

## Replat – Phase I of the Wharf at Clear Lake, Dock 18, Slips 1 and 2

<b>Request</b>	Replat approximately 0.0209 acres of a previously platted property to reconfigure 2 boat slips within The Wharf Marina Common area to match the existing boat slips.  This replat requires a public hearing and notices were sent to adjacent land owners within 500 feet of the property since the plat involves property zoned for single-family residential in accordance with Texas Local Government Code.
<b>Applicant</b>	Tim Lesak of Pro-Surv
<b>Owner</b>	Jill Aylwin, Michael & Brenda Fogarty, and The Wharf at Clear Lake Slip Maintenance Association
<b>Zoning</b>	“RSF-2-PUD” (Single-Family residential with a minimum lot size of 2,000 square feet with a Planned Unit Development) Overlay
<b>Location</b>	Generally located north of Marina Bay Drive (FM 2094), and west of Davis Road within the Wharf at Clear Lake Marina. The plat is within The Wharf at Clear Lake PUD, an undocumented PUD.
<b>Citizen Response</b>	158 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
<b>Attachments</b>	1. Proposed Plat 2. Current Plat 3. Aerial Map

**Background**

**August 10, 1977** – The Wharf at Clear Lake, Phase I was recorded with Galveston County. Boat slips 1 and 2 on Dock 18 are shown on the plat in a “parallel” position to the adjacent pedestrian boardwalk and bulkhead.

**Late 1978** – The boat slips for Dock 18 are constructed. Boat slips 1 and 2 on Dock 18 are constructed in a “head in” position as it relates to the adjacent pedestrian boardwalk and bulkhead.

**August 24, 2015** – The proposed plat is submitted for review by the Development Review Committee to reconfigure the plat in the same manner as the slips were constructed.

**January 7, 2016** – The Zoning Board of Adjustments (ZBA) grants a variance for the boat slips from the development requirements of the RSF-2 (Single-family residential with a minimum lot size of 2,000 square feet) zoning district.

**January 31, 2016** – Notices of the replat were published in the newspaper and mailed to the property owners within 500 feet of the boundary of the plat. At the time of this writing, staff has not received any communications regarding the proposed replat.

**Site and Surrounding Area**

The subject property is part of The Wharf at Clear Lake Marina. As such, the boat slips are located on the western edge of the marina waters directly adjacent to a pedestrian boardwalk/bulkhead.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-2-PUD”	Boat Slips in The Wharf Marina
South	“RSF-2-PUD”	The Wharf Condominium Units
East	“RSF-2-PUD”	The Wharf Condominium Units
West	“RSF-2-PUD”	Boat Slips in the Wharf Marina

**Access** Access will be provided through The Wharf at Clear Lake development from Davis Road.

**Davis Road**

	<i>Existing Conditions</i>	<i>Proposed Conditions</i>
Roadway Type	Local	Local
Right-of-way Width	60 feet	60 feet
Pavement Width and Type	2-lane, undivided, 32-foot wide concrete pavement width with sidewalks on either side.	2-lane, undivided, 28-foot wide concrete pavement width with sidewalk on either side.

**Water & Sewer** Equivalent Dwelling Units (EDU’s) are used to determine the capacity of water and waste water available to a site. The Engineering Department indicates that the water and sewer capacity are adequate to serve this development since the boat slips and development already exist.

**Parks Requirements** There are no parks or parks fees requirements for the boat slips.

**Municipal Extension of Infrastructure** The plat conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities.

Staff finds that no infrastructure requires extension since the boat slips already exist.

**Municipal Compliance of Regulations** The plat conforms to the rules adopted by the municipality governing plats and subdivisions of land within the municipality’s jurisdiction to promote health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

