

THENCE N 00°19'18" E - 90.23' TO A POINT;

THENCE N 07°30'45" E - 253.05' TO A POINT FOR CORNER MARKING THE NORTHEAST CORNER;

THENCE N 88°51'30" W - PASSING AT 72.95' A SET 5/8" IRON ROD FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 393.48' TO A SET 5/8" IRON ROD FOR CORNER;

THENCE S 02°50'30" W - PASSING AT 632.98' A SET 5/8" IRON ROD MARKING THE NORTH RIGHT-OF-WAY LINE OF SAID 50' ROAD EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 683.00' TO THE POINT OF BEGINNING AND CONTAINING 6.8651 ACRES (299,044 SQUARE FEET) OF LAND MORE OR LESS.

THIS IS TO CERTIFY THAT I, C. L. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



C. L. DAVIS
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 4464



PRELIMINARY PLAT OF WORRALL ADDITION

BEING A 6.8651 ACRE TRACT OUT OF
T. D. YOCUM SURVEY, A-399 &
A.C.H. & B.SURVEY, A-147
1 LOT
1 BLOCK

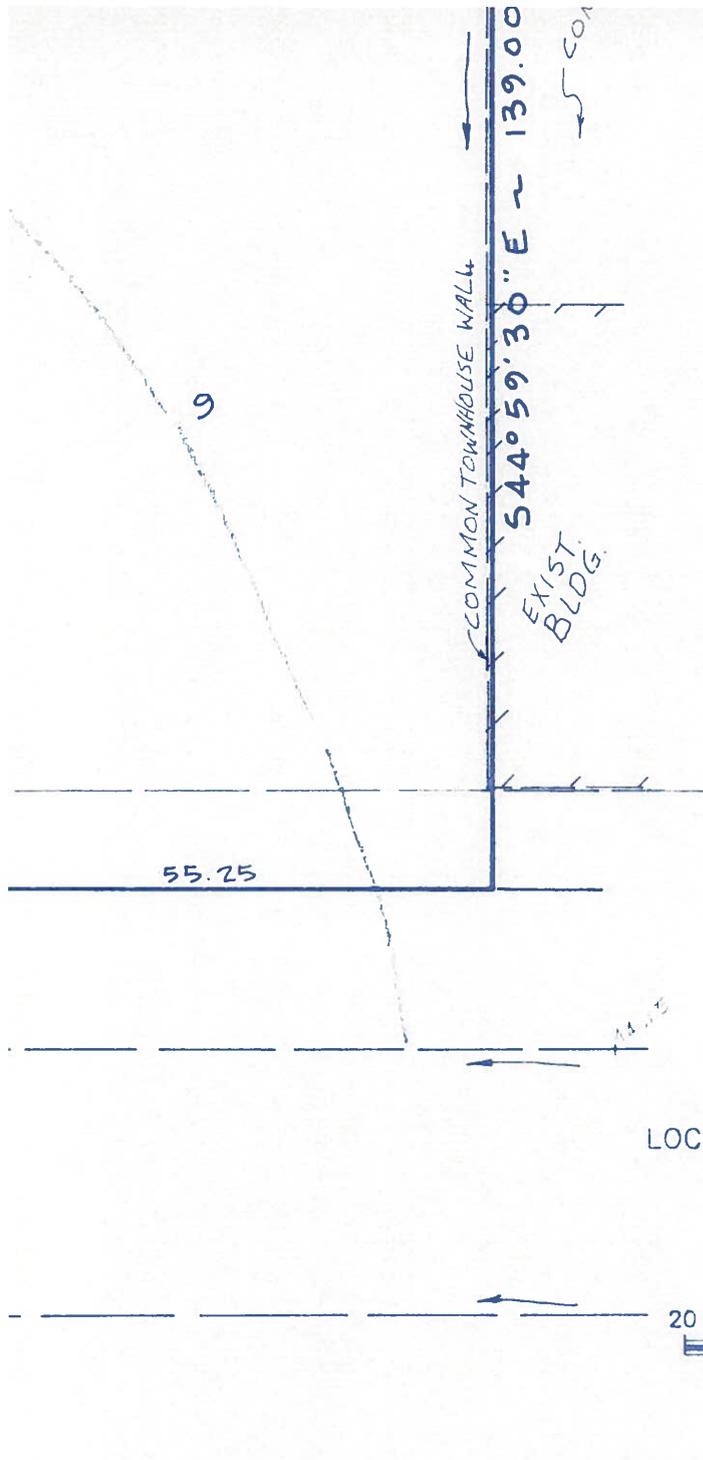
DECEMBER, 1991 .

