

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 15, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE FIRST FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: February 16, 2004

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1154

Zone Change Application No. 1154

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 5, Block 11, West Lea Subdivision 2, Abstract 546, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located at 3801 Bluebird Way)

Owner: Angela Vincent
3801 Bluebird Way
Pearland, Texas 77584

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1153

Zone Change Application No. 1153

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 1.5 acres of land situated in Lot 77 of Figland Orchard Subdivision of a part of Section 13 of the H.T. & B.R.R. Company Survey, Abstract 240, as recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, Texas (Located on the West Side of Wagon Trail Road, and South of Bardet Street)

PLANNING AND ZONING COMMISSION

Owner: Evangelos Golfis
2431 Laura Lane
Pearland, Texas 77581

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1142

Zone Change Application No. 1142

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: Lot 36, Westchester Estates, Abstract 242, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located on the West Side of Manvel Road, and north of Westchester Circle)

Owner: Vincent Z. Ramirez
5001 Groveton Lane
Pearland, Texas 77584

D. CONSIDERATION & POSSIBLE ACTION –ZONING APPLICATION NO. 1156

Zone Change Application No. 1156

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Planned Unit Development (PUD), on the following described property, to wit:

Legal Description: 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as recorded in Volume 1596, Page 93 of the Brazoria County Deed Records; and 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey recorded in Volume 1596, Page 93 of the Brazoria County Deed Records

Owner: Sue Morrison
2411 Park
Pearland, Texas 77581

PLANNING AND ZONING COMMISSION

Applicant: Paul Grohman
2947 E. Broadway
Pearland, Texas 77581

E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1160

Zone Change Application No. 1160

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1161

Zone Change Application No. 1161

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 63.2 acres, more or less, being out of W. Zychlinski's Subdivision of Sections 27 & 28 in the H. T. & B. R. R. Company Survey, Abstract – 551 filed in Volume 29, Page 9 Brazoria County Deed Records and the H. Stevens Survey, Abstract – 594, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 99-040666 and 02-028656 and in a deed as filed in Official Records of Real Property of Brazoria County at Volume (88) 625, Page 769 and Volume (88) 537, Page 382 and in a deed as filed in Official Records of Real Property of Brazoria County at

PLANNING AND ZONING COMMISSION

Clerk's File Number 02-037050 (Generally Located on the West Side of future Pearland Parkway, and North of Industrial Drive)

Owner: R. West Development Company

Applicant: City of Pearland

G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1159

Zone Change Application No. 1159

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: 6.9 acres of land, more or less, being out of tracts 'C' and 'D' of the subdivision of section 1, A.C.H. & B. RR Co. Survey, A – 147 filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 98-043412 and 00-047831 (Generally Located on the North Side of Walnut Street, and on the East Side of Galveston Avenue)

Owner: Ronnie and Rebecca Acosta; and United States Post Office

Applicant: City of Pearland

H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1158

Zone Change Application No. 1158

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 29.4 acres of land, more or less, being out of Lots 172 and 173 of said W. Zychlinski's Subdivision, H. T. & B. R. R. Company Survey, Section 27, Abstract – 308 and G. C. Smith Survey, Section 27, Abstract – 551 and out of that tract as described in a deed filed in the Official Records of

PLANNING AND ZONING COMMISSION

Brazoria County at Volume (90) 799, Page 40 and 98-035795 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: BMS, Inc.