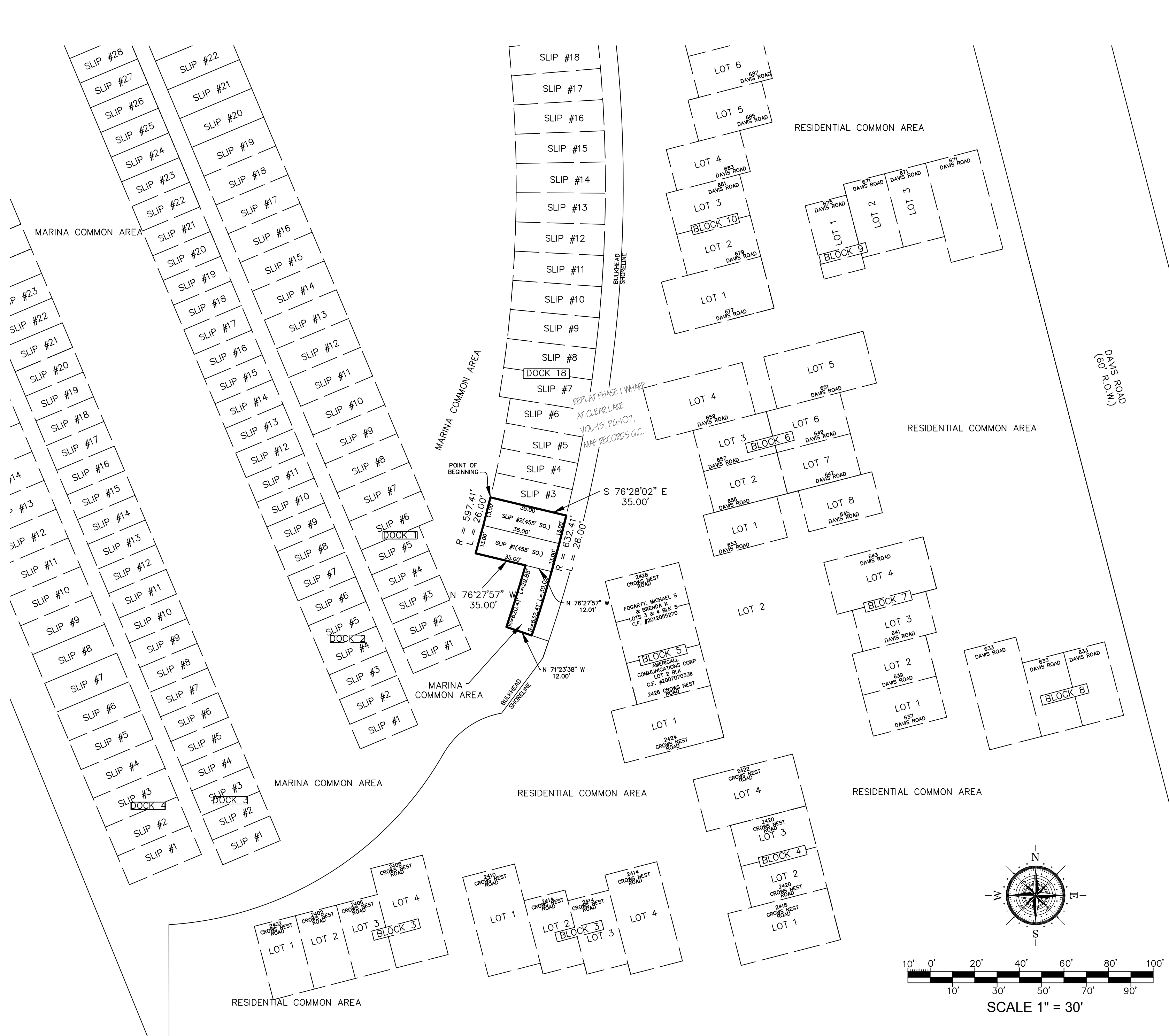
Staff finds the plat conforms.

**Recommendation** Staff recommends approval.

Recommended Motion

Motion to approve the Replat of Phase I of the Wharf at Clear Lake, Dock 18, Slips 1 and 2 as presented in the staff report.

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



LOT COVERAGE TABLE	
MARINA COMMON AREA	353.63' SQ.
SLIP #1	455.0' SQ.
SLIP #2	455.0' SQ.

THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2016, 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 D. SULLIVAN  
COUNTY CLERK  
GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

THIS IS TO CERTIFY THAT I, TIMOTHY A. LESAK, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6052, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT ALL CORNERS HAVE BEEN, OR WILL BE, PROPERLY MONUMENTED.