SURVEYOR

C. L. DAVIS & COMPANY
1506 E. BROADWAY, SUITE 103
PEARLAND, TEXAS 77581

OWNER

FRANK R. CRAPITTO
2801 JOHN LIZER RD.
PEARLAND, TEXAS 77581



PRELIMINARY PLAT
 OF A PORTION
 OF BLOCK 7 OF
 GREEN TEE TERRACE
 TOWNHOUSES

61,438 SQUARE FEET OUT OF BLOCK 7,
 GREEN TEE TERRACE TOWNHOUSES, AS
 RECORDED IN VOL. 177, PG. 60, OF THE
 MAP RECORDS OF HARRIS COUNTY, TEXAS,
 LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23,
 CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8 LOTS

DECEMBER 11, 1991



SCALE: 1" = 20'

OWNER:
 RICHARD & LINDA LEMMON
 10851 SCARSDALE BLVD., #740
 HOUSTON, TEXAS 77089
 PHONE: (713) 485-3037

ENGINEER:
 MUNICIPAL ENGINEERING CO., INC.
 3301 FEDERAL RD.
 PASADENA, TEXAS 77504



BENCHMARK

R.R. SPIKE IN POWER POLE ON NORTH
SIDE OF F.M. 518 & EAST SIDE OF K-MART
DRIVEWAY ELEV. 48.78
BASED ON 1973 DATUM

T.B.M.

TOP NUT OVER 6" NOZZLE ON FIRE
HYDRANT AT N.E. CORNER COUNTRY
CLUB DR. @ WEXFORD ST.
ELEV. 44.12

"X" IN CONC. AT CENTERLINE OF
LETRIM & COUNTRY CLUB
ELEV. 41.38

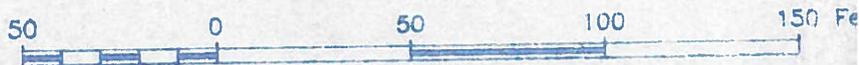
FINAL PLAT
OF A PORTION
OF BLOCK 7 OF
GREEN TEE TERRACE
TOWNHOUSES
INTO LOTS 21-28

GREEN TEE TERRACE TOWNHOUSES
H.C.M.R.
PG. 60
BLOCK 7

61,438 SQUARE FEET OUT OF BLOCK 7,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS,
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8 LOTS

