

## Zoning Change Z16-02 (Ellis Road)

<b>Request</b>	Hold a public hearing and make a recommendation for a Zone Change Application (Z16-02 (Ellis Road), a request to rezone approximately 5.0 acres from “RSF-20” (Single-family residential with a minimum lot size of 20,000 square feet) to “RSF-10” (Single-family residential with a minimum lot size of 10,000 square feet).  The Owners within the Creekwood subdivision are requesting to rezone their properties in order to construct their homes to the RSF-10 setback requirements. In May 2006, the Zoning Board of Adjustments (ZBA) granted a variance to the minimum 120-foot width requirement for properties zoned RSF-20. As a result, the lots have been platted to RSF-10 lot width standards while having to adhere to the RSF-20 setback requirements.
<b>Applicant/ Owners</b>	David & Mary Evans, Ever Pereira, Malcolm & Mary Phillips, Shane & Sarah Sampson, Michael & Emily Winter
<b>City Council</b>	Public Hearing & First Reading – August 9 <sup>th</sup> , 2016; <i>Second Reading – August 23<sup>rd</sup>, 2016</i>
<b>Location</b>	Generally located north of West Main Street (FM 518), east of Bay Area Boulevard and west of Creekside Drive.
<b>Citizen Response</b>	52 – Notices Mailed to Property Owners within 500 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
<b>Attachments</b>	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. Recorded Creekwood Plats 4. Applicant Letter

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

**Background**

**April 26, 2005** – Residents of the Ellis Acres Subdivision sent a letter to the City Council requesting that the five (5) acres at the end of Ellis Road be zoned as “RSF-20”.

**August 31, 2005** – City Council rezoned the subject property to “RSF-20” as a part of the Zoning Ordinance and Map revisions of 2005.

**September 28, 2005** – A preliminary plat for the Creekwood Subdivision is submitted for review. The plat proposed 13 single-family residential lots.

**January 9, 2006** – The Planning and Zoning Commission held a public hearing and recommended denial by a vote of 5-0-0 for a zoning request (Z05-57A Johnson) to rezone the subject property from “RSF-20” to “RSF-10”. During the public hearing a number of residents in the area spoke in opposition to the request since it was proposed to develop 13 single-family lots. There have been no records found that the request was considered by City Council.

**May 3, 2006** – The Zoning Board of Adjustments approves a variance request (ZBA06-17 Creekwood) by a vote of 5-0-0 subject to conditions. The variance was to the 120-foot minimum lot width to allow for the lot widths as shown on the proposed plat.

**September 18, 2006** – The Planning and Zoning Commission approved a subdivision variance and the preliminary plat for the Creekwood Subdivision by a vote of 5-1-0 to allow for a cul-de-

sac to be constructed further than 880-feet from West Main Street.

**November 6, 2006** – The Planning and Zoning Commission approved the final plat for the Creekwood Subdivision by a vote of 5-0-0.

**January 27, 2009** – The Creekwood Subdivision plat was recorded with Galveston County and City Council accepted the public infrastructure for the development.

**January 17, 2014** – A building permit is issued for the construction of a single-family house at 20 Ellis Road.

**February 18, 2014** – In response to an inquiry regarding the setbacks for the property under construction at 20 Ellis Road, the City Planner issues an interpretation that the zoning at the time of the platting application required side yard setbacks of 15-feet, instead of the 20-foot setback as currently required at the time. However, the zoning and setbacks were the same as when the plat application was first submitted in September of 2005.

**September 15, 2014** – A building permit application was submitted to the Building Department to construct a single-family house at 26 Ellis Road. Records show that several meetings were held internally and with the applicant. However, no building permit was issued.

**October 8, 2015** – An amending plat for Lots 6, 7 and Restricted Reserve “B” of the original Creekwood Plat was recorded with Galveston County. The amending plat combined Lots 6 and 7 into one 1.5-acre lot and relocated the reserve to the eastern side of the subdivision.

**May 9, 2016** – Owners submit current request to rezone 5.0 acres from “RSF-20” to “RSF-10”. The submittal includes documentation from the sign-in sheet from the neighborhood meeting which indicates residents requesting that the current 30-foot setback remain.