TIMOTHY A. LESAK  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 6052

THE STATE OF TEXAS  
COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS

THAT AMERICALL COMMUNICATIONS CORP., MICHAEL E. FOGARTY AND BRENDA FOGARTY, WHARF MARINA SLIP ASSOCIATION, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING PHASE 1 OF THE WHARF AT CLEAR LAKE, DOCK 18, SLIPS 1 AND 2, A SUBDIVISION BEING COMPRISED OF ALL OF SLIPS 1 AND 2, IN DOCK 18, AND A PORTION OF THE MARINA COMMON AREA, OF REPLAT PHASE 1 OF THE WHARF AT CLEAR LAKE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 107 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND NOW IN COMMON AND ACCEPTED USE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE EASEMENTS, LINES, LOTS, AND NOTATIONS THEREOF SHOWN AND DESIGNATE SAID SUBDIVISION AS PHASE 1 OF THE WHARF AT CLEAR LAKE, DOCK 18, SLIPS 1 AND 2 DO HEREBY BIND OURSELVES, OUR SUCCESSOR, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

AMERICALL COMMUNICATIONS CORP., MICHAEL E. FOGARTY AND BRENDA FOGARTY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PHASE 1 OF THE WHARF AT CLEAR LAKE, DOCK 18, SLIPS 1 AND 2, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

WITNESS MY HAND IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

AMERICALL COMMUNICATIONS CORP.  
JILL AYLWIN, OWNER SLIP 1

WHARF MARINA SLIP ASSOCIATION  
OWNER MARINA COMMON AREA  
JOSEPH SARABOK, PRESIDENT

MICHAEL E. FOGARTY  
OWNER SLIP 2

BRENDA FOGARTY  
OWNER SLIP 2

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JILL AYLWIN, ON BEHALF OF AMERICALL COMMUNICATIONS CORP. AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FOGARTY AND BRENDA FOGARTY, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH SARABOK, ON BEHALF OF WHARF MARINA SLIP ASSOCIATION, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

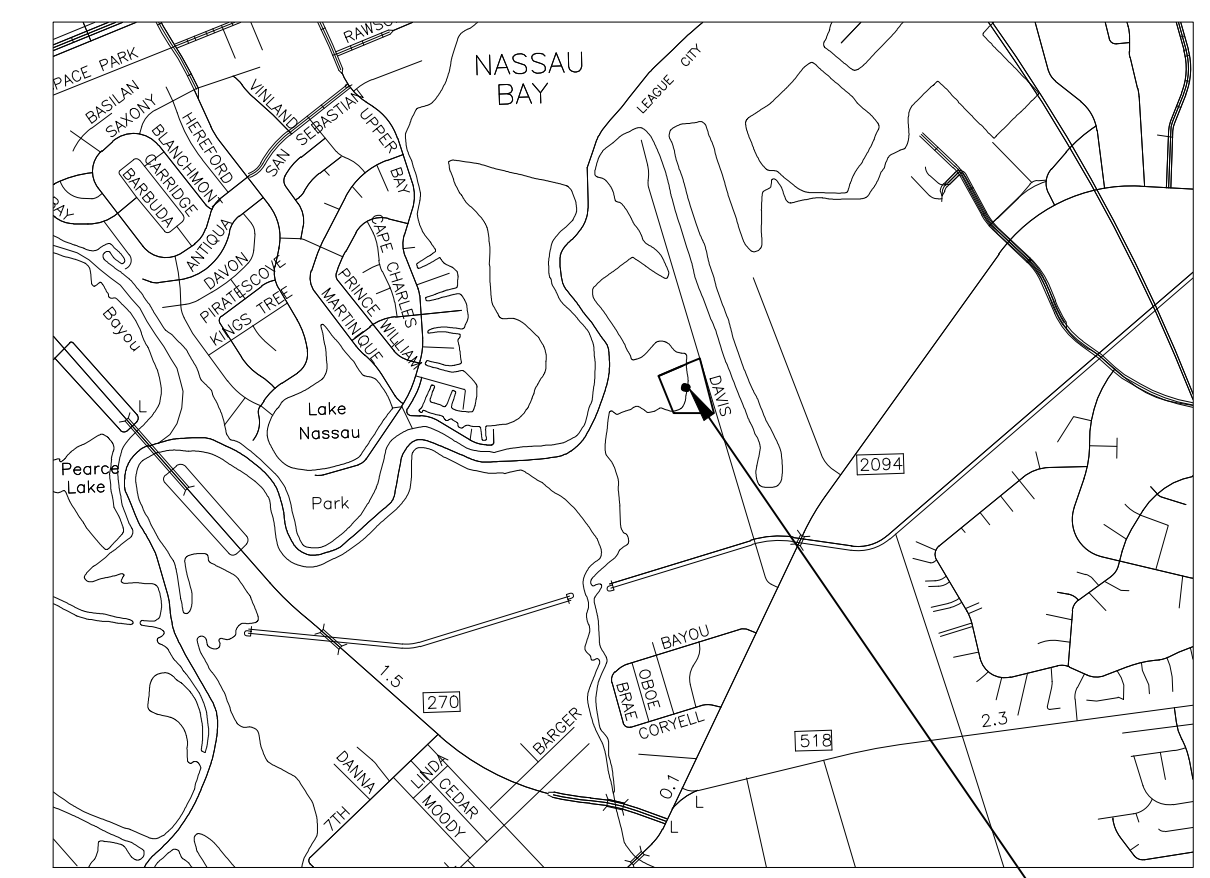
NOTARY PUBLIC IN AND FOR GALVESTON COUNTY, TEXAS