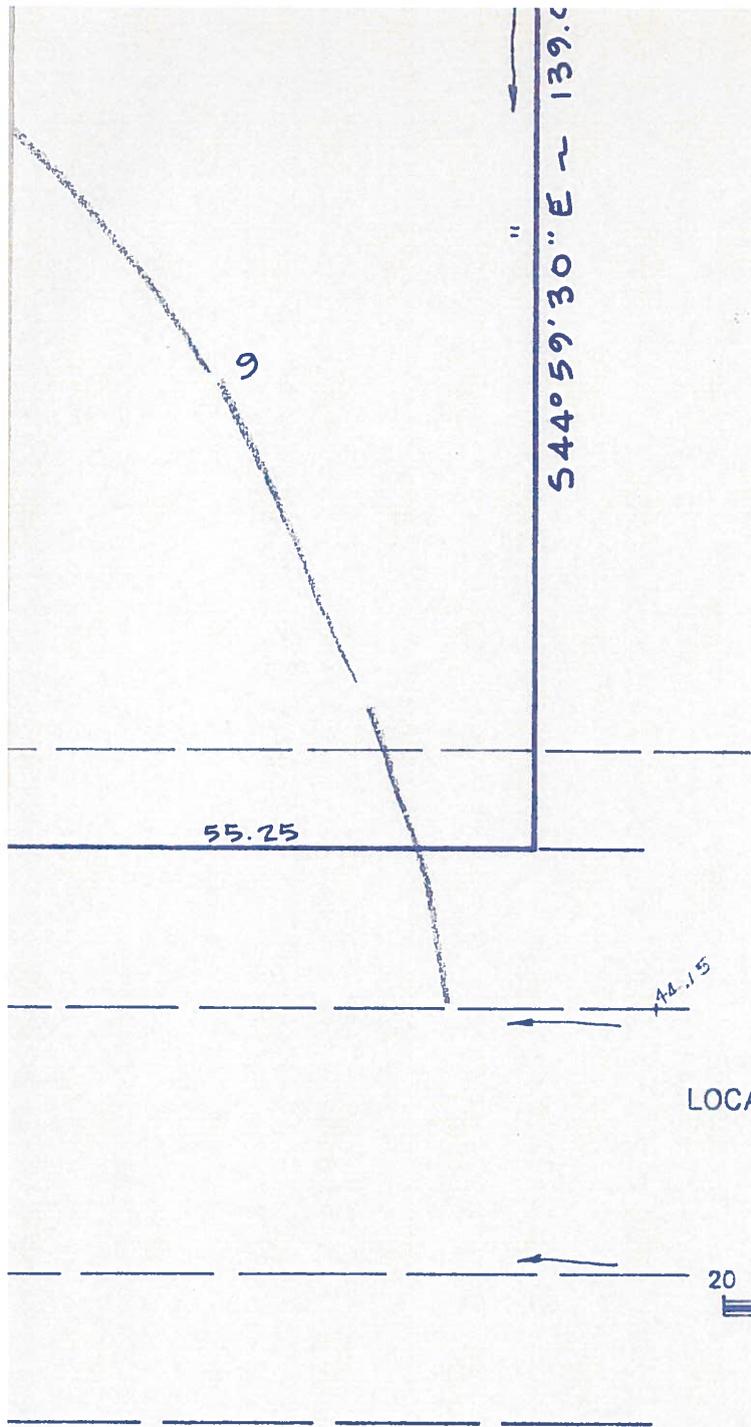
JANUARY 14, 1992



SCALE: 1" = 50'

OWNER:
RICHARD & LINDA LEMMON
10851 SCARSDALE BLVD., #740
HOUSTON, TEXAS 77089
PHONE: (713) 485-3037

ENGINEER:
MUNICIPAL ENGINEERING CO., INC
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713) 841-8088

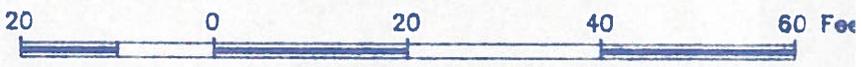


**DRAINAGE PLAN
OF A PORTION
OF BLOCK 7 OF
GREEN TEE TERRACE
TOWNHOUSES**

61,438 SQUARE FEET OUT OF BLOCK 7,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS,
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8 LOTS

DECEMBER 11, 1991



SCALE: 1" = 20'

OWNER:
RICHARD & LINDA LEMMON
10851 SCARSDALE BLVD., #740
HOUSTON, TEXAS 77089
PHONE: (713) 485-3037

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713) 941-8088



SIDE OF F.M. 518 & EAST SIDE OF K-MART
DRIVEWAY ELEV. 48.78
BASED ON 1973 DATUM

T.B.M.
TOP NUT OVER 6" NOZZLE ON FIRE
HYDRANT AT N.E. CORNER COUNTRY
CLUB DR. @ WEXFORD ST.
ELEV. 44.12

"X" IN CONC. AT CENTERLINE OF
ANTRIM & COUNTRY CLUB
ELEV. 42.98

ANTRIM STREET

(60' R.O.W.)

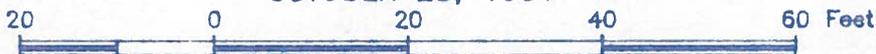
EXIST. 28'
CONC. PAVMT.

