Richard V. Gadd, Jr.
Division Senior Vice President

Paul Sims
Division Vice President

STATE OF TEXAS)(
COUNTY OF BRAZORIA)(

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 15th day of March, 1991

Ona M. Heide
Signature

Ona M. Heide
Printed Name

Notary Public in and Harris County, Texas

My Commission Expires: 5/5/93

ONA M. HEIDE NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES MAY 5, 1993

FINAL PLAT

COUNTRYPLACE SECTION THREE

PEARLAND, TEXAS

COUNTRYPLACE SECTION THREE, A PROPOSED SUBDIVISION OF 16.5028 AC. OUT OF THE F.B. DRAKE SURVEY, A-510 AND THE JAMES CRAWLEY SURVEY A-174

81 LOTS 3 BLOCKS 2 RESERVE

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

DECEMBER 1990

r.

construction in accordance with

rd Road. No building shall front

d parallel to the lot lines.

on of County Road No. 403 and

ty dated August 19, 1985. The

the intersection of County Road
0.88 = 58.89 USC & CGS 1973
um add 0.88 ft. to bench mark
nd.

ner common to Section Two and

easement in a location

	BEARING	DISTANCE
1	S 16°11'59"E	104.83
2	S 01°46'27"W	28.08
3	S 73°07'55"W	62.00
4	S 73°07'55"W	15.75
5	S 16°52'05"E	105.00
6	S 73°07'55"W	12.75
7	N 09°06'29"E	19.44
8	N 73°07'55"E	8.50
9	S 22°08'43"W	9.09
0	N 22°08'43"E	10.08
1	N 22°08'43"E	11.01
2	N 22°08'43"E	20.36
3	N 22°08'43"E	6.05
4	S 22°08'43"W	17.69
5	N 26°02'58"E	19.72
6	N 42°27'06"E	6.96
7	S 42°27'06"W	17.80
8	N 00°45'01"W	1.61
9	S 01°34'32"E	38.78
0	N 28°12'41"W	30.00

BERNARD JOHNSON INCORPORATED

ARCHITECTURE • ENGINEERING • PLANNING

March 28, 1991

Mr. Dick Qualtrough
City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

Reference: U.S. Home Corporation
Countryplace Section Three
BJI J.O. 79003-50

Dear Dick:

Enclosed are the following items relating to the final plat for Countryplace Section Three.

1. Completed application form
2. 18 blueline copies of plat and four mylars
3. Title certificate of property
4. Tax certificates
5. Deed restrictions
6. Letter regarding emergency access
7. Variance request for 20-foot building line

The plat has been revised to include your comments of March 26, 1991 including the tie to a survey corner and the location of the permanent reference monuments.

If you have any questions or comments, please call.

Sincerely,

Steven P. Gardner, P.E.
Project Manager
Texas Reg. No. 37265

dg Q.ltr

Enclosure

cc: Mr. Rick Gadd

5050 WESTHEIMER • HOUSTON, TEXAS 77056-5608 • 713/622-1400 • FAX: 713/961-1720
Houston, Texas Dallas, Texas Los Alamos, New Mexico Bethesda, Maryland Falls Church, Virginia London, U.K. Frankfurt, FRG

U.S. HOME CORPORATION
Houston Division

1800 West Loop South • Houston, Texas 77027

To:STEVE GARDNER

From:RICK GADD Rick Gadd

Subject: COUNTRYPLACE SECTION 3 DEED RESTRICTIONS

Date:MARCH 21,1991

Attached is a copy of the deed restrictions for Countryplace Sections 2 & 3. These restrictions have already been recorded.

US·Home®

U.S. HOME CORPORATION
Houston Division

1800 West Loop South • Suite 1850 • Houston, Texas 77027 • (713) 877-2411

March 27, 1991

Mr. Richard Qualtrough
City Engineer
City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

Re: Countryplace Section III, Reserve B
Access Easement

Dear Mr. Qualtrough:

In regard to the 10' temporary emergency access easement which connects the rear property line of Reserve B with the right of way line of County Road 94, U.S. Home Corporation and the Countryplace Master Community Association agrees to the following:

The temporary easement will remain in effect until it is replaced by a permanent easement and permanent, hard surface access such as a road, driveway, or parking lot. Wording to this effect will be placed on the final plat of Countryplace Section III.

U.S. Home will construct an all weather surface, i.e., limestone, for the entire length of the temporary easement, i.e., for 256.2 feet. U.S. Home will keep this road in good condition until the road is replaced by a permanent road. If U.S. Home were to go out of business, then the Countryplace Master Community Association agrees to take over the maintenance of this road. If the property is sold, U.S. Home agrees that the maintenance of the road surface would be a continuous obligation of the buyer.

