

NES OR PIPELINE EASEMENTS ON THIS PROPERTY OR WITHIN 100' OF SAME EXCEPT AS SHOWN.

N ZONE X (WHITE), WHICH IS OUTSIDE THE 500 YEAR FLOOD FREQUENCY, AS PER FLOOD
P 48039C0045H, DATED JUNE 5, 1989, PEARLAND # 480077.

PERMANENT REFERENCE MONUMENT.

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91

OWNER:
JAMES AND DOROTHY MEDEARIS
P.O. BOX 2022
PEARLAND, TEXAS 77588
PHONE: (713) 485-1273

*482-6635
Home*

COENCO, INC.
CONSULTING ENGINEERS
P.O. BOX 1388 (1614 N. GORDON)
ALVIN, TEXAS 77512

WALKER L. TREESH
Registered Professional Land Surveyor

City Secretary

P.O. Box 2113
Pearland, Texas 77588
713-485-5191

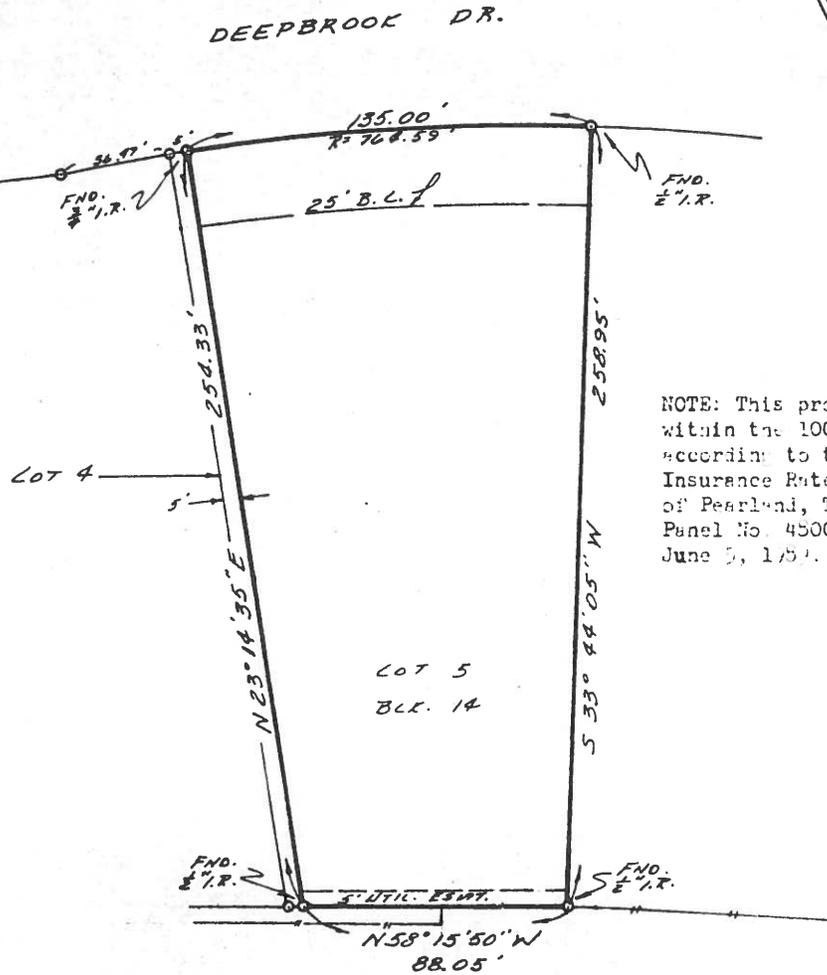
SCALE: 1"=50'

DATE: April 2, 1991

Job No. 91-1894

PURCHASER: Jay L. Thornburgh and wife Fay Thornburgh

PROPERTY ADDRESS:



NOTE: This property does not lie within the 100 year flood plain according to the F.E.M.A. Flood Insurance Rate Map for the City of Pearland, Texas, Community Panel No. 450077 004; H, Dated: June 5, 1984. Zone X(C)

LOT FIVE (5), LESS AND EXCEPT THE NORTHWEST FIVE FEET (NW 5'), BLOCK FOURTEEN (14), SHADYCREST SUBDIVISION, A SUBDIVISION OF A PORTION OF THE W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 95-98, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

TO: Texas Fidelity Title Co., GF# 9100173, Exclusively.

