

Replat – Networth Center

- Request** Subdivide approximately 0.9502 acres of a previously platted property to create 2 commercial lots. A Site Development Plan for Lot 1 is under review by the Development Review Committee (DRC), which consists of a 5,000 square foot shell building.
- This plat requires a public hearing since it is further subdividing commercially platted property in accordance with Texas Local Government Code.
- Applicant/ Owner** Scott McClellan of Aegis Equity, LLC.
- Zoning** “CG” (General Commercial)
- Location** Generally located south of West Main Street (FM 518), east of Ellis Landing, and west of Newport Boulevard.
- Attachments**
1. Proposed Plat
 2. Current Plat
 3. Aerial Map

Background July 5, 1893 – The original plat, Braskora Gardens Subdivision, was recorded with Galveston County.

Site and Surrounding Area The property is undeveloped with a few trees in the northeast corner of the site, none of which are protected. In addition, there are several protected trees in the adjacent Newport Boulevard right-of-way, between the property line and the road.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Church
South	“CN”	Vacant former League City Fire Station
East	“RMF-1.2” and “CG”	The Oaks of League City Apartments and Commercial Lease Spaces
West	“RSF-7”	Ellis Landing Residential Subdivision

Access Access will be provided from Newport Boulevard to West Main Street (FM 518).

Newport Boulevard

	<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, 28-foot wide concrete pavement width with sidewalk on east side.	2-lane, undivided, 28-foot wide concrete pavement width with sidewalk on both sides.

Water & Sewer Equivalent Dwelling Units (EDU's) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this development.

Water is accessible through an existing 10-inch water line along the west side of Newport Boulevard.

Sanitary sewer is accessible through an existing 10-inch sewer line on the east side of Newport Boulevard.

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 the plat conforms. See, also "Water and Sewer" section above.

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 Network Center Replat as presented by staff.

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

STATE OF TEXAS
COUNTY OF GALVESTON

We, AEGIS EQUITY LLC, acting by and through SCOTT MCCLELLAN, Director, hereinafter referred to as the owners of the 0.9502 Acre tract described in the above foregoing map of NETWORK CENTER, do hereby make and establish said subdivision and development plan of said property on behalf of AEGIS EQUITY LLC, according to lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public all easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby reserve, save and hold privately all parks, water courses, drains and common areas as shown hereon forever; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, AEGIS EQUITY LLC, has caused these presents to be signed by SCOTT MCCLELLAN, and its common seal thereunto affixed, this the ___ day of _____, 2016.

AEGIS EQUITY LLC

By: _____
SCOTT MCCLELLAN
DIRECTOR

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT MCCLELLAN, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat of NETWORK CENTER, 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 Chairperson of the Planning and Zoning Commission and City Planner of League City, Galveston County, Texas this the ___ day of _____, 2016.

By: _____
Douglas Turner - Chairperson
Planning & Zoning Commission
City of League City

By: _____
Richard Werbiskis, AICP
City Planner
City of League City

I, Dwight Sullivan, County Clerk of Galveston County, do hereby certify that this written instrument was filed for registration 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 Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

This is to certify that I, PIOTR A. DEBSKI, a Registered Professional Land Surveyor for the State of Texas, Registration No. 5902, have plotted 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.