Applicant: City of Pearland

I. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1157

Zone Change Application No. 1157

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 5.2 acres of land, more or less, being out of Lot 173 of said W. Zychlinski's Subdivision, G. C. Smith Survey Section 28, Abstract – 551 and being out of that tract as described in a deed filed in Volume 1758, Page 28 Brazoria County Deed Records and in Official Records of Real Property of Brazoria County at Clerk's File Number 96-001936 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: Alexander Family, L.P.; and Robert L. Alexander

Applicant: City of Pearland

J. CONSIDERATION & POSSIBLE ACTION –Final Plat of Cabot Cove Section Two, a subdivision of 30.2890 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cabot Cove Section Three, a subdivision of 13.6540 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

L. CONSIDERATION & POSSIBLE ACTION – Replat of Reserves "C" and "D" Corrigan Addition, Section Two, 1 General Business Reserve, 2.0234 Acres in the H.T. & B.R.R. Company Survey, Section 13, Abstract 240, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

M. CONSIDERATION & POSSIBLE ACTION – Final Plat of West Oaks Square Section One, Being 3.9309 acres (171,230 S.F.) of land located in the H.T. & B.R.R. Company Survey, A-240 Brazoria County, Texas and also being a partial replat of West Oaks, Section One-A, a subdivision per map or replat thereof recorded in Volume 19, Page 55-56, plat records of Brazoria County, Texas City of Pearland

N. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cambridge Lake Section One – Phase 2, a subdivision of 34.9573 acres being out of the Section 17, H.T. & B.R.R. Co. Survey, Abstract – 242, City of Pearland, Brazoria County, Texas

O. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Townhomes a subdivision of 10.8106 acres located in the R.B. Lyle Survey, A-539, Brazoria County, Texas

P. CONSIDERATION & POSSIBLE ACTION – Final Plat of Kandiland Pearland, being a subdivision of 1.137 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas

Q. CONSIDERATION & POSSIBLE ACTION – Final Plat of Adame Subdivision being a subdivision containing 1.6867 acres of land out of Lot 8, being the southeast one-fourth of the northwest one-fourth of Section 14, H.T. & B.R.R. Co. Survey, Abstract 509, City of Pearland, Brazoria County, Texas

R. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bellavita at Green Tee Section Five, being a subdivision of 28.0604 acres of land out the W.D.C Hall Survey, A-23, City of Pearland, Harris County, Texas

S. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of G & L Estates, being a subdivision containing 1.8239 acres of land out of the North one-half of the Southeast one-fourth of Section 16, H.T. & B.R.R. Co. Survey, (G.C. Smith Survey), Abstract 546, City of Pearland, Brazoria County, Texas

T. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bandali Daycare, Unrestricted Reserve A, survey of 1.902 acres or 82,868 square feet of land out of a 16.399 acres tract of land being the residue of a 597.6155 acre tract of land recorded in Volume 431, Page 1 of the Deed Records, also in the J. Crawley Survey Abstract 174, Brazoria County, Texas

U. CONSIDERATION & POSSIBLE ACTION - Consideration of the Transportation CIP Master Plan, for the City of Pearland's Project Department

PLANNING AND ZONING COMMISSION

IV. NEXT MEETING DATES: April 5, 2004 – P & Z Meeting
April 19, 2004 – JPH & Regular P & Z

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

PLANNING AND ZONING COMMISSION

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Posted this 11 day of March 2004 A.D.

Removed this 16 day of March 2004 A.D.

PLANNING AND ZONING COMMISSION

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Applicant: City of Pearland

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Clerk's File Number 02-037050 (Generally Located on the West Side of future Pearland Parkway, and North of Industrial Drive)

Owner: R. West Development Company

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Owner: Ronnie and Rebecca Acosta; and United States Post Office

Applicant: City of Pearland

H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1158

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Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 29.4 acres of land, more or less, being out of Lots 172 and 173 of said W. Zychlinski's Subdivision, H. T. & B. R. R. Company Survey, Section 27, Abstract – 308 and G. C. Smith Survey, Section 27, Abstract – 551 and out of that tract as described in a deed filed in the Official Records of