**May 18, 2016** – A building permit application to construct a single-family residence at 26 Ellis Road is submitted to the Building Department.

**May 27, 2016** - Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

**May 29, 2016** - Notice of public hearings published in the newspaper.

**June 17 and 19, 2016** – Planning staff publishes revised public hearing notices to surrounding property owners, signs on property, and newspaper due to an error found in the original notification.

**July 18, 2016** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

**August 9, 2016** – City Council is scheduled to conduct a public hearing and consider request on first reading.

**August 23, 2016** – Subject to approval on first reading, City Council to consider request on second reading.

## Site and Surrounding Area

Overall, the entire 5-acre development, with the exception of Lot 1, remains undeveloped with a number of trees in the northern and northeaster portion of the subdivision.

Direction	Surrounding Zoning	Surrounding Land Use
North	"RSF-10"	Clear Creek and Large Lot Single-family residences
South	"RSF-20"	Single-family residential (Ellis Acres)
East	"RSF-7"	Single-family residential (Creekside Estates)
West	"RSF-20"	Single-family residential (Ellis Acres)

## Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Suburban Residential.” The intent of the Suburban Residential character district is to provide a blend of urban and rural character that focuses on open space and limited densities that make neighborhoods pleasantly walkable. While the need remains for motorized vehicles, a typical residence moderately covers a lot and is setback from the roadway in which the remaining

portions of the lot are heavily landscaped.

## **Zoning Analysis**

As mentioned previously, the Owners are requesting to rezone the properties in order for the development regulations to more closely resemble the existing conditions of the lots. Below is a table comparing the minimum building and lot requirements as indicated in the Zoning Ordinance.

**Schedule 125-70.C: Development Regulations -  
Residential Single Family Districts**

<b><i>Building Density</i></b>		
Development Standards	RSF-20	RSF-10
Minimum Lot Area (sq. ft.)	20,000	10,000
Minimum Lot Width (ft.)	120	80
<b><i>Building Form and Location</i></b>		
Maximum Height (ft.)	42	42
Minimum Yards (ft.)		
Front	30	25
Side	20	15
Street Side (Corner Lot)	20	15
Rear	30	25

In addition, several neighbors residing in Creekside Estates, directly adjacent to east indicated their desires to have the rear setbacks remain at 30-feet at the neighborhood meeting. Should the rezone be approved, the Owners will have the right to locate structures no less than 25-feet from the rear of the property since City Council cannot approve rezone cases with conditions.

## **Access and Traffic Impacts**

The primary point of access for the residential subdivision is Ellis Road to West Main Street (FM 518). In September 2006, the P&Z granted a subdivision variance to the requirement that cul-de-sac streets be limited to 880 feet in length. No additional traffic impacts are anticipated since there is no proposal to further subdivide the property.

## **Utilities**

Infrastructure for the water, sewer, storm water and pavement infrastructure were constructed and accepted by City Council prior to recordation of the plat.

Water service is provided by an existing 6-inch water line along the west side of Ellis Road.

Sanitary sewer is provided by an existing 8-inch sewer line on the east side of Ellis Road.

## **Floodplain**

The extreme northern portion of the property is currently located inside the floodway and floodplain with the remaining portion in the Unshaded X flood zone.

Preliminary FEMA floodplain maps for Galveston County show that a small area of floodway will be increased on the northwest corner of the development with the 500-year floodplain extending further southwards towards the southern portion of the development.