I, WALKER L. TREESH, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION 11 SURVEY.



Walker L. Treesh

WALKER L. TREESH
Registered Professional
Land Surveyor No. 1895

TO: PLANNING & ZONING COMMISSION
FROM: PAT JONES, CITY SECRETARY
DATE: APRIL 5, 1991
SUBJECT: MINUTES OF PUBLIC HEARING OF MARCH 5, 1991

I am enclosing in your packets the minutes of the Public Hearing of March 5, 1991. These should have been on the April 4, 1991, agenda along with the minutes of the meeting of March 5, 1991.

I ask that you approve and/or correct them at this meeting.

Thank you.

TO: PLANNING & ZONING COMMISSION
FROM: PAT JONES, CITY SECRETARY
DATE: APRIL 5, 1991
SUBJECT: MEDEARIS PLATS

City Manager DeShazer has advised that he has called Mr. Medearis and informed him that the original mylars must have the signatures of the Drainage District by the Tuesday night meeting.

SCHEDULE A

GF NO. 9100173

COMMITMENT NO. 44015280006813

EFFECTIVE DATE OF COMMITMENT: February 19, 1991 8:00 O'CLOCK AM

1. POLICY OR POLICIES TO BE ISSUED:

(a) FORM T-1: OWNER POLICY OF TITLE INSURANCE

PROPOSED INSURED: JAY L. THORNBURGH and wife, FAY THORNBURGH

AMOUNT: \$27,000.00

(b) FORM T-2: MORTGAGEE POLICY OF TITLE INSURANCE

PROPOSED INSURED:

AMOUNT:

PROPOSED BORROWER:

(c) FORM T-13: MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN

PROPOSED INSURED :

AMOUNT:

PROPOSED BORROWER :

(d) OTHER

PROPOSED INSURED :

AMOUNT:

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN: (FEE SIMPLE, LEASEHOLD, EASEMENT, ETC., - IDENTIFY OR DESCRIBE)

Fee Simple

3. RECORD TITLE THERETO AT THE EFFECTIVE DATE HEREOF APPEARS TO BE VESTED IN:

CHRIS ANTHONY PROVENZANO and wife, GINA GILBERT PROVENZANO

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

Lot Five (5), LESS AND EXCEPT the Northwest Five Feet (NW 5'), Block Fourteen (14), SHADYCREST SUBDIVISION, a subdivision of a portion of the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 95-98, Plat Records, Brazoria County, Texas.

TEXAS FIDELITY TITLE COMPANY

CHICAGO TITLE INSURANCE COMPANY

MINUTES OF A SPECIAL MEETING OF PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 9, 1991, AT 7:45 P. M. IN THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Commissioner	Pat Courtin
Commissioner	Benny Frank
Commissioner	Helen Beckman
Commissioner	James Garner
Commissioner	Mary Starr
City Secretary	Pat Jones
Assistant to City Secretary	Leslie Schroeder

APPROVAL OF MINUTES

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

Motion passed 6 to 0, with Helen Beckman abstaining.

NEW BUSINESS

INFORMAL DISCUSSION WITH INTERESTED PARTIES REGARDING LOT FIVE (5), LESS AND EXCEPT THE NORTHWEST FIVE FEET (NW 5'), BLOCK FOURTEEN (14), SHADYCREST SUBDIVISION, W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS

Commissioner Mary Starr excused herself from the Chambers at this time to avoid a possible conflict of interest.

Chairman Lentz asked that the record reflect that City Manager Jim DeShazer would be joining the meeting as soon as he was finished with a prior commitment.

Ms. Nancy Holt of Prudential Properties informed the Commission that her clients, the Provenzanos, had purchased this lot in 1987 without knowing that five feet of it had been deeded to a neighbor by the original owner.

The Commission discussed lot sizes, placement of the slab now on this five feet of property, subdivision requirements, and deed restrictions. A problem has arisen in that a building permit can

not be obtained unless the lot is correctly platted.

After much discussion, the Commission advised interested parties to have a surveyor put together an amending plat of lots 4 and 5 and submit it to the Drainage District and City Staff for their review, after which, the Planning and Zoning Commission will consider the plats.

INFORMAL DISCUSSION WITH CARL JON AND LEE ANN M. BENGE REGARDING PROPOSED USES OF LAND LOCATED AT 2439 HATFIELD ROAD, LOT 1, BLOCK 1, MALONE SUBDIVISION

The Commission held an informal discussion with Mrs. Bengé regarding her proposed plan to put a mobile home on the acreage to use as a permanent residence while their primary home is being constructed, hopefully within a two year period.