PLANNING AND ZONING COMMISSION

Applicant: Paul Grohman
2947 E. Broadway
Pearland, Texas 77581

E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1160

Zone Change Application No. 1160

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1161

Zone Change Application No. 1161

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 63.2 acres, more or less, being out of W. Zychlinski's Subdivision of Sections 27 & 28 in the H. T. & B. R. R. Company Survey, Abstract – 551 filed in Volume 29, Page 9 Brazoria County Deed Records and the H. Stevens Survey, Abstract – 594, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 99-040666 and 02-028656 and in a deed as filed in Official Records of Real Property of Brazoria County at Volume (88) 625, Page 769 and Volume (88) 537, Page 382 and in a deed as filed in Official Records of Real Property of Brazoria County at

PLANNING AND ZONING COMMISSION

Owner: Evangelos Golfis
2431 Laura Lane
Pearland, Texas 77581

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1142

Zone Change Application No. 1142

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: Lot 36, Westchester Estates, Abstract 242, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located on the West Side of Manvel Road, and north of Westchester Circle)

Owner: Vincent Z. Ramirez
5001 Groveton Lane
Pearland, Texas 77584

D. CONSIDERATION & POSSIBLE ACTION –ZONING APPLICATION NO. 1156

Zone Change Application No. 1156

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Planned Unit Development (PUD), on the following described property, to wit:

Legal Description: 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as recorded in Volume 1596, Page 93 of the Brazoria County Deed Records; and 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey recorded in Volume 1596, Page 93 of the Brazoria County Deed Records

Owner: Sue Morrison
2411 Park
Pearland, Texas 77581

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 15, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE FIRST FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: February 16, 2004

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1154

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Owner: Angela Vincent
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B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1153

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PLANNING AND ZONING COMMISSION

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Owner: Sue Morrison
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Frida Sheryf

~~*Frida Sheryf*~~
Ruby Nell
tabled 5-0

PLANNING AND ZONING COMMISSION

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*Ruby Sheriff
Motion
Tabled
4-1
"Todd Jaceo"*

*Sheriff
Lucia
seconded
Motion to
approve*

*4-1
"Lucia"*

PLANNING AND ZONING COMMISSION

Clerk's File Number 02-037050 (Generally Located on the West Side of future Pearland Parkway, and North of Industrial Drive)

Owner: R. West Development Company

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Brazoria County at Volume (90) 799, Page 40 and 98-035795 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

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Zone Change Application No. 1157

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 5.2 acres of land, more or less, being out of Lot 173 of said W. Zychlinski's Subdivision, G. C. Smith Survey Section 28, Abstract – 551 and being out of that tract as described in a deed filed in Volume 1758, Page 28 Brazoria County Deed Records and in Official Records of Real Property of Brazoria County at Clerk's File Number 96-001936 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: Alexander Family, L.P.; and Robert L. Alexander

Applicant: City of Pearland

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cabot Cove Section Two, a subdivision of 30.2890 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cabot Cove Section Three, a subdivision of 13.6540 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

L. CONSIDERATION & POSSIBLE ACTION – Replat of Reserves "C" and "D" Corrigan Addition, Section Two, 1 General Business Reserve, 2.0234 Acres in the H.T. & B.R.R. Company Survey, Section 13, Abstract 240, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

App 5-0
M. CONSIDERATION & POSSIBLE ACTION – Final Plat of West Oaks Square Section One, Being 3.9309 acres (171,230 S.F.) of land located in the H.T. & B.R.R. Company Survey, A-240 Brazoria County, Texas and also being a partial replat of West Oaks, Section One-A, a subdivision per map or replat thereof recorded in Volume 19, Page 55-56, plat records of Brazoria County, Texas City of Pearland

Approved
N. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cambridge Lake Section One – Phase 2, a subdivision of 34.9573 acres being out of the Section 17, H.T. & B.R.R. Co. Survey, Abstract – 242, City of Pearland, Brazoria County, Texas

App 5-0
O. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Townhomes a subdivision of 10.8106 acres located in the R.B. Lyle Survey, A-539, Brazoria County, Texas

Approved
P. CONSIDERATION & POSSIBLE ACTION – Final Plat of Kandiland Pearland, being a subdivision of 1.137 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas

App
Q. CONSIDERATION & POSSIBLE ACTION – Final Plat of Adame Subdivision being a subdivision containing 1.6867 acres of land out of Lot 8, being the southeast one-fourth of the northwest one-fourth of Section 14, H.T. & B.R.R. Co. Survey, Abstract 509, City of Pearland, Brazoria County, Texas

App 5-0
R. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bellavita at Green Tee Section Five, being a subdivision of 28.0604 acres of land out the W.D.C Hall Survey, A-23, City of Pearland, Harris County, Texas

App
S. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of G & L Estates, being a subdivision containing 1.8239 acres of land out of the North one-half of the Southeast one-fourth of Section 16, H.T. & B.R.R. Co. Survey, (G.C. Smith Survey), Abstract 546, City of Pearland, Brazoria County, Texas

Approved
T. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bandali Daycare, Unrestricted Reserve A, survey of 1.902 acres or 82,868 square feet of land out of a 16.399 acres tract of land being the residue of a 597.6155 acre tract of land recorded in Volume 431, Page 1 of the Deed Records, also in the J. Crawley Survey Abstract 174, Brazoria County, Texas

U. CONSIDERATION & POSSIBLE ACTION - Consideration of the Transportation CIP Master Plan, for the City of Pearland's Project Department

PLANNING AND ZONING COMMISSION

IV. NEXT MEETING DATES: April 5, 2004 – P & Z Meeting
April 19, 2004 – JPH & Regular P & Z

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

BEGINNING at a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of Reserve "A" of West Oaks Office Building, a subdivision per map or plat thereof recorded in Volume 20, Pages 3 and 4 of the Plat Records of Brazoria County, Texas, same also being in the south right-of-way line of Broadway Avenue, based on a width of 100 feet;

THENCE East, along the said south right-of-way line, a distance of 535.91 feet to a 5/8 inch iron rod set at the intersection of the said south right-of-way line and the west right-of-way line of Harkey Road, a variable width right-of-way, for the northeast corner of the herein described tract;

THENCE in a southwesterly direction along the arc of a curve to the right, having a Radius of 415.00 feet, a Central Angle of 13°48'14", an Arc Length of 99.98 feet and a Long Chord which bears South 12°32'57" West 99.74 feet to a 5/8 inch iron rod set for an angle corner of the herein described tract;

THENCE South 19°27'15" West, continuing along the said west right-of-way line of Harkey Road, same being the east line of the herein described tract, a distance of 100.78 feet to a 5/8 inch iron rod set for an angle point;

THENCE South, continuing along the said west right-of-way line of Harkey Road, same being the east line of the herein described tract, a distance of 151.12 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract;

THENCE West, along the north line of West Oaks, Section 2-B & 2-A, same also being the north line of a 50 foot wide easement conveyed to Houston Pipeline Company as per an instrument recorded in Volume 1116, Page 586 of the Deed Records of Brazoria County, Texas, which is also the south line of said Reserve "A" and the herein described tract, a distance of 480.67 feet to a 1/2 inch iron rod found for the southeast corner of the said West Oaks Office Building, same being the southwest corner of the herein described tract;

THENCE North, along the east line of the said Office Building subdivision, same being the west line of the herein described tract, a distance of 343.50 feet to the PLACE OF BEGINNING, containing 3.9309 acres (171,230 square feet) of land.

FINAL PLAT
OF
**WEST OAKS SQUARE
SECTION ONE**

BEING 3.9309 ACRES (171,230 S.F.) OF LAND LOCATED IN THE
H.T.& B.R.R. COMPANY SURVEY, A-240 BRAZORIA COUNTY, TEXAS
AND ALSO BEING A PARTIAL REPLAT OF WEST OAKS, SECTION ONE-A
A SUBDIVISION PER MAP OR PLAT THEREOF RECORDED IN
VOLUME 19, PAGE 55-56 PLAT RECORDS BRAZORIA COUNTY, TEXAS
CITY OF PEARLAND

0 RESERVES

2 LOTS

1 BLOCK

DATE:

JANUARY, 2004

ENGINEER AND SURVEYOR:

REKHA ENGINEERING INC.