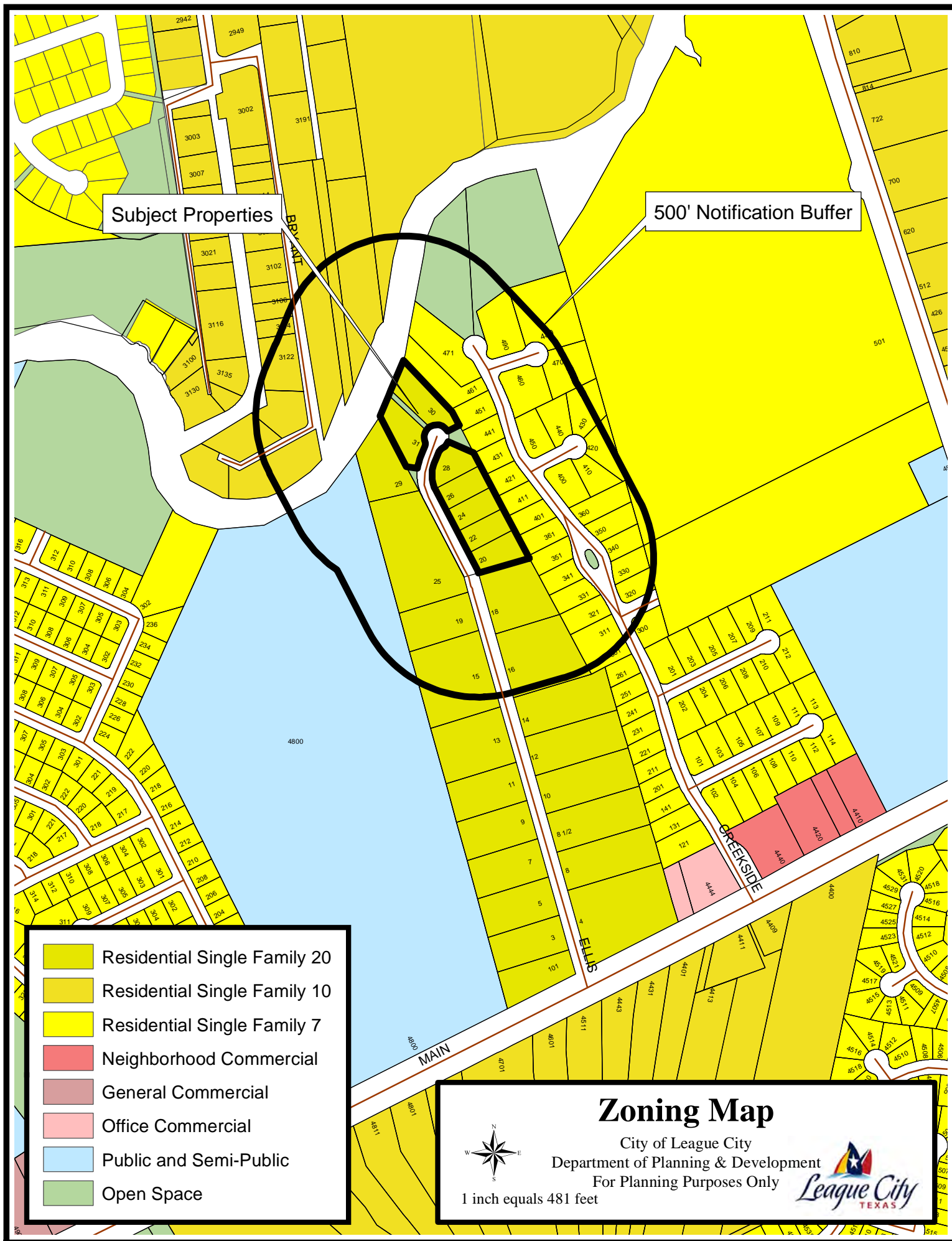
## **Public Benefit vs. Imposed Hardship**

Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

**Recommendation**     Given that the request complements the Comprehensive Plan's Future Land Use Plan and would provide a long term solution for the development and surrounding area, staff recommends approval.

**Recommended Motion**     Motion to approve Zone Change Application, Z16-02 (Ellis Road) as presented by staff.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).