PRELIMINARY
PLAT
OF A PORTION
OF BLOCK 8 OF
GREEN TEE TERRACE
TOWNHOUSES

1.5504 ACRE OUT OF BLOCK 8,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS.
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23
IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS

9 TRACTS

OCTOBER 28, 1991



SCALE: 1" = 20'

MOST NORHTEASTERLY
CORNER BLOCK 8, GREEN
TEE TERRACE TOWNHOUSES
VOL. 177, PG. 60, H.C.M.R.

OWNER:
KATHRYN LILLY TRUST
MICHELLE LILLY TRUST
GLEN LILLY
MARSHAL HAYES
RAY ROCCA
P.O. BOX 1710
HOUSTON, TEXAS 77588
PHONE: (713) 485-2300

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL ST.

UTILITY EASEMENT
LOADING LINE
IMMUNIZATION EASEMENT
ST. CONTOURS
NOT ELEVATIONS

204

ANTRIM STREET

(60' R.O.W.)

SIDE OF F.M. 518 & EAST SIDE OF ANTRIM
DRIVEWAY ELEV. 48.78
BASED ON 1973 DATUM

T.B.M.
TOP NUT OVER 6" NOZZLE ON FIRE
HYDRANT AT N.E. CORNER COUNTRY
CLUB DR. @ WEXFORD ST.
ELEV. 44.12

"X" IN CONC. AT CENTERLINE OF
ANTRIM & COUNTRY CLUB
ELEV. 42.98

1

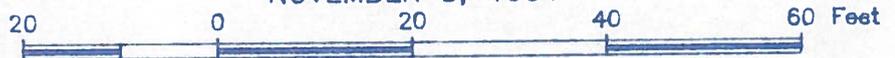
9

**FINAL PLAT
OF A PORTION
OF BLOCK 8 OF
GREEN TEE TERRACE
TOWNHOUSES**

1.5504 ACRE OUT OF BLOCK 8,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS.
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23
IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS

9 TRACTS

NOVEMBER 5, 1991



SCALE: 1" = 20'

MOST NORTHEASTERLY
CORNER BLOCK 8, GREEN
TEE TERRACE TOWNHOUSES
VOL. 177, PG. 60, H.C.M.R.

204

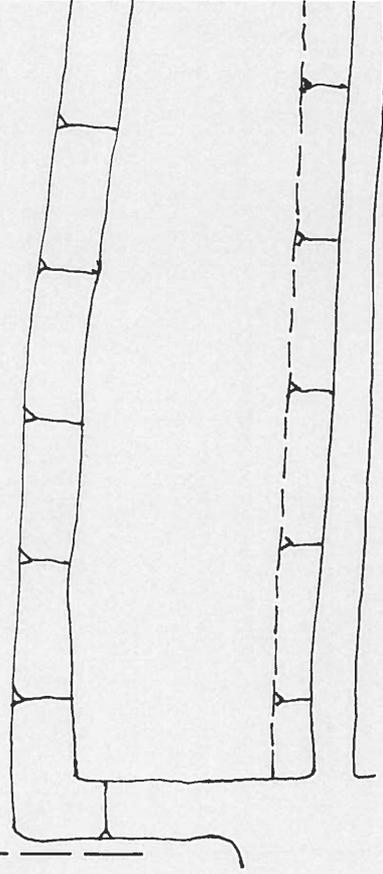
OWNER:
KATHRYN LILLY TRUST
MICHELLE LILLY TRUST
GLEN LILLY
MARSHAL HAYES
RAY ROCCA
P.O. BOX 1710
HOUSTON, TEXAS 77588
PHONE:(713) 485-2300

LEGEND

UTILITY EASEMENT
BUILDING LINE
DRAINAGE EASEMENT

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL ST.

S87°18'51



P R E L I M I N A R Y P L A N O F

SOUTHWYCK

SECTION TWO PHASE TWO

PEARLAND , TEXAS

A SUBDIVISION OF 27.40 ACRES OF LAND OUT OF THE GEORGE C. SMITH SUR
AND THE H.T.&B.R.R. CO. SURVEY, NO. 17, ABSTRACT 242, BRAZORIA COUNTY,

103 LOTS IN 4 BLOCKS

OWNER: GENERAL HOMES CORPORATION

7322 SOUTHWEST FREEWAY HOUST

ENGINEER: BERNARD JOHNSON INCORPORATED

5050 WESTHEIMER HOUST

SURVEYOR: BILLY FOSTER & ASSOCIATES SURVEYING, INC.

