

Preliminary / Final Plat – Glenmont, Section Two

Request	Subdivide approximately .70 acres into two residential lots from an unplatted tract of land.
Applicant	Paul Gosselin of Civil Concepts, Inc.
Owner	Edgar Barlow of RCJH Development
Zoning	“RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet)
Location	Generally located north of Coryell Street, east of Wisconsin Avenue and west of Alabama Avenue.
Attachments	<ol style="list-style-type: none"> 1. Proposed Plat 2. Aerial Map 3. Photographs of the Site

Site and Surrounding Area

The small tract is located between the Glenmont and Park on Egret Bay Subdivisions. There are no protected trees on the property.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-7”	Park on Egret Bay Subdivision
South	“RSF-7”	Glenmont Subdivision (not constructed)
East	“RSF-7”	Single-family residence
West	“RSF-7”	Park on Egret Bay Subdivision

Access

Access to the subject property will be provided by Rondel Road from Coryell Street. This plat will also be instrumental for the subdivision as a cul-de-sac will be constructed for ease of ingress and egress.

Rondel Road

	Existing Conditions	Proposed Conditions
Roadway Type	Local	Local
Right-of-way Width	60 feet	60 feet
Pavement Width and Type	Currently under construction.	2-lane undivided, 28-foot back of curb to back of curb with 24’ pavement width, concrete, curb and gutter

Water & Sewer

Equivalent dwelling units (EDU’s) are used to determine the availability and capacity of water and sewer. One single-family residence equals 1 EDU. The Engineering Department indicates utility capacity is sufficient for the development. Infrastructure plans were approved on May 1, 2014

Water service will be provided via an existing 8-inch water line along the west side Rondel Road.

Sanitary sewer service will be provided from an 8-inch sewer line along the east side of Rondel Road.

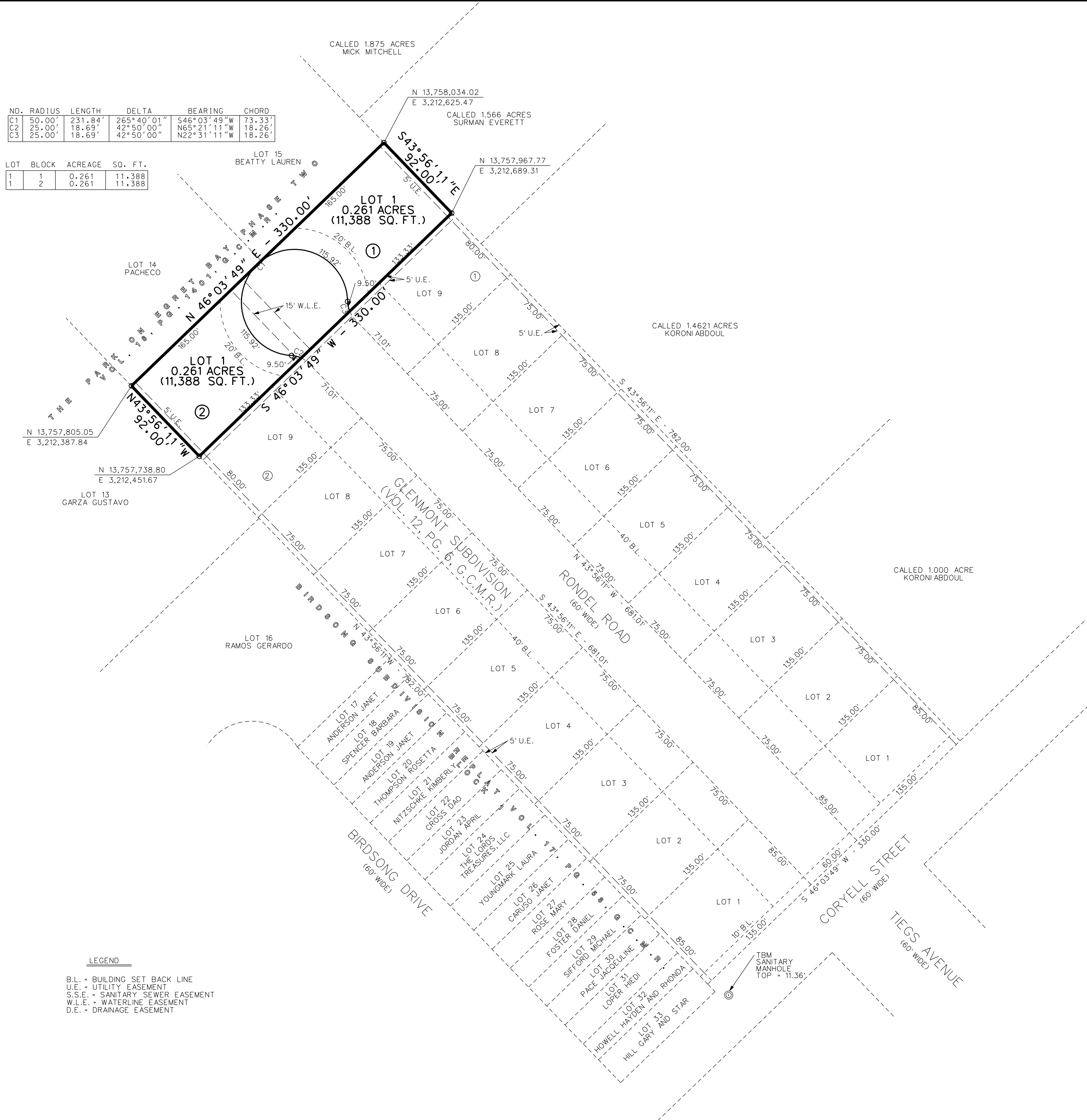
Park Requirement Since the acreage of the two lots in subdivision is not greater than 1 acre in size, the development is exempted from providing HOA parkland. In addition, parks fees for this subdivision were paid on March 26, 2009.