OWNERS:



5301 Hollister, Suite 190

Houston, Texas 77040

713-895-8080

713-895-8081

Fax: 713-895-7686

Job No: 0307-1922

Contact: John H. English, Sr. Vice President

SCP HARKEY TX I, LTD.

1920 FOUNTAINVIEW

HOUSTON, TEXAS 77057

NER TEXAS, LTD.
1000 DRIVE, SUITE 500
HOUSTON, TEXAS 77521
(713) 427-7990

gas pipeline or
riders building
tain inherent
nd release of
aforementioned
ees to forever
successors and
uilding, use or

THENCE, North 03°08'45" West, along said easterly R.O.W. line, a distance of 166.00 feet to a 5/8-inch iron rod with orange plastic cap stamped "RPLS 5489" set marking the northwest corner of the herein described tract;

THENCE, North 81°00'36" East, departing said easterly R.O.W. line, a distance of 300.00 feet to a 5/8-inch iron rod with orange plastic cap stamped "RPLS 5489" set marking the northeast corner of the herein described tract;

THENCE, South 03°08'45" East, a distance of 166.00 feet to a 5/8-inch iron rod with orange plastic cap stamped "RPLS 5489" set marking the southeast corner of the herein described tract;

THENCE, South 81°00'36" West, parallel with and 30 feet from the northerly line of the aforesaid SHADOW CREEK RANCH SF-1, a distance of 300.00 feet to the POINT OF BEGINNING and containing 1.137 acres (49,541 square feet) of land. This description is based on the Land Title Survey prepared by Boundary One, L.L.C., dated May 21, 2003. Project Number 6767-0109.

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FINAL PLAT

KANDILAND PEARLAND

BEING A SUBDIVISION OF 1.137 ACRES OF LAND OUT OF THE
T.C.R.R. CO. SURVEY, SECTION 3, ABSTRACT NO. 678
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

1 BLOCK

1 LOT

0 RESERVES

OWNER:

D. & R. KING, INC.

104 VICTORIA WAY
FRIENDSWOOD, TEXAS 77546
(713) 667-0333

CONTACT: DAN KING

SURVEYOR:

BOUNDARY ONE, L.L.C.

150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TEXAS 77546
(281) 648-3131

CONTACT: CHRISTIAN OFFENBURGER

DATE: FEBRUARY 9, 2004

SHEET 1 OF 1

FINAL PLAT OF
ADAME
SUBDIVISION

BEING A SUBDIVISION
CONTAINING
1.6867 ACRES OF LAND OUT OF
LOT 8, BEING THE SOUTHEAST ONE-FOURTH
OF THE NORTHWEST ONE-FOURTH OF SECTION
14, H.T.&B.R.R. CO. SURVEY, ABSTRACT 509,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

3 LOTS 1 BLOCK
FEBRUARY, 2004

OWNERS:

Adame-Burns
Becky Ln.
and, Tx. 77584
772-0070

Jose & Irma Adame
5701 Becky Ln.
Pearland, Tx. 77584
281-772-0070

Jose A. & Elida A. Adame
5701 Becky Ln.
Pearland, Tx. 77584
281-772-7888

SURVEYOR:

WALKER L. TREESH
P.O. BOX 2113
PEARLAND, TEXAS 77588
(281) 485-5191
FAX: (281) 485-6012

**BELLAVITA AT GREEN TEE
SECTION FIVE**

**BEING A SUBDIVISION OF 28.0604 ACRES OF LAND
OUT OF THE W.D.C. HALL SURVEY, A-23**

CITY OF PEARLAND, HARRIS COUNTY, TEXAS

**142 LOTS 5 BLOCKS 5 RESERVES (0.5169 ACRES)
(CLOSURE ERROR: N6°40'03"W, 0.0130'; PRECISION : 1/364705)**

DATE: FEBRUARY, 2004 SCALE: 1" = 100'

ENGINEER:

CENTURY ENGINEERING, INC.