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 PHASE 1 OF THE WHARF AT CLEAR LAKE, DOCK 18, SLIPS 1 AND 2, 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 \_\_\_\_\_, 2016.

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

RYAN GRANATA, A.I.C.P.  
City Planner



VICINITY MAP (NTS) SUBJECT PLAT

- NOTES:**
- 1.) THE SUBJECT PROPERTY LIES IN ZONE AE FLOODPLAIN, PER FEMA MAP PANEL 4854880010E 9-22-99 ZONE AE
  - 2.) LOCATION AND DATUM USED TO DETERMINE ELEVATION: NGS MONUMENT U1186, NAVD 88, 1991 ADJUSTMENT. TEMPORARY BENCHMARK IS A MAGNETIC NAIL SET IN THE DECKING ADJACENT TO BOAT SLIPS. ELEVATION: 6.8'
  - 3.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
  - 4.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
  - 5.) A STORM WATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
  - 6.) IN THE ABSENCE OF A DRAINAGE IMPACT STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOT WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 55% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS
  - 7.) PLAT IS OF BOAT SLIPS ONLY AS OCCUPIED AND BUILT ON THE GROUND IN RELATION TO THE PLATTED LOCATION OF THE BOAT SLIPS AS SHOWN ON PRIOR PLAT
  - 8.) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS
  - 9.) ANY FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND
  - 10.) A VARIANCE WAS GRANTED TO THE MINIMUM LOT AREA, MINIMUM LOT WIDTH AND MAXIMUM LOT COVERAGE FOR DEVELOPMENTS THE RSF-2 ZONING DISTRICT AS CASE ZBA15-11 ON JANUARY 7, 2016

**METES AND BOUNDS:**

SLIPS 1 AND 2, IN DOCK 18, AND A PORTION OF THE MARINA COMMON AREA, OF REPLAT PHASE 1 OF THE WHARF AT CLEAR LAKE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 107 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, CONTAINING 0.7231 ACRES, MORE OR LESS, BEING COMPRISED OF LOTS 4, 5, 6, 10, 11 AND 12 OF BLOCK 114, ALL OF MOORE'S ADDITION TO DICKINSON IN GALVESTON COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS OF LOTS 4, 5 AND 6 IN BLOCK 114 CONVEYED TO THE STATE OF TEXAS BY DEEDS RECORDED IN VOLUME 1907, PAGE 245 AND VOLUME 3201, PAGE 445 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND TO THE COUNTY OF GALVESTON BY DEED RECORDED IN VOLUME 387, PAGE 380 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE MOST SOUTHWEST CORNER OF SLIP 3, DOCK 18 OF SAID SUBDIVISION;

THENCE SOUTH 76°28'02" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF SLIP 2 AND THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SLIP 3;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 632.41 FEET, FOR AN ARC LENGTH OF 26.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76°27'57" WEST, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 597.41 FEET, FOR AN ARC LENGTH OF 26.00 FEET TO THE POINT OF BEGINNING.

