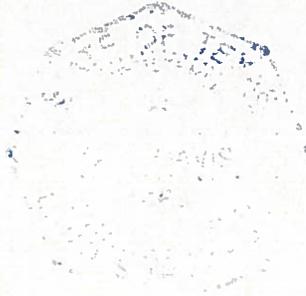


C. S

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



FINAL PLAT  
OF  
MASUDA SUBDIVISION

9.9900 AC. BEING ALL OF LOT 52  
ALLISON RICHEY GULF COAST HOME CO. SUBD.  
SECTION 9 , H.T.&B. RR. CO. SURVEY A - 234  
( VOL. 2 , PG. 23 BCDR )  
PEARLAND , BRAZORIA COUNTY , TEXAS  
5 LOTS , 1 BLOCK  
JANUARY , 1992

SURVEYOR

C. L. DAVIS & COMPANY

1506 E. BROADWAY, SUITE 103

PEARLAND, TEXAS 77581

(713) 482-9490

OWNER

TOYOKO T. MASUDA  
#7 Tanager Trail

WOODLANDS, TEXAS 77381

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 1/2" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



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



PRELIMINARY PLAT  
OF  
REEN TEE TERRACE TOWNHOUSES  
SECTION 2  
16,055 SQ. FT. BEING  
A REPLAT OF BLOCK 7  
GREEN TEE TERRACE TOWNHOUSES  
( VOL. 177, PG. 60 HCMR )  
W.D.C. HALL SURVEY , A-23  
PEARLAND , HARRIS COUNTY , TEXAS  
2 LOTS , 1 BLOCK  
FEBRUARY , 1992

SURVEYOR

C. L. DAVIS & COMPANY  
1506 E. BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581  
(713) 482-9490

OWNER

F. D. I. C.  
P.O. BOX 101508  
SAN ANTONIO , TEXAS  
78201-9508

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 1/2" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



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



FINAL PLAT  
OF  
REEN TEE TERRACE TOWNHOUSES  
SECTION 2

16,055 SQ. FT. BEING  
A REPLAT OF BLOCK 7  
GREEN TEE TERRACE TOWNHOUSES  
( VOL. 177, PG. 60 HCMR )  
W.D.C. HALL SURVEY , A-23  
PEARLAND , HARRIS COUNTY , TEXAS  
2 LOTS , 1 BLOCK  
FEBRUARY , 1992

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

OWNER  
F. D. I. C.  
P.O. BOX 101508  
SAN ANTONIO , TEXAS  
78201-9508

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 1/2" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



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



PRELIMINARY PLAT  
OF

GREEN TEE TERRACE TOWNHOUSES  
SECTION 3

19,460 SQ.FT. BEING  
A REPLAT OF BLOCK 3  
GREEN TEE TERRACE TOWNHOUSES  
( VOL. 177, PG. 60 HCMR )  
W.D.C. HALL SURVEY , A-23  
PEARLAND , HARRIS COUNTY , TEXAS  
2 LOTS , 1 BLOCK  
MARCH , 1992

SURVEYOR

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

OWNER

DAMON BUILDERS & DEVELOPMENT, INC.  
P.O. BOX 573021  
HOUSTON, TEXAS 77257-3021

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 1/2" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



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



FINAL PLAT  
OF  
GREEN TEE TERRACE TOWNHOUSES  
SECTION 3

19,460 SQ. FT. BEING  
A REPLAT OF BLOCK 3  
GREEN TEE TERRACE TOWNHOUSES  
( VOL. 177, PG. 60 HCMR )  
W.D.C. HALL SURVEY , A-23  
PEARLAND , HARRIS COUNTY , TEXAS  
2 LOTS , 1 BLOCK  
MARCH , 1992

SURVEYOR

C. L. DAVIS & COMPANY  
1506 E. BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581  
(713) 482-9490

OWNER

DAMON BUILDERS & DEVELOPMENT, INC.  
P.O. BOX 5,3021  
HOUSTON, TEXAS 77257-3021  
KENNETH SULLIVAN

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 26, 1992, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:05 P.M. with the following members present:

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

**APPROVAL OF MINUTES**

It was moved by Helen Beckman, seconded by Mary Starr, that the minutes of the May 19, 1992 meeting be approved as submitted.

Motion passed 4 to 0 with Al Lentz, Jack Womack and James Garner abstaining.

**NEW BUSINESS**

**INFORMAL DISCUSSION WITH MR. STAN DITSCHER REGARDING THE REPLATTING PROCESS OF WESTWOOD VILLAGE SUBDIVISION SECTIONS VI AND VII.**

Mr. Ditscher, owner, explained to the Commission that he owns property located in the Westwood Village Subdivision that is currently zoned General Business. Mr. Ditscher stated he is proposing to develop this into single family dwellings and requested some insight from the Commission.