3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

PH. (713) 780-8871 FX. (713) 780-7662

EDDIE A. TAHER

C.E.I. JOB NO. 98017-01.2

SURVEYOR:

GARALD E. MUNGER, JR.

3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

PH. (713) 780-8871 FX. (713) 780-7662

OWNER:

REED-WEST INVESTMENTS, LTD.

RENEE L. WEST, PRESIDENT

6302 BROADWAY, SUITE 250, PEARLAND, TEXAS 77581

PH. (281) 997-1500 FX. (281) 997-2886

SHT. 1 OF 1

8'10" E, along the west right of way line of Harkey Road, at a distance of 297.36
inch iron rod found for reference corner in the north right of way line of Terrell
in all a total distance of 327.36 feet to the PLACE OF BEGINNING and containing
land, more or less.

PRELIMINARY PLAT OF
G & L
ESTATES

BEING A SUBDIVISION
CONTAINING
1.8239 ACRES OF LAND OUT OF
THE NORTH ONE-HALF OF THE SOUTHEAST
ONE-FOURTH OF SECTION 16, H.T.&B.R.R. CO.
SURVEY (G.C. SMITH SURVEY), ABSTRACT 546,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2 LOTS 1 BLOCK
FEBRUARY, 2004

OWNERS:

id and Ana Garcia
Nevada
th Houston, Tx. 77587
3) 943-8158

Antonio and Isabel Linares
1005 Avenue J
South Houston, Tx. 77587
(713) 946-1432

ENGINEER:

SURVEYOR:

MUNICIPAL ENGINEERING
IN D. GARNER, P.E.
01 FEDERAL STREET
ADENA, TEXAS 77504
3) 941-8988

WALKER L. TREESH
P.O. BOX 2113
PEARLAND, TEXAS 77588
(281) 485-5191
FAX: (281) 485-6012

and subdivision of Bandali Daycare, is in conformance with the laws of the State of
d ordinances of the City of Pearland as shown hereon and authorized the recording of
this _____ day of _____ 2004.

o, Chairperson
ning Commission
earland, Texas

Sheryl Greiner, Vice-Chairperson
City Planning Commission
City of Pearland, Texas

dars, Commissioner
ning Commission
earland, Texas

Neil West, Commissioner
City Planning Commission
City of Pearland, Texas

rsom, Commissioner
ning Commission
earland, Texas

Don W. Sederdahl, Commissioner
City Planning Commission
City of Pearland, Texas

wles, Commissioner
ning Commission
earland, Texas

PRELIMINARY PLAT

BANDALI DAYCARE

UNRESTRICTED RESERVE A 1.902 ACRES

SURVEY OF 1.902 ACRES OR 82,868 SQUARE FEET OF LAND OUT OF A
16.399 ACRE TRACT OF LAND BEING THE RESIDUE OF A 597.6155 ACRE
TRACT OF LAND RECORDED IN VOLUME 431, PAGE 1 OF THE DEED RECORDS,
ALSO IN THE J. CRAWLEY SURVEY ABSTRACT 174, BRAZORIA COUNTY, TEXAS

MARCH 05, 2004
SCALE: 1"=40'

ENGINEER:

OWNER:

K. Chen Engineering
A Division of KC United, Inc.

AL BANDALI

Consulting Civil Engineers Houston Dallas
6161 Savoy, Suite 310, Houston, Texas 77036
Phone: 713.952.6888 Fax: 713.952.9994
Contact: Andy Lee
KCE JOB #0355-01

3626 GARREPS DR.
PEARLAND, TX. 77484
281-415-7050