PIOTR A. DEBSKI
Texas Registration No. 5902



BRANTLEY COMMERCIAL PARK
BLOCK 1
VOL. 18, PG. 902 G.C.P.R.
UNRESTRICTED RESERVE "A"
214 NEWPORT BLVD
LEAGUE CITY, TX

NASA KOREAN PRESBYTERIAN
CHURCH OF HOUSTON, INC.
C.F. NO. 2003034702 O.P.R.G.C.T.
215 NEWPORT BLVD
LEAGUE CITY, TX

GR PARTNERS LEAGUE CITY LLP
C.F. NO. 2013041460 O.P.R.G.C.T.
305 HOBBS RD
LEAGUE CITY, TX

LOT 1
0.5391 Acres
23,485 Sq. Feet

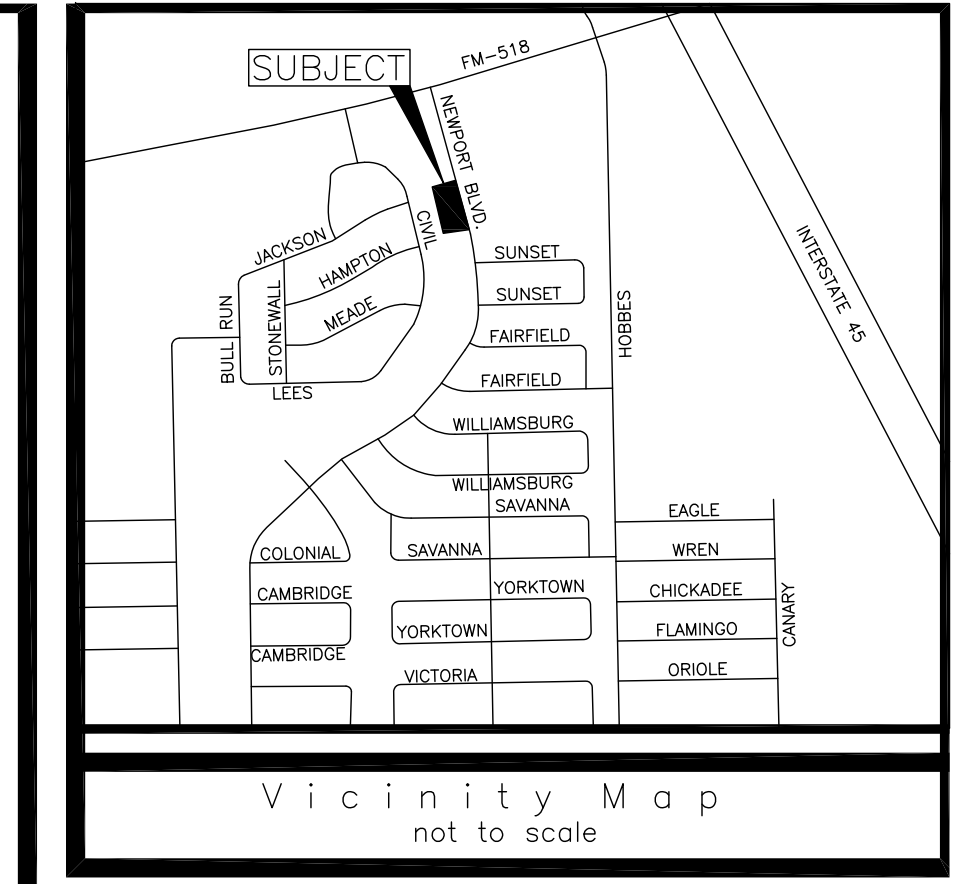
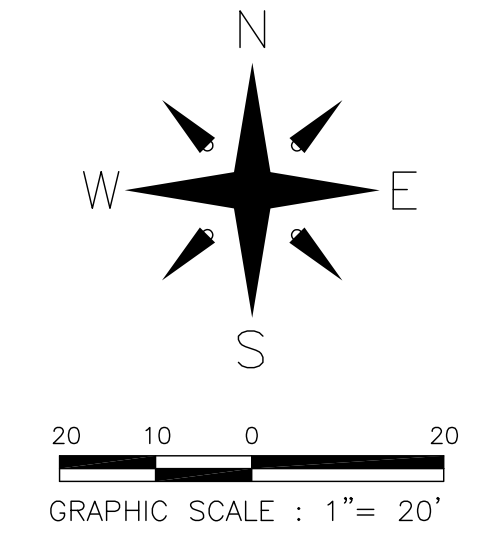
BLOCK 1
0.9502 Acres
41,389 Sq. Feet

LOT 2
0.4110 Acres
17,904 Sq. Feet

ELLIS LANDING
BLOCK 1
VOL. 15, PG. 112 G.C.P.R.

RICHARD B. YEATER AND
REBECCA J. YEATER
C.F. NO. 2014014273 O.P.R.G.C.T.
404 NEWPORT BLVD
LEAGUE CITY, TX

LEAGUE CITY VOLUNTEER
FIRE DEPARTMENT
VOL. 3221, PG. 116 O.P.R.G.C.T.
355 NEWPORT BLVD
LEAGUE CITY, TX



NOTES:

- 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF LEAGUE CITY, TEXAS, MAP NO. 485488 0030 E DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X".
- 3. IN THE ABSENCE OF A DRAINAGE IMPACT STUDY APPROVED BY THE CITY ENGINEER, NO LOT WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN FIFTY-FIVE PERCENT (55%) OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
- 4. THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF LEAGUE CITY.
- 5. THIS PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- 6. ALL PROPOSED UTILITIES WITHIN THE BOUNDARIES OF THIS PLAT SHALL CONFORM TO THE REQUIREMENTS OF THE LEAGUE CITY SUBDIVISION AND DEVELOPMENT ORDINANCE IN PLACE AT TIME OF PLAT FILING
- 7. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010060 IS A BRASS DISK STAMPED RM 010060 LOCATED IN THE EAST CURB 20 FEET SOUTH OF THE DEAD OF THE PARKING LOT LOCATED AT THE NORTH END OF N. CALDER ROAD IN THE DEVEREUX TREATMENT CENTER.
ELEVATION = 3.51' NAVD88 (2001 ADJUSTMENT)
- 8. ALL PROPOSED AND FUTURE UTILITIES SHALL CONFORM TO THE LEAGUE CITY SUBDIVISION AND DEVELOPMENT REGULATIONS.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 0.9501 ACRES BEING A PORTION OF LOT 31, BRASKORA GARDENS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 47 OF THE OFFICE OF THE COUNTY CLERK'S OF GALVESTON COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF SHERRI LYNNE SOLUMB UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2014014273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID G.C.C.F. NO. 2014014273)