Permanent Easement and Gate

A 10 foot wide permanent easement will be dedicated by the plat. This easement will run from the front property line between lots 18 and 19, to the rear property line which will be contiguous with the before mentioned temporary easement.

U.S. Home will construct a permanent, 10 foot wide concrete surface to cover the entire area of this easement. U.S. Home agrees to keep this concrete surface in good condition until such time as all 81 lots are built upon at which time the Countryplace Master Community Association will take over the permanent maintenance of this roadway.

March 27, 1991
Richard Qualtrough

U.S. Home will also grass the remaining land area of Reserve "B" and will mow the grass on a periodic basis until such time as all 81 lots are built upon at which time the Countryplace Master Community Association will take over the mowing of this grass.

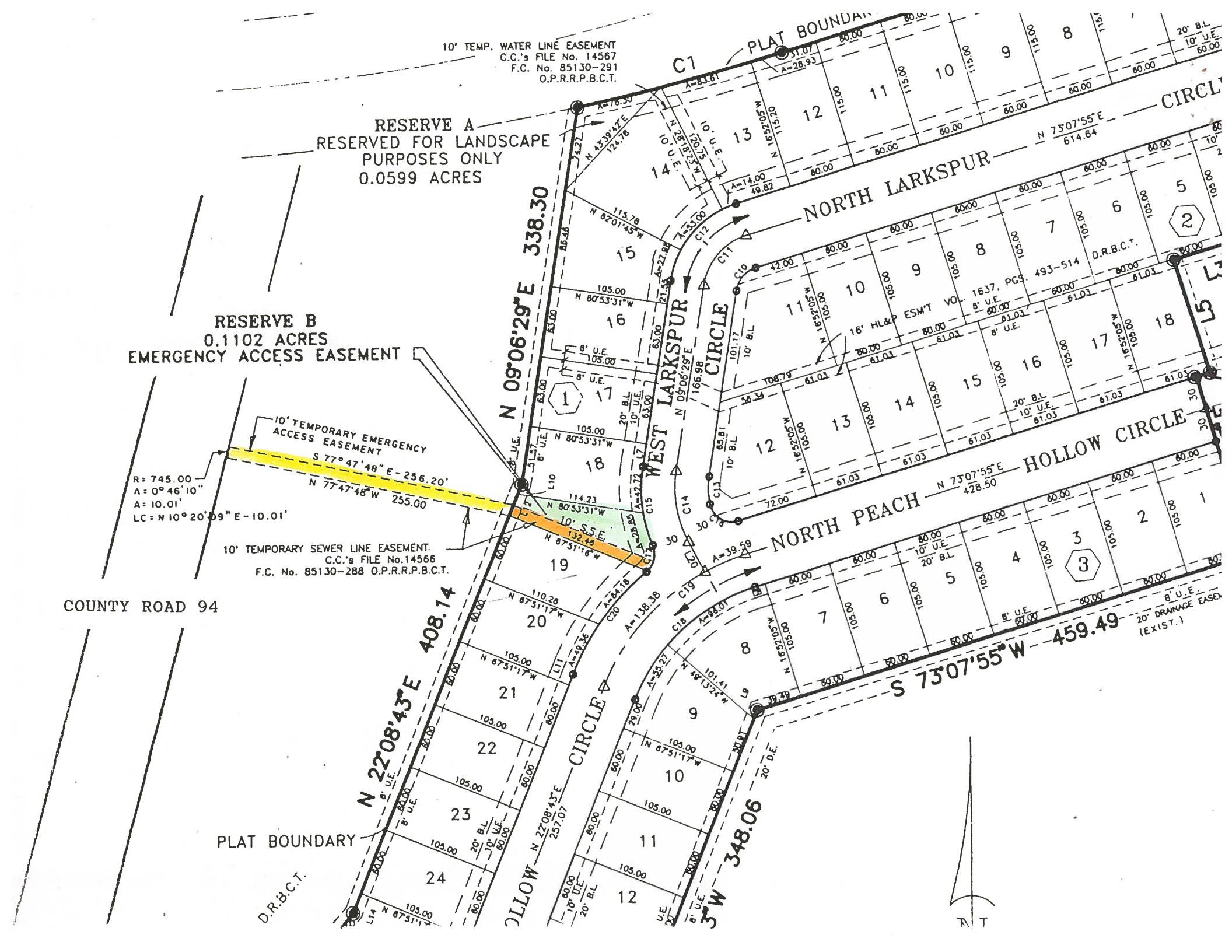
Gate and Fence

In order to allow use of this emergency access easement, U.S. Home agrees to install a locking gate at this location with keys to the gate provided to the proper representatives of the Countryplace Retirement Community, the City of Pearland, and Brazoria County. U.S. Home will maintain this gate under the same restrictions and conditions as of the permanent concrete road.

