

PRELIMINARY/FINAL PLAT- TUSCAN LAKES, SECTION MF-3 -RMF

- Request** Preliminary/Final Plat of 24.114 acres of unplatted property into one lot with one reserve for landscape/open space. Extension of infrastructure is required.
- Applicant** Amanda Barbier; LJA Engineering
- Owner** Fred S. Hazel; Egret Bay Investors, LLC
- Zoning** "RMF-1.2-PUD" (Multi-family residential with a maximum density of 36 units per acre with a Planned Unit Development Overlay [Tuscan Lakes PUD])
- Location** Generally located southeast intersection of Hewitt Street and FM 270.
- Attachments**
 1. Copy of the Plat
 2. Aerial Map
 3. Photographs of the Site

Site and Surrounding Area The property is currently undeveloped with no trees. There is an existing storm sewer on the southern portion of the site dedicated by separate instrument. The surrounding area has transitioned from rural to auto-suburban character. It is surrounded by developed multi-family residential to the east and west, undeveloped general commercial lot to the south, and large lot residential (RSF-20) to the north. Hewitt Street borders the northern portion of the plat, and FM 270 along its western boundary.

Access Access will be provided by 2 driveways on FM 270 with right hand turn lanes into the development. Emergency access from Hewitt Street will also be provided. Hewitt Street is collector road with a 60' R.O.W. and pavement width of 28'.

FM 270

	<i>Existing Conditions</i>	<i>Master Transportation Plan</i>
<i>Roadway Type</i>	Minor Arterial	Major Arterial
<i>Right-of-way Width</i>	120 feet	120 feet
<i>Pavement Width and Type</i>	38 feet wide, 2-lanes with a striped median/center turn lane, and concrete-paved	48 to 62 feet wide, 4 through lanes, and concrete-paved.

Water & Sewer The applicant will be required to access City water from the 12" water main on the west side of FM 270. The City will be extending a water main's service from the south along FM270 to assure adequate supply. Water pressure is also adequate at this location. Sanitary Sewer services will be provided by an existing 10" line on along Hewitt Street to the north, and a 10" line along FM 270 to the west.

Fire Response Fire Station #3 will be the first responding station with Fire Station #1 being the secondary fire station responder.

Parks Requirements There are no *required* HOA parks within this development. On April 8, 2003, City Council approved Ordinance No. 2003-13. Article VIII, Section 8.01 of that Ordinance states that Tuscan Lake's parks requirements were met and exceeded by 8.4 acres with the 28.7 acres (Eastern Regional Park) that was being dedicated to the City.

According to Section 212.010 of the Texas Local Government Code, the Planning and Zoning Commission shall approve a plat if:

Master Plans *The plat conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities.*

Staff finds that the plat conforms with the Tuscan Lakes Master Plan Revision #11.

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 the plat conforms. Also, see "Water and Sewer" section on previous page.

Letter of Credit *A bond required, if applicable, is to be filed with the municipality.*

Infrastructure plans have been approved. The City Engineer will require that a letter of credit be submitted in order to record the plat prior to acceptance of the infrastructure. Otherwise, plats will be recorded after the public infrastructure's acceptance by City Council.

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.

For additional information, you may contact Joey Kaspar, Planner at 281-554-1097 or at joey.kaspar@leaguecity.com.



STATE OF TEXAS
COUNTY OF GALVESTON

WE, EGRET BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY ACTING BY AND THROUGH MORROW INVESTORS, INC., A GEORGIA CORPORATION, ITS MANAGER, ACTING BY AND THROUGH FRED S. HAZEL, VICE PRESIDENT, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF TUSCAN LAKES MF-3, A SUBDIVISION IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS BEING LOCATED AND SITUATED IN THE PERRY AND AUSTIN LOWER LEAGUE ABSTRACT NO. 19, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, RESERVES, NOTATIONS AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID SUBDIVISION AS TUSCAN LAKES MF-3, ON BEHALF OF SAID EGRET BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RESERVE, SAVE AND ACCEPT AND HOLD PRIVATELY ALL PARKS, WATER COURSES, DRAINS AND COMMON AREAS AS SHOWN HEREON FOREVER; DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE GRADES APPROVED FOR THE STREETS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO SUCH GRADES AND; DO HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE, EGRET BAY INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF TUSCAN LAKES MF-3, 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 OUR HANDS IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, THIS _____ DAY OF _____, 2012.