COMMENCING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEWPORT BOULEVARD (60 FEET WIDE) BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, GR NEWPORT SECTION 1, AS RECORDED IN VOLUME 254-A, PAGE 90 OF THE GALVESTON COUNTY MAP RECORDS FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 58° 42' 01" EAST A DISTANCE OF 1.31 FEET;

THENCE, WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF NEWPORT BOULEVARD THE FOLLOWING TWO (2) COURSES:

- 1. IN NORTHWESTERLY DIRECTION WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1770.00 FEET, AND ARC LENGTH OF 51.98 FEET, TO A POINT;
 - 2. NORTH 17° 27' 33" WEST, A DISTANCE OF 72.22 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;
- THENCE, SOUTH 80° 11' 41" WEST (CALLED SOUTH 78° 39' 37" WEST), WITH THE NORTH LINE OF THE SAME AND EXCEPT PORTION OF THE AFOREMENTIONED DEED RECORDED UNDER G.C.C.F. NO. 2014014273, A DISTANCE OF 151.93 FEET (CALLED 151.37 FEET), TO A POINT AT THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 15° 03' 06" WEST, WITH THE EASTERLY LINE OF ELLIS LANDING AS RECORDED IN VOLUME 15, PAGE 112 OF THE GALVESTON COUNTY MAP RECORDS, A DISTANCE OF 275.58 FEET, TO A POINT AT THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 72° 32' 27" EAST, WITH THE SOUTH LINE OF A TRACT RECORDED IN THE NAME OF NASA KOREAN PRESBYTERIAN CHURCH OF HOUSTON, INC. UNDER G.C.C.F. NO. 2003034702, A DISTANCE OF 139.00 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF NEWPORT BOULEVARD BEING THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 17° 27' 33" EAST, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF NEWPORT BOULEVARD, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9501 ACRE OF LAND.

REPLAT

REPLAT OF NETWORK CENTER
BEING A PARTIAL REPLAT OF
0.9502 ACRES OF S PORTION OF LOT 31
IN THE BRASKORA GARDENS SUBDIVISION,
SITUATED IN THE STEPHEN F. AUSTIN
SURVEY, ABSTRACT NO. 3