The Commission conveyed to Mr. Ditcher that first the property would have to be rezoned R-2 (single family dwelling). The Commission also stated that his plans meet the R-2 zoning with the exception of the lots not meeting the criteria of the Subdivision Ordinance. That is, no access shall be granted to a residential zoned lot from a major thoroughfare or collector street.

After no further discussion, Mr. Duitscher thanked the Commission for their time and suggestions.

**FINAL PLAT OF MASUDA SUBDIVISION, BEING ALL OF LOT 52 ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION, SECTION 9, H.T.&B. R.R. CO. SURVEY A-234, VOL. 2, PAGE 23, PEARLAND, BRAZORIA COUNTY, TEXAS.**

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

Staff Representative Don Guynes conveyed to the Commission that he questioned two items on the plat. One being the width of County road 560 and the other is the 16' utility easement. Mr. Chuck Davis, surveyor, stated that he is only allowed to dedicate 30' of the right-of-way due to the fact that the other side of the road has not been subdivided.

The Commission agreed that proper road dedication should be shown on the plat. It was also the consensus of the Commission to change the wording to state that 30' is hereby dedicated to right-of-way.

After no further discussion, it was moved by Mary Starr, seconded by Pat Lopez, that the final plat of Masuda Subdivision be approved contingent upon the correction of the right-of-way wording and the plat showing proper road dedication as discussed.

Motion passed 6 to 0 with Al Lentz abstaining.

**REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' BY C.L. DAVIS & CO., FOR GREEN TEE TOWNHOUSES, SECTION II.**

It was the consensus of the Commission that the reduction of the building line would be consistent with the existing townhomes.

After no further discussion, it was moved by James Garner, seconded by Mary Starr, that a variance be granted to reduce the 25' building line to 10'.

Motion passed 6 to 0 with Al Lentz abstaining.

**PRELIMINARY PLAT OF GREEN TEE TERRACE TOWNHOUSES, SECTION II, BEING A REPLAT OF BLOCK 7 GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60 HCMR W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY TEXAS.**

Commissioner Starr questioned whether or not this section had ever been platted. Staff Representative Guynes stated that it was platted but never approved by the City.

It was pointed out by Commissioner Garner that on a section of the plat it states a replat of a portion of block 7, but in the

title block it states a replat of block 7. The Commission suggested that the title block be changed to be consistent.

Staff Representative Guynes suggested that the tract letters be changed to lot numbers in order to be consistent with the other lots in the townhouse reserve.

It was the consensus of the Commission that Tract A be changed to Lot 1 and Tract B be changed to Lot 2.

After no further discussion, it was moved by James Garner, seconded by Mary Starr, that the preliminary plat of Green Tee Terrace Townhouses, Section II, be approved contingent upon Tracts A and B being changed to Lots 1 and 2, and the wording be changed to state a replat of a portion of Block 7.

Motion passed 6 to 0.

**FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES, SECTION II, BEING A REPLAT OF BLOCK 7 GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60 HCMR W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY, TEXAS.**

Staff Representative Guynes conveyed to the Commission that FDIC is the owner of the property. He stated that FDIC will not pay the taxes until the plat is accepted by the City of Pearland.

It was determined by the Commission that the final plat is identical to the preliminary plat.

After no further discussion, it was moved by Mary Starr, seconded by James Garner, that the final plat of Green Tee Terrace Townhouses, Section II, be approved contingent upon Tract A and B being changed to Lots 1 and 2, and the tax certificates being evidenced prior to filing the plat.

Motion passed 6 to 0.

**REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' BY C.L. DAVIS & CO., FOR GREEN TEE TOWNHOUSES, SECTION III.**

It was the consensus of the Commission that the reduction of the building line would be consistent with the existing townhomes.

It was moved by James Garner, seconded by Mary Starr, that a variance be granted to reduce the 25' building line to 10'.

Motion passed 6 to 0.

**PRELIMINARY PLAT OF GREEN TEE TERRACE TOWNHOUSES SECTION III, BEING A REPLAT OF BLOCK 3 GREEN TEE TERRACE TOWNHOUSES, VOL. 177, PG. 60 HCMR, W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY, TEXAS.**

It was the consensus of the Commission that the plat was

basically the same as the previous items on the agenda regarding the townhouse reserve.

Commissioner Beckman stated that ownership should be shown to the east of Cavin Street. Commissioner Garner pointed out a small drafting error.

After no further discussion, it was moved by Mary Starr, seconded by Jack Womack, that the preliminary plat of Green Tee Terrace Townhouses Section III, be approved subject to showing the owner of the property adjacent to Cavin Street, and correcting the drafting error.

Motion passed 6 to 0 with Al Lentz abstaining.

**FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES SECTION III, BEING A REPLAT OF BLOCK 3 GREEN TEE TERRACE TOWNHOUSES, VOL. 177, PG. 60, PEARLAND, HARRIS COUNTY, TEXAS.**

The Commission commented that ownership to the east of Cavin Street should be shown, and the wording should be corrected to state a replat of a portion of Block 3.