Compliance of Regulations Staff finds the plat confirms to the subdivision regulations of Chapter 102 of the League City Code of Ordinances and Section 212 of the Texas Local Government Code.

For additional information, you may contact Mark Linenschmidt, Interim City Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.

NO.	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	231.84'	265°40'01"	S46°03'49"W	73.33'
C2	25.00'	18.69'	42°50'00"	N65°21'11"W	18.26'
C3	25.00'	18.69'	42°50'00"	N22°31'11"W	18.26'

LOT	BLOCK	ACREAGE	SQ. FT.
1	1	0.261	11,388
1	2	0.261	11,388



LEGEND
 B.L. - BUILDING SET BACK LINE
 U.E. - UTILITY EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 W.L.E. - WATERLINE EASEMENT
 D.E. - DRAINAGE EASEMENT

- NOTES:**
- GLENMONT SUBDIVISION SECTION TWO LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT AND WITHIN THE LIMITS OF THE CITY OF LEAGUE CITY.
 - ACCORDING TO THE FLOOD INSURANCE MAP FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, COMMUNITY PANEL NO. 48588-0010 D, DATED SEPTEMBER 22, 1999, THE PROPERTY WITHIN THE BOUNDARY OF GLENMONT SUBDIVISION SECTION TWO, LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.
 - THE HEREIN TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
 - IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, NO LOT WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN FIFTY-FIVE PERCENT (55%) OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM ONE (1) FOOT CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS, ETC.

STATE OF TEXAS
 COUNTY OF GALVESTON

WE, RCJH DEVELOPMENT, LLP, ACTING BY AND THROUGH RICHARD CANSLER, PARTNER, AND I, EDGAR C. BARLOW, P.E., OWNERS OF THE 0.697 ACRES DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENMONT SUBDIVISION, SECTION TWO, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREET, RESERVES, NOTATIONS AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS GLENMONT SUBDIVISION, SECTION TWO, LOCATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3 AND M. MULDOON 2 LEAGUE GRANT, IN GALVESTON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE USE OF PUBLIC, ALL STREETS, EASEMENTS, AND PUBLIC PLACES, EXCEPTS AND HOLDS PRIVATELY ALL PARKS, WATER COURSES, DRAINS, AND COMMON AREAS SHOWN THEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS THIS DAY OF _____, 2014.

BY: RICHARD CANSLER, RCJH DEVELOPMENT, LLP
 EDGAR C. BARLOW, P.E., INDIVIDUAL

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD CANSLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDGAR C. BARLOW, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

PROPERTY DESCRIPTION

OF A 0.697 ACRE TRACT, BEING A PLAT OF A PORTION OF 21, LEAGUE CITY DIVISION "A" GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT OF LEAGUE CITY AND ITS SUBDIVISIONS IN THE M. MULDOON 2 LEAGUE GRANT AND THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF LOT 1, BLOCK 2, OF GLENMONT SUBDIVISION RECORDED IN VOLUME 12, PAGE 6, OF THE GALVESTON COUNTY MAP RECORDS AND BEING IN THE NORTHEAST LINE OF LOT 33, BLOCK 1, OF BIRDSONG SUBDIVISION REPLAT RECORDED IN VOLUME 17, PAGE 58 OF THE GALVESTON COUNTY MAP RECORDS AND ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF CORYELL STREET (60' WIDE);