In regard to the roadway, grass maintenance of the permanent easement, and gate the Countryplace Master Community Association agrees to take over the responsibility immediately if U.S. Home were to go out of business.

All of the above agreed to this date of March 27, 1991.

Mike Stetten Division President Houston Division U.S. Home	Rick Gadd Sr. Vice President Houston Division U.S. Home	Robert Lewis President Countryplace Master Community Association


10' TEMP. WATER LINE EASEMENT
C.C.'s FILE No. 14567
F.C. No. 85130-291
O.P.R.R.P.B.C.T.
PLAT BOUNDARY
RESERVE A
RESERVED FOR LANDSCAPE
PURPOSES ONLY
0.0599 ACRES
RESERVE B
0.1102 ACRES
EMERGENCY ACCESS EASEMENT
10' TEMPORARY EMERGENCY
ACCESS EASEMENT
S 77°47'48" E - 256.20'
N 77°47'48" W 255.00
R = 745.00
Δ = 0°46'10"
A = 10.01'
LC = N 10°20'09" E - 10.01'
10' TEMPORARY SEWER LINE EASEMENT.
C.C.'s FILE No.14566
F.C. No. 85130-288 O.P.R.R.P.B.C.T.
COUNTY ROAD 94
N 09°06'29" E 338.30
N 22°08'43" E 408.14
S 73°07'55" W 459.49
S 73°07'55" W 348.06
NORTH LARKSPUR
WEST LARKSPUR CIRCLE
NORTH PEACH
HOLLOW CIRCLE
16' HL&P ESM'T VOL. 1637, PGS. 493-514 D.R.B.C.T.
20' DRAINAGE EASEM (EXIST.)
PLAT BOUNDARY
D.R.B.C.T.

BERNARD JOHNSON INCORPORATED

ARCHITECTURE • ENGINEERING • PLANNING

March 28, 1991

Planning and Zoning Commission
City of Pearland
P.O. Box 2068
Pearland, TX 77588-2068

Reference: U.S. Home Corporation
Countryplace Section Three
BJI J.O. 79003-50

Commissioners:

On behalf of U.S. Home Corporation, we hereby request a variance on Countryplace Subdivision Section Three to use a 20-foot front building line in lieu of a 25-foot building line as required by the City of Pearland Subdivision Ordinance. Our request for variance is based on the following considerations:

1. The preliminary plat for Countryplace Sections Two and Three was approved on August 2, 1988 with the 20-foot building line. A copy of the preliminary plat is enclosed.

2. The overall land plan that was approved and signed by Pearland City Council on November 24, 1980 indicated a 20-foot building line. This included Countryplace Section Two. A copy is enclosed.

3. The adjoining Countryplace Section Two final plat was approved with a 20-foot building line. Houses built in this section are based on the 20-foot building line. A copy of the plat is enclosed.

4. Pearland Subdivision regulations allow 50-foot street rights-of-way. Countryplace Three has 60-foot rights-of-way. A 25-foot building line on a 50-foot right-of-way (25 feet from street centerline plus a 25-foot building line) provides the same separation as a 20-foot building line on a 60-foot right-of-way (30 feet from the street centerline plus 20-foot building line.

The request for a 25-foot building line could potentially mean that houses with a 50-foot x 50-foot pad could not be built on certain lots. This includes Lot 12 of Block 2 and Lots 8 and 25 of Block 3.

Based on these considerations, we ask that the variance request for Countryplace Section Three be approved.

If you have any questions or comments, please call.

Sincerely,

Steven P. Gardner, P.E.
Project Manager
Texas Reg. No. 37265

Enclosure

5050 WESTHEIMER • HOUSTON, TEXAS 77056-5608 • 713/622-1400 • FAX: 713/961-1720
Houston, Texas Dallas, Texas Los Alamos, New Mexico Bethesda, Maryland Falls Church, Virginia London, U.K. Frankfurt, FRG

CITY OF PEARLAND

FINAL PLAT CHECK LIST AND APPLICATION

The Subdivision Ordinance of the City of Pearland contains instructions to guide the preparation and submittal of final plats.