**PHASE 1 OF THE WHARF AT CLEAR LAKE DOCK 18, SLIPS 1 AND 2**

BEING COMPRISED OF ALL OF SLIPS 1 AND 2, IN DOCK 18, AND A PORTION OF THE MARINA COMMON AREA, OF REPLAT PHASE 1 OF THE WHARF AT CLEAR LAKE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 107 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

2 SLIPS, 1 BLOCK AND A PORTION OF THE MARINA COMMON AREA

0.0290 ACRE± (1263.62' SQ.)  
FEBRUARY 2016

**PRO-SURV**  
SURVEYING & MAPPING SERVICES  
P.O. BOX 1366  
FRIENDSWOOD, TX 77549  
PH. 281.996.1113  
CONTACT: TIM LESAK, RPLS  
TBPLS FIRM REGISTRATION NO. 10119300

OWNERS:  
AMERICALL COMMUNICATION CORP.  
JILL AYLWIN  
107 BAYOU LANE  
KEMAH, TX 77565  
PHONE - 281-334-2274

OWNERS:  
MICHAEL AND BRENDA FOGARTY  
22411 KENCHESTER DRIVE  
HOUSTON, TX  
281-433-4802

Curve No.	Radius	Delta	Arc Length
1	111.83'	10°30'00"	38.20'
2	8.92'	140°30'23"	14.72'
3	85.67'	31°36'27"	47.26'
4	94.33'	41°10'27"	60.86'
5	81.86'	50°01'01"	71.20'
6	91.81'	57°07'38"	83.52'
7	105.46'	25°08'03"	71.65'
8	29.07'	65°00'00"	32.88'
9	600.41'	90°00'25"	456.84'
10	25.58'	60°53'40"	27.19'
11	45.44'	50°11'40"	40.07'
12	144.18'	78°13'23"	198.51'
13	196.86'	41°56'03"	159.43'
14	150.00'	90°15'51"	237.18'
15	61.81'	90°00'00"	97.09'
16	36.00'	90°00'00"	76.54'
17	90.00'	42°50'00"	67.28'
18	10.00'	180°00'00"	31.42'
19	180.00'	34°57'59"	199.05'
20			
21			
22			
23	37.44'	50°31'40"	33.02'
24	152.18'	56°51'50"	151.03'
25	152.18'	00°25'33"	10.26'
26	192.86'	38°40'06"	130.60'
27	632.41'	36°19'54"	423.05'
28	156.00'	105°19'57"	44.90'
29	55.81'	90°00'00"	67.87'
30	50.00'	20°11'48"	17.71'

SPECIAL NOTE:  
FOR FLOOD INSURANCE PURPOSES, THE FEDERAL INSURANCE ADMINISTRATOR HAS DETERMINED THAT A MINIMUM FIRST FLOOR ELEVATION FOR RESIDENTIAL STRUCTURES IN THIS SUBDIVISION MUST BE 15.5 FEET ABOVE MEAN SEA LEVEL.

STATE OF TEXAS:

COUNTY OF GALVESTON:

I, Clerk of the County Court of Galveston County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 1977, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded \_\_\_\_\_ in Vol. \_\_\_\_\_ Page \_\_\_\_\_ of record of \_\_\_\_\_ for said County.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Clerk, County Court, Galveston County, Texas.

BY: \_\_\_\_\_

STATE OF TEXAS:

COUNTY OF GALVESTON:

WE, the Thirty-Two Hundred Corporation, owners of the property subdivided in the above and foregoing map of THE WHARF AT CLEAR LAKE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, building lines, and easements therein shown, and dedicate said subdivision as THE WHARF AT CLEAR LAKE in the M. Muldoon 2 League Grant, Galveston County, Texas, and dedicate to the public use, as such, the streets, alleys, and easements shown thereon and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements shown hereon except where otherwise shown.

IN TESTIMONY WHEREOF, the Thirty-Two Hundred Corporation, has caused these presents to be signed by Edward Dutko, its President, the undersigned authority, attested by its Secretary, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Thirty-Two Hundred Corporation

BY: *Edward Dutko*  
Edward Dutko, President

ATTEST:

BY: *Edward Cooke, III*  
Edward Cooke, III, Secretary

STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared, Edward Dutko, President, and Edward Cooke, III, Secretary of the Thirty-Two Hundred Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration 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 \_\_\_\_\_, 1977.