THENCE, NORTH 43 DEGREES 56 MINUTES 11 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID GLENMONT SUBDIVISION FOR A DISTANCE OF 782.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CC" SET FOR THE SOUTH CORNER AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 43 DEGREES 56 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CC" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTH CORNER OF LOT 14 OF THE PARK ON EGRET BAY PHASE TWO RECORDED IN VOLUME 1401, PAGE 1401, OF THE GALVESTON COUNTY MAP RECORDS;

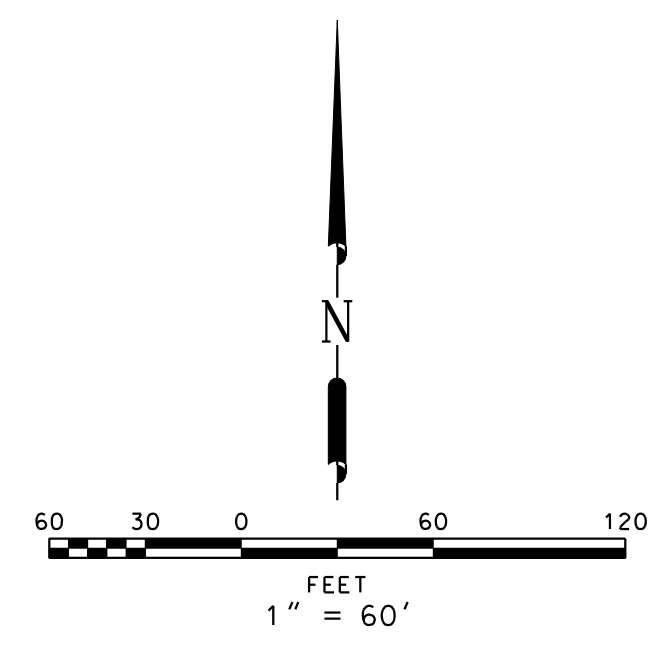
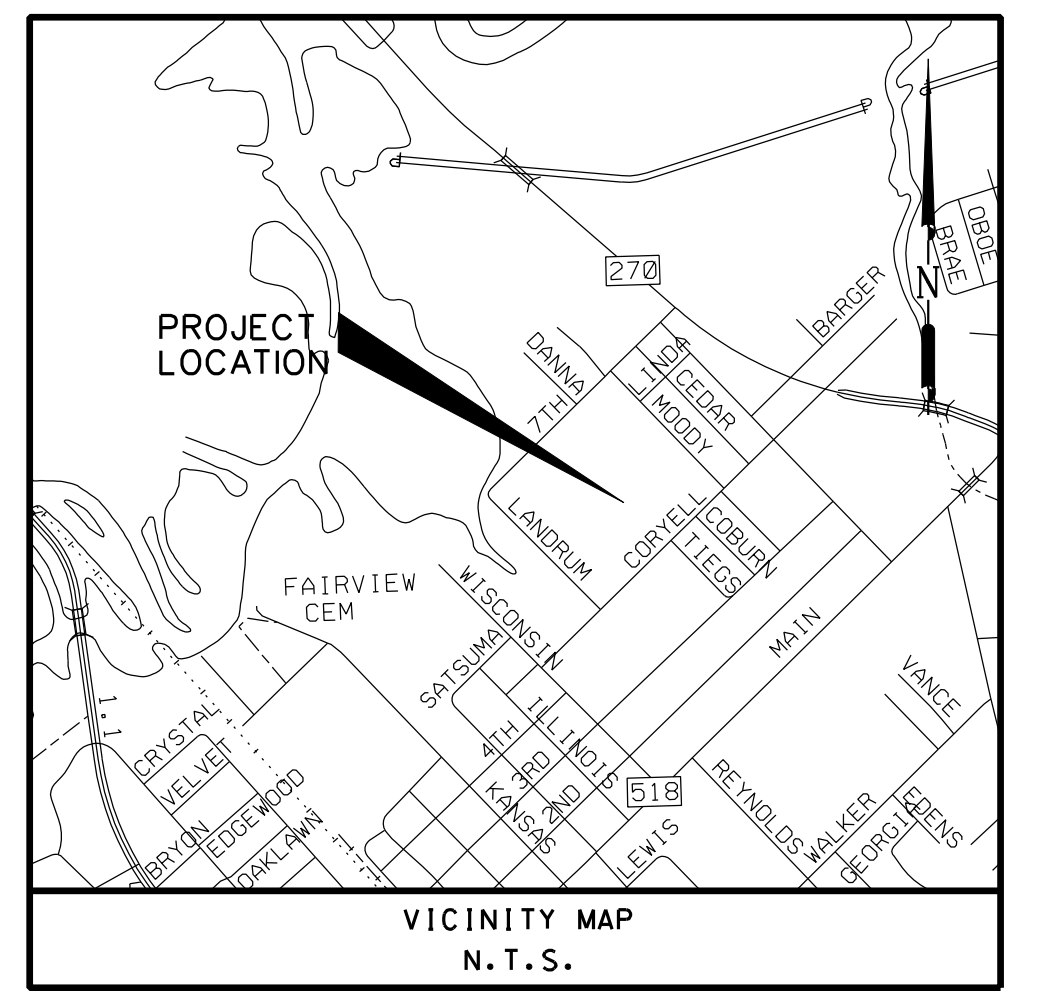
THENCE, NORTH 46 DEGREES 03 MINUTES 49 SECONDS EAST, A DISTANCE OF 330.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE EAST CORNER OF LOT 15 OF SAID EGRET BAY PHASE TWO SUBDIVISION;