3425 FED

PLANNER: NORTHRUP ASSOCIATES, INC.

9328 WESTVIEW DRIVE, SUITE 100 HK

FLOOD STATEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0365 G, DATED SEPTEMBER 28, 1990, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

PRELIMINARY PLAT
OF
GREEN TEE TERRACE
SECTION SIX

PLAT ON NORTH
SIDE OF K-MART
BASED ON 1973 DATUM

LINE OF
SUB DIV.

BEING A 17.5905 ACRE TRACT OF LAND OUT OF LOTS 87-90 AND LOTS 104-107, OF THE ALLISON-RICHEY GULF COAST HOMES COMPANY SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

CONTAINING
5 BLOCKS 51 LOTS
1 PRESEPTIVE
AUGUST 28, 1991



SCALE: 1" = 100'

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713) 941-8988

OWNER:
PEARLAND DEVELOPEMENT
P.O. BOX 262952
HOUSTON TEXAS 77207

CITIZENS

→ ALAN STANLEY
2305 WICKLOW
484-8133

REGARDING SEC. VI (NID94)
GREEN TREE TERRACE

ULTIMATE 250' P.O.W.

LOT 62

LOT 61

PROP. GRADED SWALE DITCH @ 0.10%

S 46° 20' 00" W ~ 2140.00'

40'

I.B.

PROP. FLOWLINE @ 0.10%

N 46° 20' 00" E ~ 2040.00'

LOT 78

LOT 77

-42.5

THOMAS J. GREEN SURVEY
ALLISON - MICHEY GULF COAST
SUBDIVISION
VOL. 4, PG. 48 H.C.M.P.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 21, 1992, AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:30 P.M. with the following present:

Chairman	Al Lentz
Vice Chairman	Helen Beckman
Commissioner	Jack Womack
Commissioner	Emil Beltz
Commissioner	Mary Starr
Commissioner	James Garner
Commissioner	Pat Courtin
Staff Representative	Don Guynes
Asst. to City Secretary	Leslie Schroeder

APPROVAL OF MINUTES:

It was moved by Pat Courtin, seconded by Mary Starr, that the Minutes of the December 17, 1991 meeting be approved as submitted.

Motion passed 5 to 0 with Al Lentz and James Garner abstaining.

CITIZENS:

Mr. Alan Stanley, resident of Green Tee Terrace Subdivision, expressed his concerns regarding the preliminary plat of Green Terrace Section VII. Mr. Stanley conveyed his primary concern is the ingress and egress to Country Club Drive. He asked the Commission to consider his comments when reviewing this plat.

NEW BUSINESS:

PRELIMINARY PLAT OF WORRAL ADDITION, BEING A 6.8651 ACRE TRACT OUT OF T.D. YOCUM SURVEY, A-399 & A.C.H.&B. SURVEY A-147, LOT 1 BLOCK 1, BRAZORIA COUNTY, TEXAS

Chairman Lentz excused himself from the Chambers due to possible conflict of interest.

The Commission reviewed the plat and a right-of-way report which was furnished by the City Manager and determined there was sufficient right-of-way on John Lizer Road.

After further review, it was moved by James Garner, seconded by Pat Courtin, that the preliminary plat of Worrall Addition be approved as submitted.

Motion passed 6 to 0.

Chairman Lentz returned to the Chambers at this time.

PRELIMINARY PLAT OF GREEN TEE TOWNHOUSES, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

It was brought to the attention of the Commission by Don Guynes, Staff Representative, that the corrected preliminary plat had been submitted just prior to the meeting. This did not allow the Commission ample time to review it.

The Commission decided they would not review the plat at this time. It was felt that if the plat was reviewed it would set a precedent for the future.

It was moved by Pat Courtin, seconded by James Garner, that the plats be deferred to a future meeting.

Motion passed 7 to 0.