*John F. Karl*  
Notary Public in and for Harris County, Texas

APPROVED BY LEAGUE CITY

*Edward A. Cline*  
Mayor

*John L. Spink*

*Edward J. Wiley*

*John Miller*

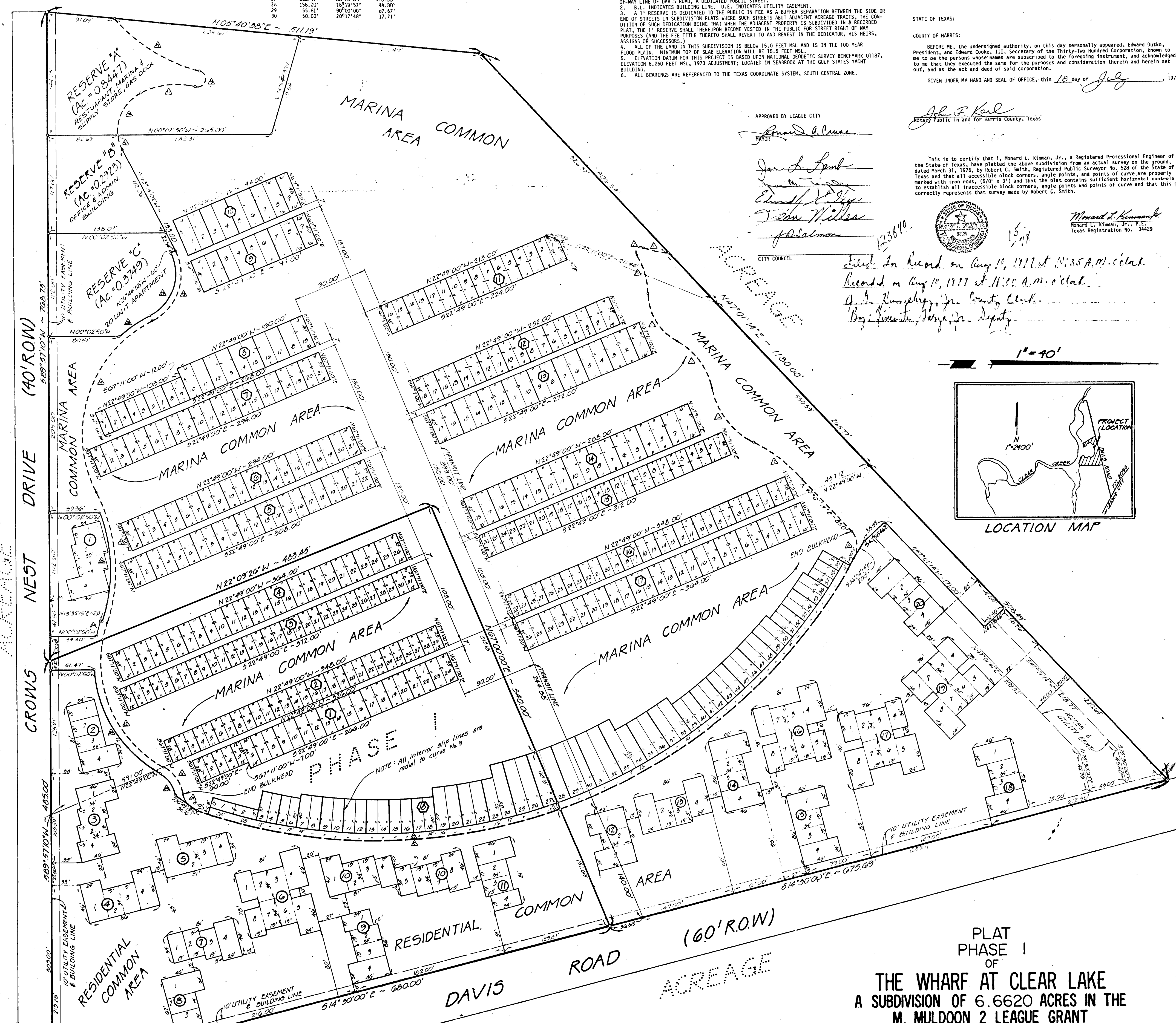
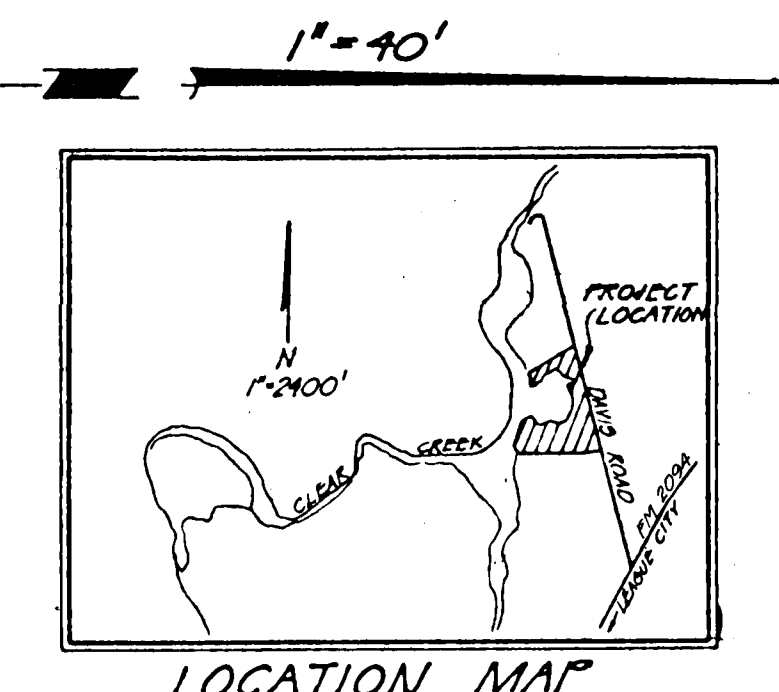
*J. Salomon*