All information required in the Ordinance must be recieved in the City of Pearland Planning Department before 5:00 p.m., 7 days prior to a regular meeting of the Planning and Zoning Commission.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Name of the Proposed Subdivision COUNTRYPLACE SECTION THREE

Name of Record Owner U.S. HOME CORPORATION - attn RICK Gadd

Address 1800 WEST LOOP SOUTH, SUITE 1900 HOUSTON TEXAS 77027 Phone 877-2376

Name of Developer U.S. HOME CORPORATION

Address 1800 WEST LOOP SOUTH, SUITE 1900 HOUSTON, TEXAS 77027 Phone 877-2376

Name of Engineer, Planner, Surveyor BERNARD JOHNSON INC. attn: Steve Gardner

Address 5050 WESTHEIMER HOUSTON TEXAS 77056 Phone 622-1400

Please list by volume and page the most recent filings of Plats and/or Deeds involving subject property. VOL 1425, Page 630 BRAZ Co DEED Records

The following items are required to be shown on the plat or to be submitted with the plat for consideration. This does not represent a complete listing of items to be considered. The Subdivision Ordinance must be referred to in detail during the development of plat. Please use the boxes provided on the left side. Check each item on the list in the appropriate box.

Final Conference: X Yes ____ No 3/13/91 Date

Persons Attended: (Name) (Organization Represented)

RICK GADD — U.S. HOME CORPORATION

DICK Qualtrough - CITY OF PEARLAND

JIM DeShazer - City of PEARLAND

Steve Gardner — BERNARD JOHNSON INC.

Plat Complies with:

N/A ____ Yes ____ No ____ Land Use and Urban Development

N/A ____ Yes ____ No ____ Comprehensive Development Plan

N/A ____ Yes ____ No ____ Fema Panels

Quicki-Note®

Date April 9 1991 19

To
Ernesto Buenrostro
Permit Dept.

Subject
COUNTRYPLACE, SECTION III

Enclosed please find tax certificates, title papers, and deed restrictions for the above referenced s/d for your dispostion. Thank you.

cc: Dick Qualtrough

From
Pat Jones

47-231 Poly Display Pack (50 Sets)
47-232 Desk Dispenser (125 Sets)
Made in U.S.A.

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 4, 1991, AT 7:00 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Vice Chairman	Leroy Savoie
Commissioner	Pat Courtin
Commissioner	Benny Frank
Commissioner	Helen Beckman
Commissioner	Mary Starr
City Engineer	Dick Qualtrough
City Secretary	Pat Jones
Assistant to City Secretary	Leslie Schroeder

Chairman Al Lentz and Commissioner James Garner had excused absences.

APPROVAL OF MINUTES

It was moved by Benny Frank, seconded by Mary Starr, that the Minutes of the Meeting of March 5, 1991, be approved as submitted.

Motion passed 4 to 0, with Helen Beckman abstaining.

NEW BUSINESS

FINAL PLAT OF COUNTRYPLACE, SECTION THREE, A PROPOSED SUBDIVISION OF 16.5028 ACRES OUT OF THE F. B. DRAKE SURVEY, A-510 AND THE JAMES CRAWLEY SURVEY A-174, U. S. HOME CORPORATION, OWNER

Mr. Rick Gadd of U. S. Homes available to answer questions from the Commission.

The Commission asked that newly appointed Commissioner Pat Courtin's name be placed on the plat.

Staff representative Dick Qualtrough commented that all was in order on this plat.

The Commission discussed the emergency access to County Road 94, dimension markings on the plat, and utility easements. A letter dated March 27, 1991, addressed to Dick Qualtrough from U. S. Homes pertaining to the Access Easement in Reserve B was also discussed.

It was moved by Benny Frank, seconded by Helen Beckman, that the Final Plat of Countryplace, Section III, be approved with the stipulation that the letter dated March 27, 1991, from U. S. Homes to Dick Qualtrough be part of the motion relative to Reserve B.

Motion passed 5 to 0.

ADJOURN

The meeting adjourned at 7:19 P. M.

Minutes approved as submitted and/or corrected this 29 day of April, A. D., 1991.

Chairman

ATTEST:

Pat Jones

City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD ON APRIL 4, 1991 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of March 5, 1991

III. NEW BUSINESS:

1. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COUNTRYPLACE, SECTION THREE, A PROPOSED SUBDIVISION OF 16.5028 ACRES OUT OF THE F.B. DRAKE SURVEY, A-510 AND THE JAMES CRAWLEY SURVEY A-174, U.S. HOME CORPORATION OWNER.

IV. AJOURN

POSTED: 1st DAY OF April, A.D., 1991 5:00 p.m.

REMOVED: 5 DAY OF April, A.D., 1991 _____