

THE PURPOSE OF THIS PLAT IS ONLY TO CHANGE
THREE DIMENSIONS IN BLOCK 6, LOTS 11 & 18

**AMENDED PLAT
OF
BANBURY CROSS SECTION II
BLOCK 6, LOTS 11-18**

BEING A 1.3066 ACRE TRACT OUT OF
BANBURY CROSS, SECTION II AS RECORDED
IN VOL. 18, PAGES 369-370 OF THE BRAZORIA
COUNTY PLAT RECORDS AND LOCATED IN THE
THOMAS GREEN SURVEY, ABSTRACT 198 IN
THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

CONTAINING

1 BLOCK

8 LOTS

FEBRUARY 25, 1992



SCALE: 1" = 100'

OWNER:

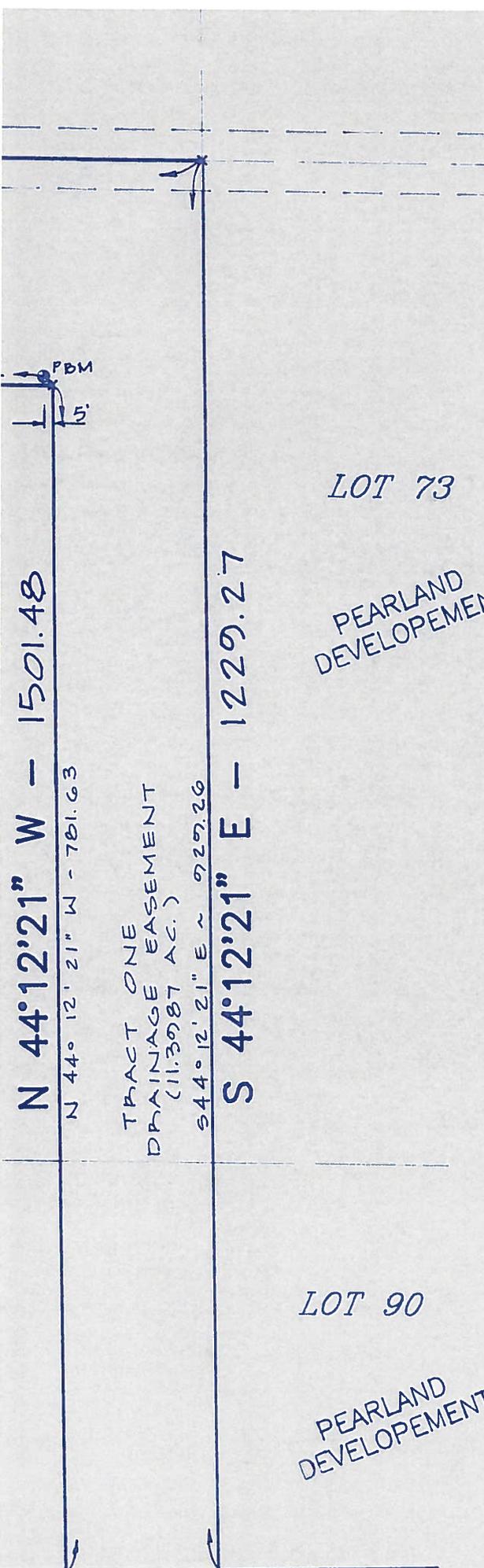
**BANBURY CROSS, LTD.
RONALD HAUSMAN, PRESIDENT
1328 SOUTH LOOP WEST, SUITE 100
HOUSTON, TEXAS 77054
PHONE: (713) 799-9450**

ENGINEER:

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

SURVEYOR:

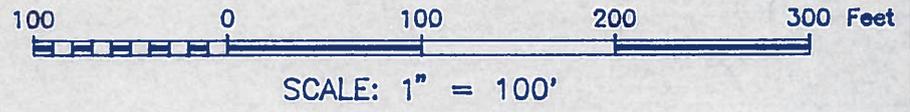
**BILLY R FOSTER AND ASSOCIATES, INC.
3425 FEDERAL ROAD**



LOT 73

PEARLAND DEVELOPEMENT

FINAL PLAT
OF
GREEN TEE TERRACE
SECTION SEVEN



LOT 90

PEARLAND DEVELOPEMENT

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

CH LINE (SEE SHT. 1)

28.15
29.55
86.83
75.25
107.61
104.73
63.64

HOUSTON E.T.J.

FND. 1/2" I.P.

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.

FINAL PLAT
OF
GREEN TEE TERRACE
SECTION SEVEN

BENCHMARK:
P.P. SPIKE IN POWER POLE ON
NORTH SIDE OF F.M. 513 : EAST
SIDE OF K-MART DRIVEWAY
ELEV. 48.78 BASED ON 1973 DATUM

T.B.M.
"X" IN CONC. AT CENTERLINE OF
LETRIM : COUNTRY CLUB DR.
ELEV. 41.38

BEING A 33.9121 ACRE TRACT OF LAND OUT OF
LOTS 87-91 AND LOTS 104-108, 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.

60' WIDE H.L. : P. FEE STRIP

CONTAINING
5 BLOCKS 59 LOTS
2 RESERVES
3 DRAINAGE EASEMENT TRACTS

FEBRUARY 10, 1992



SCALE: 1" = 100'

FND. 3/4" I.R.

H.L. : P
TOWER
(TYP.)