The Commission discussed mobile homes, pre-manufactured housing, current zoning of the property, location of the property, and rezoning. Much discussion was given to what constitutes a mobile home versus pre-manufactured housing.

Ms. Bengé informed that she had been to the Permit Department, the Zoning Board of Adjustment and now to the Commission in her efforts to have this structure placed on her acreage.

The Commission advised that if this structure is considered pre-manufactured housing and meets all building requirements, a building permit could be obtained from the Permit Department.

PRELIMINARY PLAT OF MEDEARIS SUBDIVISION BEING 0.8304 ACRES OF LAND OUT OF LOT 3, A.C.H. & B. SURVEY, SECTION 2, ABSTRACT 507, BRAZORIA COUNTY, TEXAS

Again, Mary Starr excused herself from the proceedings.

Chairman Lentz asked for Staff comments but City Manager DeShazer had not entered the Chambers as yet.

Chairman Lentz commented the 25' building line along Hwy 35 and John Lizer Road should be on a radius because there is not a true 25' at the intersection.

Mr. Medearis commented that the radius at present had no bearing on the property because an additional 20' had to be given to the City on John Lizer, as well as an additional 20' on Hwy 35 for future road widening.

The Commission checked to see if the original mylars had been signed by the Drainage District.

It was moved by Leroy Savoie, seconded by Benny Frank, that the preliminary plat of Medearis Subdivision be approved with the stipulation that the 25' building setback line be adjusted to reflect 25' from the radius of the property line at the intersec-

tion of State Hwy 35 and John Lizer Road.

Motion passed 6 to 0, with Mary Starr absent from the Chamber.

**FINAL PLAT OF MEDEARIS SUBDIVISION BEING A 0.8303 ACRES OF LAND
OUT OF LOT 3, A.C.H. & B. SURVEY, SECTION 2, ABSTRACT 507, BRAZO-
RIA COUNTY, TEXAS**

Chairman Lentz inquired if the title report and other necessary papers had been filed. Mrs. Medearis informed she had them available to present to Staff.

It was moved by Benny Frank, seconded by Helen Beckman, that the final plat of Medearis Subdivision be approved with the stipulation that the building line follow the contour of the lot line and that all necessary paperwork be submitted to the City.

Motion passed 6 to 0, with Mary Starr absent from the Chamber.

Chairman Lentz called attention to a Joint Public Hearing to be held on April 29th with the City Council.

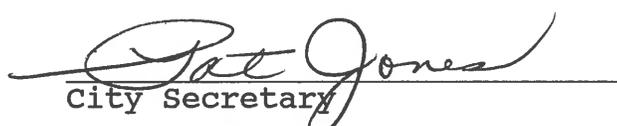
ADJOURN

The meeting adjourned at 8:23 P. M.

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


Chairman

ATTEST:


City Secretary

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 9, 1991, AT 7:45 P. M. IN THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Public Hearing of March 5, 1991
- III. NEW BUSINESS
 - 1. INFORMAL DISCUSSION WITH INTERESTED PARTIES REGARDING LOT FIVE (5), LESS AND EXCEPT THE NORTHWEST FIVE FEET (NW 5'), BLOCK FOURTEEN (14), SHADYCREST SUBDIVISION, W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS.
 - 2. INFORMAL DISCUSSION WITH CARL JON AND LEE ANN M. BENGE REGARDING PROPOSED USES OF LAND LOCATED AT 2439 HATFIELD ROAD, LOT 1, BLOCK 1, MALONE SUBDIVISION, PEARLAND, TEXAS.
 - 3. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF MEDEARIS SUBDIVISION BEING 0.8304 ACRES OF LAND OUT OF LOT 3, A.C.H. & B. SURVEY, SECTION 2, ABSTRACT 507, BRAZORIA COUNTY, TEXAS.
 - 4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF MEDEARIS SUBDIVISION BEING 0.8303 ACRES OF LAND OUT OF LOT 3, A.C.H. & B. SURVEY, SECTION 2, ABSTRACT 507, BRAZORIA COUNTY, TEXAS.
- IV. ADJOURN

POSTED: 5 DAY OF April, A. D., 1991 6:00 P.M.
REMOVED: 12TH DAY OF April, 1991.