THENCE, SOUTH 43 DEGREES 56 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "CC" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE NORTH CORNER OF SAID GLENMONT SUBDIVISION;

THENCE, SOUTH 46 DEGREES 03 MINUTES 49 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID GLENMONT SUBDIVISION, FOR A DISTANCE 330.00 TO THE POINT OF BEGINNING AND CONTAINING 0.697 ACRES OF LAND.

I, DAVID C. NEWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3').

DAVID C. NEWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4085



THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LEAGUE CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GLENMONT SUBDIVISION, SECTION TWO, AS SHOWN HEREON, THE ENTIRE BOUNDARY OF THIS PLAT LIES WITHIN THE CITY LIMITS OF LEAGUE CITY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION AND CITY PLANNER OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, THIS _____ DAY OF _____, 2014.

ERIC FROESCHNER, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, CITY PLANNER

I, DWIGHT SULLIVAN, GALVESTON COUNTY CLERK, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK, _____ M. AND DULY RECORDED IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK _____ M. IN PLAT RECORD _____ MAP NUMBER _____, GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

PRELIMINARY/FINAL PLAT OF GLENMONT SUBDIVISION SECTION TWO

A SUBDIVISION OF 0.697 ACRES OF LAND BEING A PORTION OF LOT 21 LEAGUE CITY DIVISION "A" GALVESTON COUNTY, TEXAS ACCORDING TO THE PLAT OF LEAGUE CITY AND ITS SUBDIVISIONS IN THE M. MULDOON 2 LEAGUE GRANT AND THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3 CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

2 LOTS 2 BLOCKS
 MAY 2014

OWNERS: RCJH DEVELOPMENT, LLP
 3425 FEDERAL STREET
 PASADENA, TX 77504
 713-947-6606

EDGAR C. BARLOW
 1717 ST. JAMES PLACE #380
 HOUSTON, TEXAS
 713-965-9996

SURVEYOR:
Civil Concepts, Inc.
 3425 FEDERAL STREET
 PASADENA, TEXAS 77504
 OFFICE: 713.947.6606
 SURVEYING & MAPPING
 CIVIL ENGINEERING

USER: Untitled Workspace TIME: 10:22:05 AM DATE: 5/9/2014 S:\PROJECTS\2013\93-13_Glenmont_Subdivision\Plot\EP-93-13_Plat.DGN

Clear
Creek

Egret Bay
Boulevard

7th Street

Phillips
Road

Coryell Addition
Subdivision

Alabama Ave.

Park on Egret Bay
Subdivision

Subject Plat

Undeveloped

Baywind Assisted
Living

Glenmont
Subdivision

Coryell
Street

Moody Ave.

Birdsong
Subdivision

Landrum

Coburn Ave.

Meadowicke
Subdivision

Tiegs Ave.

Butler Longhorn
Museum

Township Estates
Subdivision



Preliminary/ Final Plat -
Glenmont, Section Two
Planning and Zoning Commission



PHOTOGRAPH 1



Looking north, across Coryell Street at the undeveloped subject tracts

PHOTOGRAPH 2



Looking northeast, across Coryell towards to only residence that has been built within the Glenmont Subdivision

PHOTOGRAPH 3



Looking north towards the rear of the Glenmont and Glenmont, Section Two Subdivisions

PHOTOGRAPH 4



Looking southwards across the undeveloped residential tract from Park on Egret Bay Subdivision towards the subject tracts