EGRET BAY INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY

BY: MORROW INVESTORS, INC.
A GEORGIA CORPORATION
ITS MANAGER

BY: _____
FRED S. HAZEL, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED S. HAZEL, VICE PRESIDENT OF MORROW INVESTORS, INC., A GEORGIA CORPORATION, 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 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 _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, DALE L. HARDY, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 OR WILL BE PROPERLY MONUMENTED 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').

DALE L. HARDY, R.P.L.S.
TEXAS REGISTRATION NO. 4847

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LEAGUE CITY, TEXAS HAS APPROVED THIS PLAT OF TUSCAN LAKES MF-3, AS SHOWN HEREON, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AS HERETOFORE ADOPTED AND ON FILE WITH THE CITY OF LEAGUE CITY, AND HAS AUTHORIZED THE RECORDING OF SAID PLAT THIS _____ DAY OF _____, 2012.

WES MORRISON
CITY PLANNER
CITY OF LEAGUE CITY

CHRIS HULLMAN, CHAIRMAN
CITY OF LEAGUE CITY

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2012, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2012, 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.

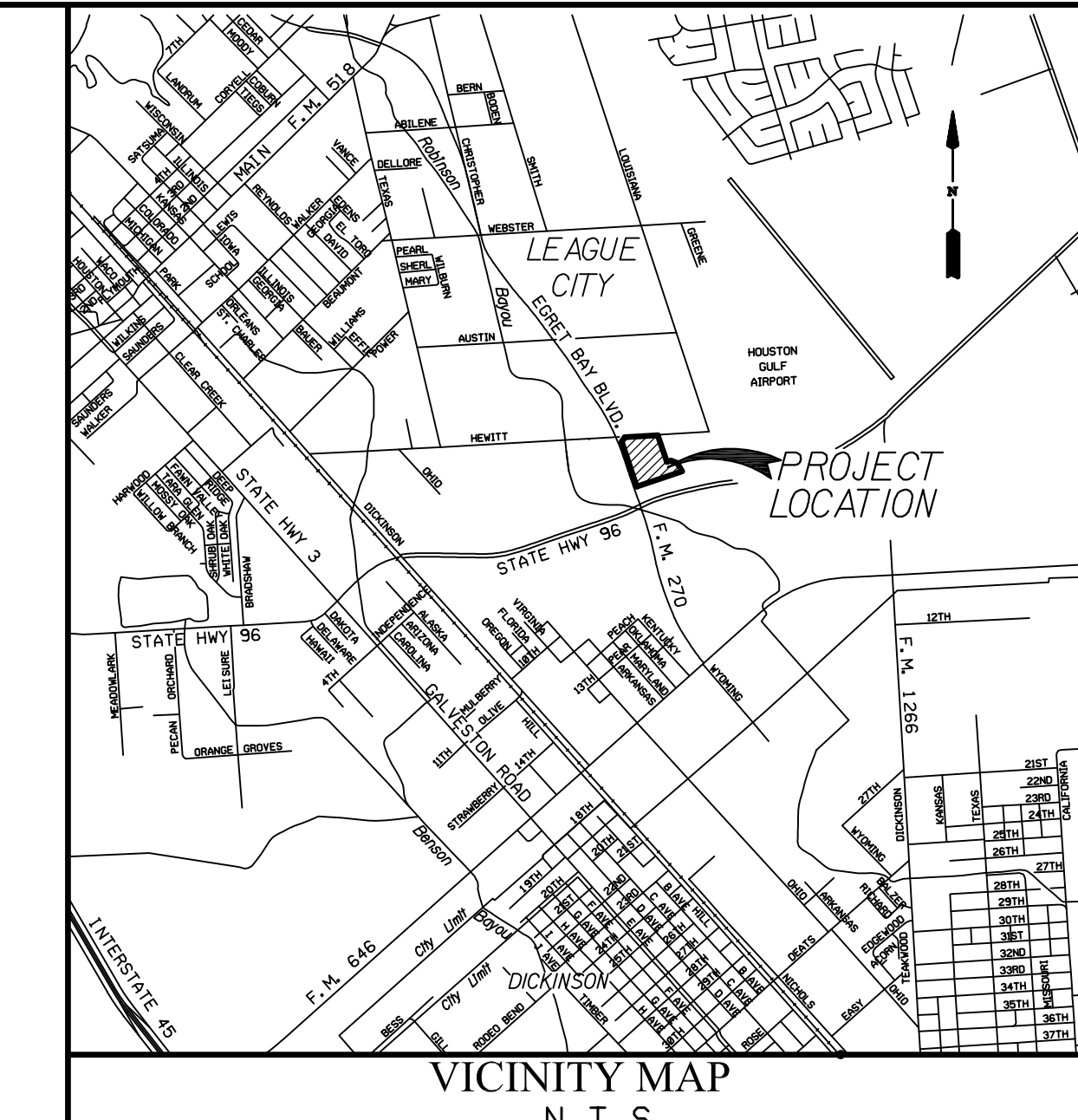
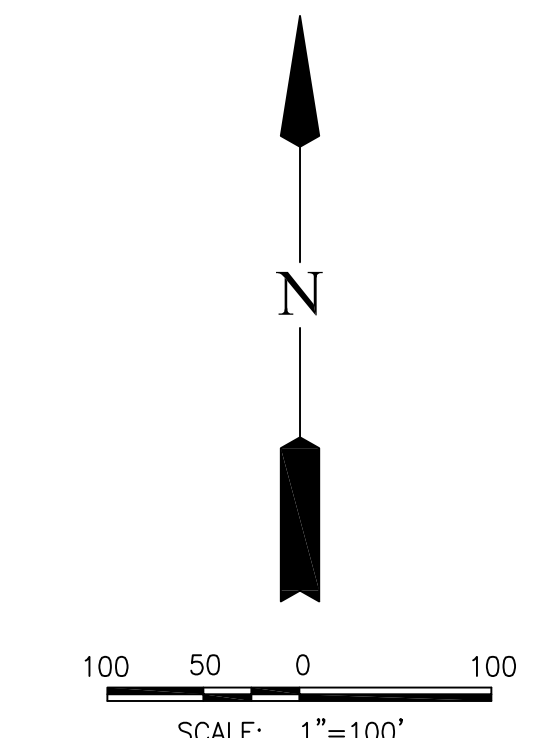
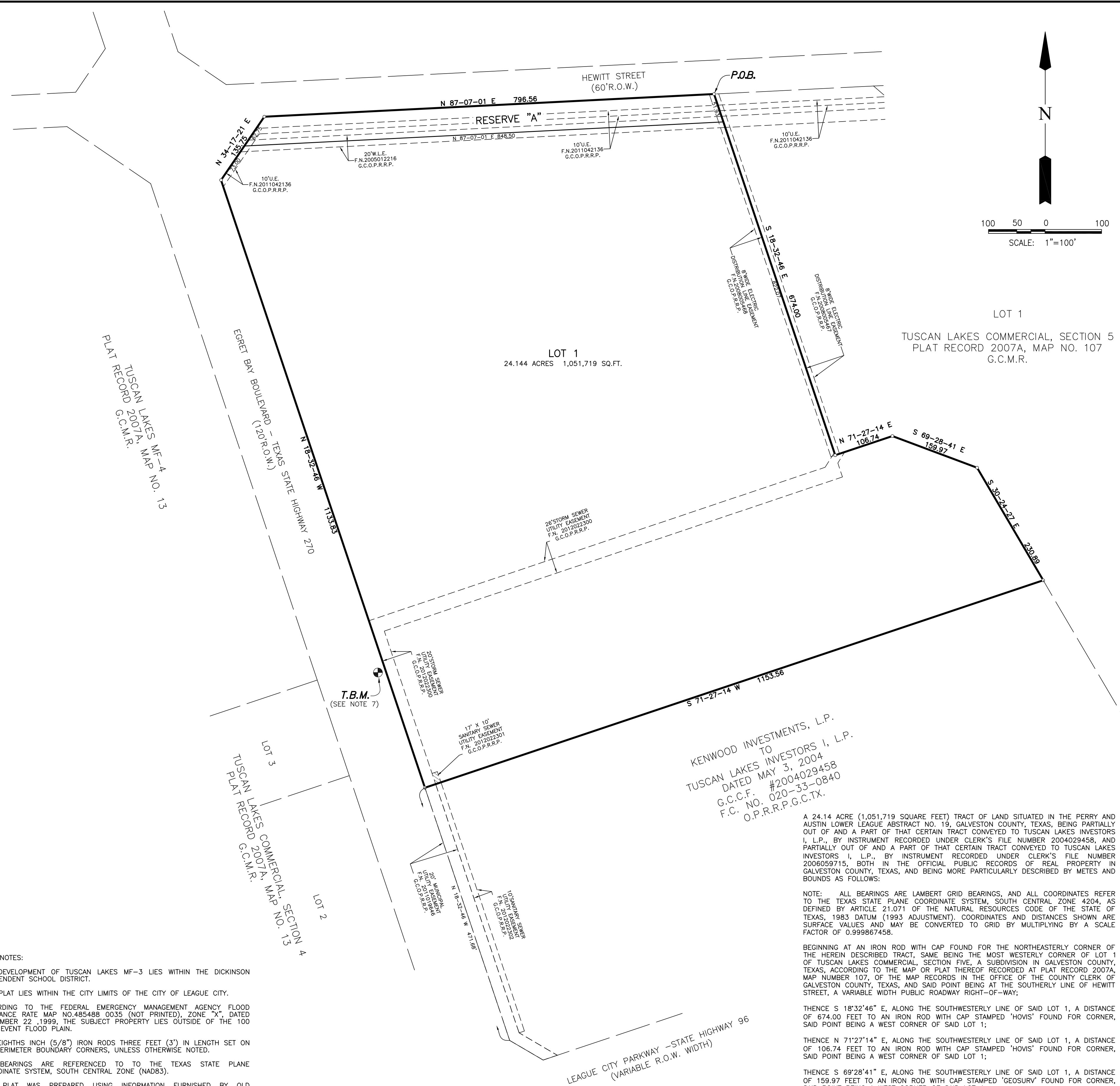
DWIGHT SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- 1. THE DEVELOPMENT OF TUSCAN LAKES MF-3 LIES WITHIN THE DICKINSON INDEPENDENT SCHOOL DISTRICT.
- 2. THIS PLAT LIES WITHIN THE CITY LIMITS OF THE CITY OF LEAGUE CITY.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48548B 0035 (NOT PRINTED), ZONE "X", DATED SEPTEMBER 22, 1999, THE SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR EVENT FLOOD PLAIN.
- 4. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 5. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 6. THIS PLAT WAS PREPARED USING INFORMATION FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 10005530. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- 7. TEMPORARY BENCHMARK (TBM): TBM SET ON SITE IS A RAILROAD SPIKE IN ASPHALT ON EGRET BAY BOULEVARD, LOCATED APPROXIMATELY 1030 FEET SOUTH OF THE INTERSECTION OF EGRET BAY BOULEVARD AND HEWITT STREET.
- 8. ELEVATIONS SHOWN HEREON ARE BASED ON LEAGUE CITY MONUMENT NO. 36, (AKA-LC-2005-130) A 3/4-INCH IRON ROD SET IN THE CONCRETE DRIVEWAY OF COUNTRY KINGDOM MONTESSORI SCHOOL AND DAY CARE ON POWER STREET, LOCATED APPROXIMATELY 425 FEET WEST FROM THE INTERSECTION OF POWER STREET AND TEXAS AVENUE, HAVING AN ELEVATION OF 19.236' NGVD 1929, 1987 ADJUSTMENT.
- 9. A MASTER DRAINAGE STUDY WAS APPROVED BY LEAGUE CITY, REFER TO THE MASTER DRAINAGE PLAN FOR TUSCAN LAKES SUBDIVISION PREPARED BY LJA ENGINEERING, INC.
- 10. ANY CONCRETE COVERING AN UNDERGROUND UTILITY EASEMENT SHALL HAVE BREAK LINES PLACED AT EITHER SIDE OF THE EASEMENT BOUNDARY.
- 11. STORM WATER QUALITY FOR THIS TRACT HAS BEEN PROVIDED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 43.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.944	41,127	RESTRICTED TO LANDSCAPE/ OPEN SPACE
TOTAL	24.144	1,051,719	