FND. 1/2" I.P.
FND. 1/2" I.R.

3

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
PHONE: (713) 482-7940

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HELD ON MARCH 24, 1992, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:03 P.M. with the following present:

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

APPROVAL OF MINUTES:

It was moved by Mary Starr, seconded by Emil Beltz, that the minutes of the March 17, 1992 meeting be approved as submitted.

Motion passed to 5 to 0 with James Garner abstaining.

NEW BUSINESS

INFORMAL DISCUSSION WITH DON GUYNES REGARDING THE PRE-PRELIMINARY PLAT OF BANBURY CROSS SECTION III.

Staff Representative Don Guynes conveyed to the Commission that the preliminary plat was previously approved by the Commission. He stated that a revision had to be made to the plat due to the layout of the major thoroughfares. Mr. Guynes asked the Commission if a new preliminary plat would have to be submitted because of the revisions.

Al Lentz stated that if it is not a major functional change then the engineer would not have to resubmit.

AMENDED PLAT OF BANBURY CROSS SECTION II, BEING A 1.3066 ACRE TRACT OUT OF BANBURY CROSS SECTION II, THOMAS GREEN SURVEY, ABSTRACT 198, PEARLAND, BRAZORIA COUNTY, TEXAS.

Commissioner Lentz excused himself from the chair due to a possible conflict of interest.

John Garner, engineer on the project, stated that an error was

made on the size of lot 11. The lot is shown to be 80' wide but should be 70' wide.

After no further discussion, it was moved by Mary Starr, seconded by Jack Womack that the amended plat be approved.

Motion passed 5 to 0 with Al Lentz abstaining.

Chairman Lentz returned to the chair.

FINAL PLAT OF GREEN TEE TERRACE SECTION VII, BEING A 33.9121 ACRE TRACT OF LAND OUT OF LOTS 87-91 AND LOTS 104-108, OF THE ALLISON-RICHEY GULF COAST HOMES, CO., LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY TEXAS.

Chairman Lentz read a letter from Glen Erwin, Interim City Manager, to the Pearland Development Company. The letter confirms the availability of sewer and water services to the aforementioned land.

Staff Representative Guynes stated that the plat does not contain the seal from the County Engineer. He conveyed that he has not received the construction drawings back from the City of Pearland's engineer.

Mr. Guynes reported that he received a letter from the Harris County Tax Assessor confirming that Green Tee Section VII is not a duplication of section numbers.

Chairman Lentz stated that the letter from Mr. Erwin does not say that the developer has a commitment for water and sewer services. He explained that the tract is outside the city limits of Pearland but Pearland has a right to serve outside the city limits.

Mr. Lentz also had some questions such as, where the meters are going to be set, who will check the meters, who will pay for the service, and how will they pay. He suggested that until these questions are addressed, and the Planning and Zoning Commission has a guarantee from Council that the plat has water and sewer service that this agenda item be postponed until a future agenda.

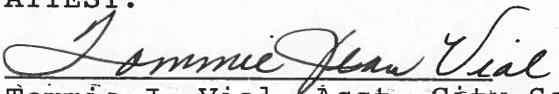
ADJOURN

The meeting adjourned at 7:30 P.M.

Minutes of the meeting approved and/or corrected this 14 day of April, A.D., 1992.


Al Lentz, Chairman

ATTEST:


Tommie J. Vial, Asst. City Sec.



City of Pearland

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

March 20, 1992

Pearland Development Company
Attn: Mr. John B. Niday, Jr., Pres.
P. O. Box 262952
Houston, Texas 77207-2952

Re: Approximately 20 acres, described as Lots 104, 105, 106 and 107 of the Allison-Richey Gulf Coast Home Subdivision, Section G, in the Thomas J. Green Survey of Harris County, Texas.

Dear Sir:

Pursuant to our recent conversation, I am providing herewith this letter confirming the availability of sewer and water services to the above-mentioned parcel of land.

The City of Pearland currently has the capacity necessary to provide adequate services to this property; however, it should be understood that the City will not incur any expenses associated with the delivery of these services, nor does this letter imply a commitment to deliver said services.

I trust this letter will address your needs. If I can be of any further assistance to you, please do not hesitate to call me at 713-485-2411, Ext. 303.

With kindest regards,


Glen R. Erwin
Interim City Manager

GRE/tjv

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 24, 1992, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of March 17, 1992
- III. NEW BUSINESS
 - A. INFORMAL DISCUSSION WITH DON GUYNES REGARDING THE PRE-PRELIMINARY PLAT OF BANBURY CROSS SECTION III.
 - B. CONSIDERATION AND POSSIBLE ACTION - AMENDED PLAT OF BANBURY CROSS SECTION II, BEING A 1.3066 ACRE TRACT OUT OF BANBURY CROSS SEC. II, THOMAS GREEN SURVEY, ABSTRACT 198, PEARLAND, BRAZORIA COUNTY, TEXAS.
 - C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE SECTION SEVEN, BEING A 33.9121 ACRE TRACT OF LAND OUT OF LOTS 87-91 AND LOTS 104-108, OF THE ALLISON-RICHEY GULF COAST HOMES CO., 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 CO. TEXAS.
- IV. ADJOURN

POSTED: 20TH DAY OF March, A.D., 1992 5:00 P.M.
REMOVED: 25TH DAY OF March, 1992.