PRELIMINARY PLAT OF GREEN TERRACE TOWNHOUSES, BEING A 1.5504 ACRE TRACT OUT OF BLOCK 8, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES, BEING 1.5504 ACRE TRACT OUT OF BLOCK 8, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN W.D.C. HALL SURVEY, ABSTRACT 23 IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

John Garner, Engineer for Richard and Linda Lemmon, owners, requested that the preliminary and final plats of Green Terrace Townhouses, Section 8, be deferred for the same reason stated

previously for Block 7.

It was moved by Jack Womack, seconded by Mary Starr, that the preliminary and final plats of Green Tee Terrace Townhouses, Section 8, be deferred to a future meeting.

Motion passed 7 to 0.

PRELIMINARY PLAT OF SOUTHWYCK SECTION TWO PHASE TWO, BEING A 27.40 ACRE TRACT OF LAND OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 547, AND THE H.T.&B.R.R. CO. SURVEY, NO. 17 ABSTRACT 242, BRAZORIA COUNTY, TEXAS.

The Commission discussed such items as street names, right-of-way, and the reserve.

It was moved by Pat Courtin, seconded by Jack Womack, that the preliminary plat of Southwyck Section Two Phase Two, be approved contingent upon all corrections submitted by staff be made on the plat.

Motion passed 7 to 0.

PRELIMINARY PLAT OF GREEN TEE TERRACE SECTION SIX, BEING A 17.5905 ACRE TRACT OF LAND OUR OF LOTS 87-90 AND LOTS 104-107 OF THE ALLISON-RICHEY GULF COAST HOMES CO. SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

Chairman Lentz read a letter from the Harris County Flood Control District stating they do not object to this proposal.

Staff representative Don Guynes stated that Green Tee Terrace Section VI is reserved and will be changed to Green Tee Terrace Section VII.

After review, the Commission decided that several changes needed to be made to the plat. These items include; making Letrim a 70' road way with a 40' road, Antrim should be changed from a 50' road way to a 60' road way up to the cul-de-sac, note Country Club Drive on plat, remove future Green Tee to the West and South, and before submitting the final plat the 40' road easement should be officially abandoned by Harris County.

It was moved by Pat Courtin, seconded by James Garner, that the preliminary plat of Green Tee Terrace Section VII be approved contingent upon the items previously stated.

Motion passed 7 to 0.

ADJOURN:

The meeting adjourned at 9:35 P.M.

Minutes approved as submitted and/or corrected this 4 day
of February, A.D., 1992.


Al Lent
Chairman

ATTEST:


Pat Jones, City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 1992, AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Regular Meeting of December 17, 1991
- III. CITIZENS
Alan Stanley, 2305 Wicklow
- IV. NEW BUSINESS
 1. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF WORRAL ADDITION, BEING A 6.8651 ACRE TRACT OUT OF T.D. YOCUM SURVEY, A-399 & A.C.H. & B. SURVEY A-147, LOT 1 BLOCK 1, BRAZORIA COUNTY, TEXAS.
 2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TOWNHOUSES, BEING 61.438 SQUARE FEET OUT OF BLOCK 7, GREEN TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
 3. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES, BEING 61.438 SQUARE FEET OUT OF BLOCK 7, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY TEXAS.
 4. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TERRACE TOWNHOUSES, BEING A 1.5504 ACRE OUT OF BLOCK 8, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60. OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
 5. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TERRACE TOWNHOUSES, BEING A 1.5504 ACRE OUT OF BLOCK 8, GREEN TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN W.D.C. HALL SURVEY, ABSTRACT 23 IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
 6. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SOUTHWYCK SECTION TWO PHASE TWO, BEING A 27.40 ACRE OF LAND OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 547, AND THE H.T.&B.R.R. CO. SURVEY, NO. 17, ABSTRACT 242, BRAZORIA COUNTY, TEXAS.

7. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TERRACE SECTION SIX, BEING A 17.5905 ACRE TRACT OF LAND OUT OF LOTS 87-90 AND LOTS 104-107, OF THE ALLISON-RICHEY GULF COAST HOMES CO. SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

POSTED: 17TH DAY OF January, A.D., 1992 5:00P. M.
REMOVED: 23rd DAY OF January, 1992.