- LEGEND
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRICAL EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- P.O.B. POINT OF BEGINNING
- T.B.M. TEMPORARY BENCHMARK
- R.O.W. RIGHT-OF-WAY
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- G.C.O.P.R.R.P. GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

PRELIMINARY/FINAL PLAT OF
TUSCAN LAKES MF-3

A SUBDIVISION OF 24.144 ACRES OF LAND SITUATED IN THE PERRY AND AUSTIN LOWER LEAGUE, ABSTRACT 19, GALVESTON COUNTY, TEXAS.

1 LOT 1 RESERVE 1 BLOCK
MAY 4, 2012 JOB NO. 1910-0108-309

OWNERS:
EGRET BAY INVESTORS, LLC.
A GEORGIA LIMITED LIABILITY COMPANY

BY: MORROW INVESTORS, INC.
A GEORGIA CORPORATION, ITS MANAGER

FRED S. HAZEL, VICE PRESIDENT
1050 EAGLES LANDING PARKWAY, SUITE 300
STONEBRIDGE, GEORGIA 30281
(770) 474-4345

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026

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Tuscan Lakes MF - 3 - RMF

Aerial Images of the Site

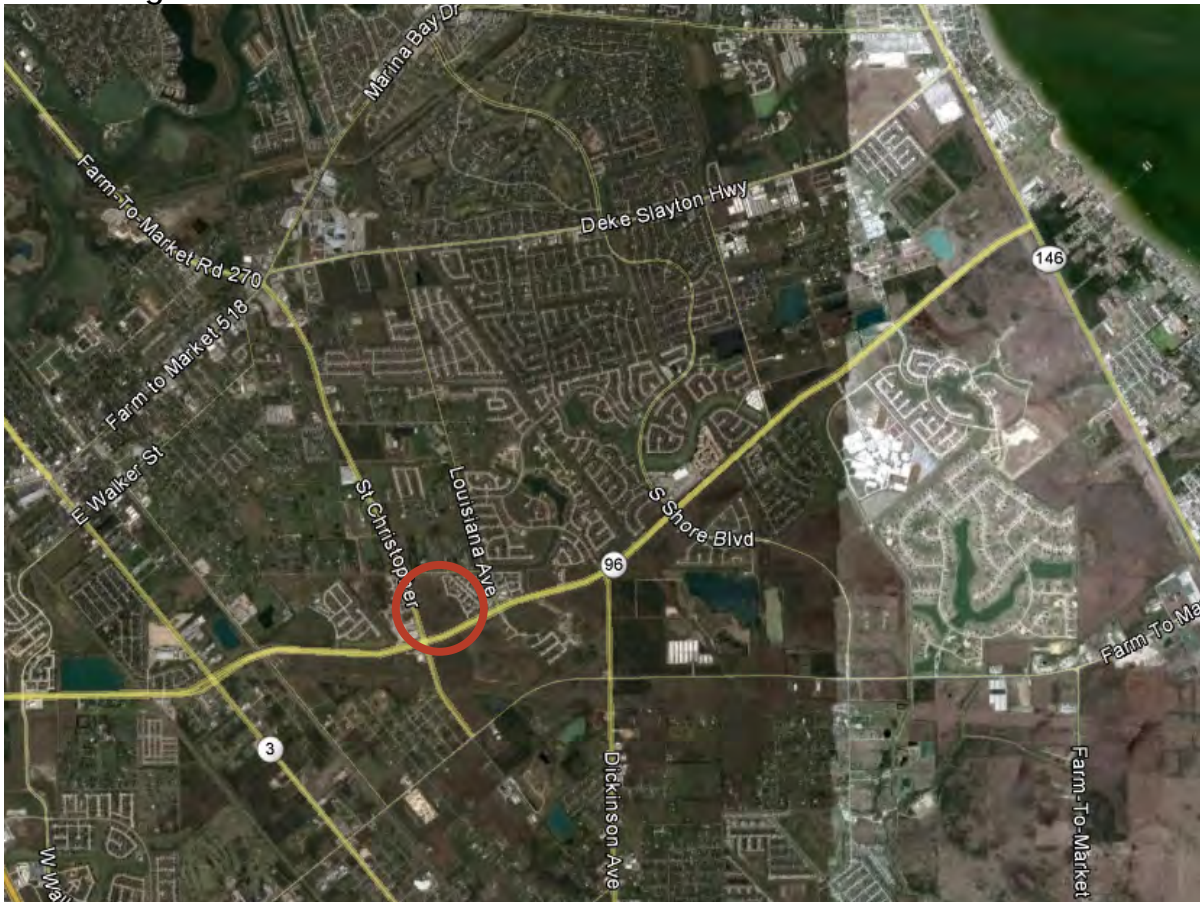


Photo Images of the Site



Photo 1: This photo was taken from the northern boundary of the site while facing southeast. It shows the multi-family development on the east side of the plat, and the intersection of Hewitt Street and FM 270 in the right corner of the photo.



Photo 2: This photo was taken from the northern boundary of the site while facing west. It shows the adjacent multi-family development on the western boundary of the plat, and the interior of the undeveloped lot in question.



Photo 3: Adjacent commercial development on the eastern side of the plat along FM 270.



Photo 4: Photo taken from the eastern boundary of the site facing south toward the intersection of League City Pkwy, and FM 270.