It was moved by James Garner, seconded by Mary Starr, that the final plat of Green Tee Terrace Townhouses Section III, be approved contingent upon changing the drawing to state a replat of a portion of Block 3 and showing the owner of the property adjacent to Cavin Street.

Motion passed 6 to 0 with Al Lentz abstaining.

Chairman Lentz returned to the Chair.

**ADJOURN**

The meeting adjourned at 8:40 P.M.

Minutes of the meeting approved as submitted and/or corrected this 16<sup>th</sup> day of June, A.D., 1992.

  
Al Lentz, Chairman

ATTEST:

  
Pat Jones, City Secretary



# City of Pearland

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

TO: Planning & Zoning Board

FROM: Don E. Guynes

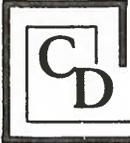
DATE: May 25, 1992

RE: Final Plat of Masuda Subdivision

The following items must be addressed on the final plat for the referenced subdivision.

1. Plat must show the width of County Road 560.
2. Subdivision Ordinance requires a 16' utility easement.

DEG/mp



## C.L. DAVIS & COMPANY

LAND SURVEYING

1506 EAST BROADWAY, SUITE 103

PEARLAND, TEXAS 77581

(713) 482-9490

FAX 482-1294

May 13, 1992

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

RE: Green Tee Terrace Townhomes,  
Section 2

Attention: Don

We request that a variance be granted to allow the existing twenty five foot building line along Country Club Drive on the above referenced plat be changed to a ten foot building line.

Thank you for your time and consideration of this matter.

Sincerely yours,

C.L. Davis, R.P.L.S.



# City of Pearland

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

TO: PLANNING AND ZONING COMMISSION

FROM: DON E. GUYNES

DATE: MAY 22, 1992

REF: PRELIMINARY AND FINAL PLAT OF GREEN TEE TOWNHOUSES, SECTION III.

The following items need to be addressed on the above mentioned plat.

1. Plat must show owner of the property east of Cavin Street.



---

## C.L. DAVIS & COMPANY

LAND SURVEYING  
1506 EAST BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581  
(713) 482-9490  
FAX 482-1294

May 13, 1992

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

RE: Green Tee Terrace Townhomes,  
Section 3

Attention: Don

We request that a variance be granted to allow the existing twenty five foot building line along Country Club Drive on the above referenced plat be changed to a ten foot building line.

Thank you for your time and consideration of this matter.

Sincerely yours,

C.L. Davis, R.P.L.S.

**AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD TUESDAY, MAY 26, 1992, 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 May 19, 1992
- III. NEW BUSINESS
  - A. INFORMAL DISCUSSION WITH MR. STAN DUITSCHER REGARDING THE REPLATTING PROCESS OF WESTWOOD VILLAGE SUBDIVISION SECTIONS VI AND VII.
  - B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF MASUDA SUBDIVISION, BEING ALL OF LOT 52 ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION, SECTION 9, H.T.&B. R.R. CO. SURVEY A-234, VOL. 2, PAGE 23, PEARLAND, BRAZORIA COUNTY, TEXAS.
  - C. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' BY C.L. DAVIS & CO., FOR GREEN TEE TOWNHOUSES, SECTION II.
  - D. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TERRACE TOWNHOUSES, SECTION II, BEING A REPLAT OF BLOCK 7 GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60 HCMR W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY, TEXAS.
  - E. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES, SECTION II, BEING A REPLAT OF BLOCK 7 GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOL. 177, PG. 60 HCMR W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY, TEXAS.
  - F. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' BY C.L. DAVIS & CO., FOR GREEN TEE TOWNHOUSES, SECTION III.
  - G. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TERRACE TOWNHOUSES SECTION III, BEING A REPLAT OF BLOCK 3 GREEN TEE TERRACE TOWNHOUSES, VOL. 177, PG. 60 HCMR, W.D.C. HALL SURVEY, A-23, PEARLAND, HARRIS COUNTY, TEXAS.
  - H. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE TOWNHOUSES SECTION III, BEING A REPLAT OF BLOCK 3 GREEN TEE TERRACE TOWNHOUSES, VOL. 177, PG. 60 COUNTY, TEXAS.

IV. ADJOURN

POSTED: 22<sup>nd</sup> DAY OF May, A.D., 1992 5:00 P.M.

REMOVED: 29<sup>th</sup> DAY OF May 1992.



# City of Pearland

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

TO: PLANNING AND ZONING COMMISSION

FROM: DON E. GYNES

DATE: MAY 22, 1992

REF: PRELIMINARY AND FINAL PLAT OF GREEN TEE TOWNHOUSES, SECTION II.

The following items need to be addressed on the above mentioned plat.

1. Should the plat say "replat of Block 7" or "portion of Block 7"?