CITY COUNCIL

This is to certify that I, Monard L. Kimon, Jr., a Registered Professional Engineer of the State of Texas, have placed the above subdivision from an actual survey on the ground, dated March 31, 1976, by Robert C. Smith, Registered Public Surveyor No. 528 of the State of Texas and that all accessible block corners, angle points, and points of curve are properly marked with iron rods, (5/8" x 3") and that the plat contains sufficient horizontal controls to establish all inaccessible block corners, angle points and points of curve and that this plat correctly represents that survey made by Robert C. Smith.

*Monard L. Kimon, Jr.*  
Registered Professional Engineer  
Texas Registration No. 34429

Filed for Record on Aug 11, 1977 at 10:55 A.M. o'clock.  
Recorded on Aug 11, 1977 at 11:00 A.M. o'clock.  
*John L. Spink*, County Clerk.  
*John L. Spink*, Deputy.



AREA SCHEDULE

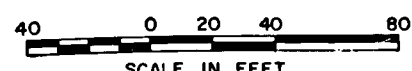
DOCK LOT AREA	= 1.3957 Ac.
BLOCK LOT AREA	= 0.7671 Ac.
MARINA COMMON AREA	= 1.8579 Ac.
RESIDENTIAL COMMON AREA	= 2.6413 Ac.
TOTAL SUBDIVISION AREA	= 6.6620 Ac.

PARKING SPACE SCHEDULE

RESERVE "A"	= 11
RESERVE "B"	= 9
RESERVE "C"	= 12
BLOCKS 1-20	= 196
MARINA COMMON AREA	= 146
TOTAL PARKING SPACES	= 374

LEGEND

- ⊙ BLOCK NUMBER
- ⊙ DOCK NUMBER
- ⊙ CURVE NUMBER
- EXISTING SHORELINE
- PROPOSED BULKHEAD



PLAT  
PHASE I  
OF  
THE WHARF AT CLEAR LAKE  
A SUBDIVISION OF 6.6620 ACRES IN THE  
M. MULDOON 2 LEAGUE GRANT  
IN  
LEAGUE CITY, GALVESTON COUNTY, TEXAS  
CONSISTING OF  
10 BLOCKS, 47 LOTS, 5 DOCKS, & 137 SLIPS  
OWNER: THIRTY-TWO HUNDRED CORPORATION  
ENGINEERS: WALTER P. MOORE & ASSOC.-PROJECT DIVISION  
CONSULTING ENGINEERS & PLANNERS  
HOUSTON-BEAUMONT  
APRIL, 1977

Clear Creek/ Clear Lake

The Wharf at Clear Lake

Davis Road

The Wharf at Clear Lake Marina



Webster Street

The Wharf at Clear Lake

Crow's Nest Drive

Crow's Nest Apartments

Single-family residential