes, Section Four.

The plat was approved subject to the stipulation that it not be recorded until the deed restrictions have been received for filing.

This is submitted for your information.

Sincerely yours,

Ernesto Buenrostro
Building Official

EB:pv

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 6, 1990, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of October 23, 1990

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED SUBDIVISION OF 0.3729 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510, U. S. HOME CORPORATION, OWNER.
- B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED SUBDIVISION OF 0.3729 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510, U. S. HOME CORPORATION, OWNER.
- C. DISCUSSION REGARDING PLATTING PROCEDURES.

IV. ADJOURN

POSTED: 2 DAY OF November, A. D., 1990 5:00 P.M.
REMOVED: _____ DAY OF _____, A. D., 1990.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 6, 1990, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of October 23, 1990

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- B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FOUR, A PROPOSED SUBDIVISION OF 0.3729 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510, U. S. HOME CORPORATION, OWNER.
- C. DISCUSSION REGARDING PLATTING PROCEDURES.

IV. ADJOURN

POSTED: 2 DAY OF November, A. D., 1990 5:00 P.M.
REMOVED: 9 DAY OF November, A. D., 1990.