REASON TO REPLAT: CREATE 2 LOTS AND 1
BLOCK

2 LOTS 1 BLOCK

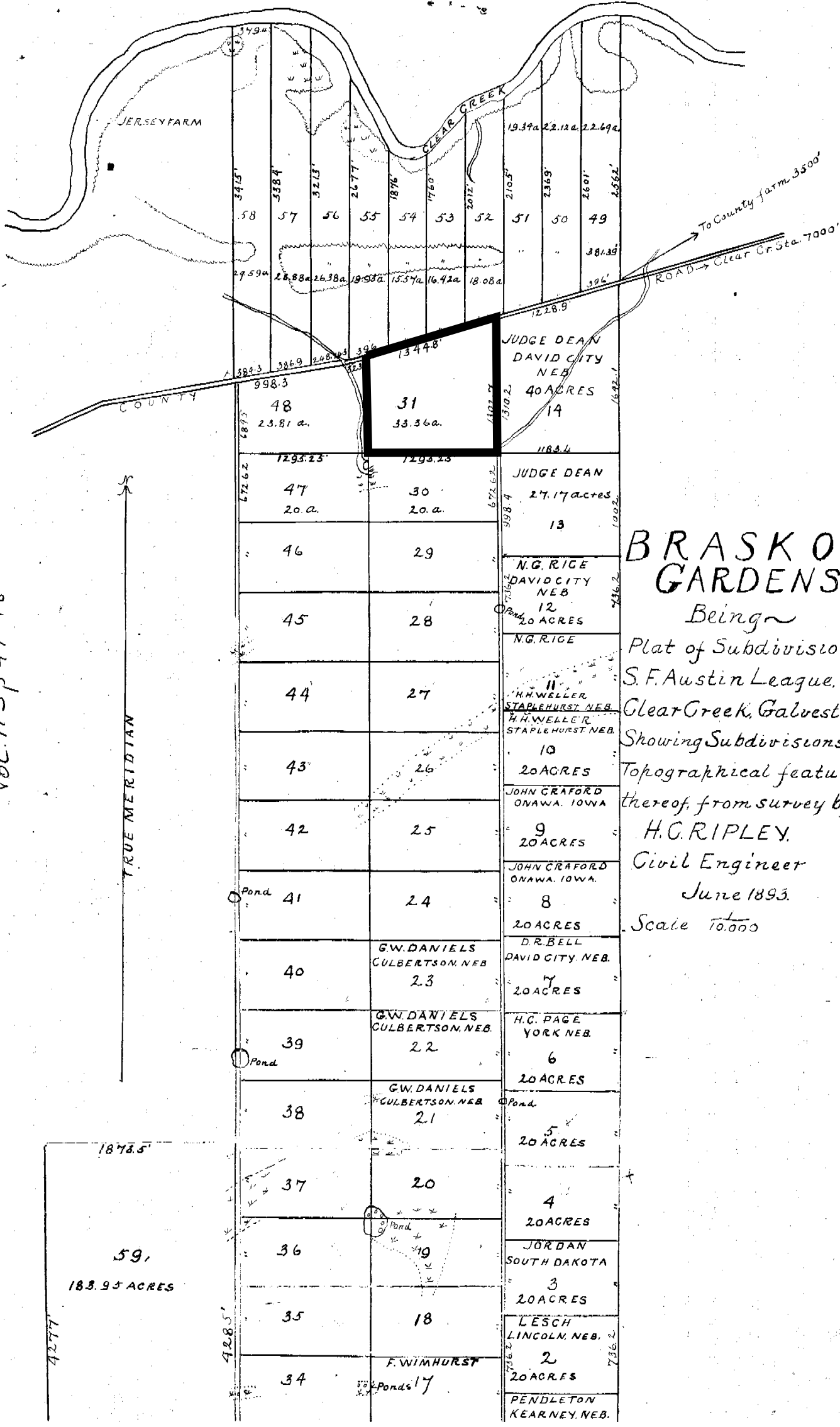
OWNER: AEGIS EQUITY, LLC

DATE: MAY, 2016 SCALE: 1"=20'

TBM: SQUARE CUT IN CONCRETE
ON NW CORNER OF CURB INLET
ELEVATION = 16.40'

P.O.B.

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BRASKORA GARDENS

Being
 Plat of Subdivision No 8
 S. F. Austin League, on
 Clear Creek, Galveston Co.
 Showing Subdivisions and
 Topographical features
 thereof, from survey by
 H. C. RIPLEY,
 Civil Engineer
 June 1893.
 Scale 1 to 1000

State of Texas }
 County of Galveston } Know all men by these presents that we, the undersigned
 J. Rohit and Fred Mcb. Nichols, of County and State
 aforesaid, being the owners of Subdivision No 8 of
 S. F. Austin League of land on Clear Creek in said
 county, said Subdiv'n containing 1462 acres more or
 less, do now hereby subdivide the same as shown
 by the accompanying plat or map to the end that
 in conveying portions thereof such conveyances
 may be made with reference to said plat or map
 the testimony of which we have hereunto set
 subscribed our hands this 24th day of June 1893.

F. Mcb. Nichols

J. Rohit

The State of Texas }
 County of Galveston } Before me I Roseenberg, a Notary
 Public, in and for said County of Galveston
 on this day personally appeared F. Mcb. Nichols
 and J. Rohit, both known to me to be the persons
 whose names are subscribed to the foregoing
 instrument, and severally acknowledge to me that they executed the same for the
 purposes and considerations therein expressed
 Given under my hand and seal of office
 Galveston, Texas, this 24th day of June A. D. 1893.

Seal

I Roseenberg

Notary Public for Galveston County, Texas

Filed for Record June 28th 1893 at 1:30 o'clock P. M.

Recorded July 5th 1893 at 11^o a. m.

The State of Texas }
 County of Galveston } Know all men by these presents
 that the Alta Land Investment and
 Improvement Company, by virtue of the rights and power
 in it vested, under a charter issued under the laws of
 the State of Colorado, and authorized to do business in
 the State of Texas, under certificate of the Secretary of
 State of the State of Texas; is the owner of the land shown
 on this Plat. That the said Alta Land Investment and
 Improvement Company, does hereby Give and Bed
 unto the Public, all the Arteries, Streets, Alleys and
 Roads, as the same are shown on said Plat; Reserving
 however, forever, the right to sink, operate and maintain
 artesian wells, and to excavate for and lay, operate and