Large Lot  
Residential

Clear Creek

Subject  
Properties

Clear Springs  
High School

Palomino Lane

Big League Dreams Parkway

Creskide Drive

Creskide  
Intermediate  
School

Undeveloped  
(Pinnacle Park)

Creskide  
Estates  
Subdivision

Ellis Road

Ellis Acres  
Subdivision

Bay Area First  
Baptist Church

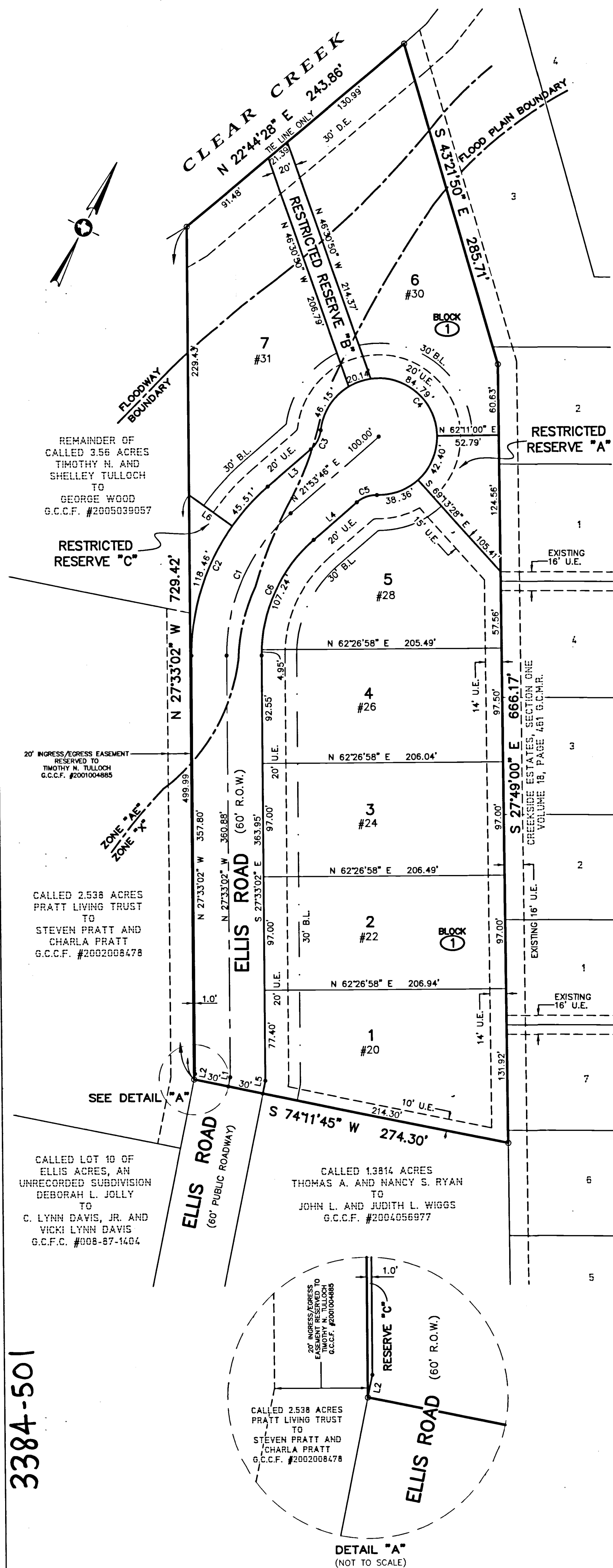
Oak Creek  
Subdivision

West Main Street (FM 518)

FM 646

I-45





## PROPERTY DESCRIPTION

Being 5.00 acres of land out of the Richter 62 Acre tract in Subdivision No. 6 of the John Dickinson League, Abstract No. 9, as described in deed from W.T. Touchton, et ux, to H.F. Richter, recorded in Volume 571, Page 372, Deed Records of Galveston County, Texas; said 5.00 acres being that same property conveyed to Barwise, Ltd., a Texas Limited Partnership, by instrument recorded under Clerk's File Number 2005043360, Official Public Records of Real Property, Galveston County, Texas; said 5.00 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found in the southwesterly line of Ellis Road, a 60 foot public roadway right-of-way as described in Volume 1041, Page 236, in the Deed Records in the Office of the County Clerk of Galveston County, Texas, marking the most southerly corner of the herein described tract; said point being an angle point in the northeasterly line of a called 2.538 acre tract conveyed to Steven Pratt and Charla Pratt by Warranty Deed under Clerk's File Number 2002008478, in the Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, N 27°33'02" W, passing at 399.43 feet the most northerly corner of said Pratt tract, same being the most easterly corner of the remainder of that certain tract conveyed to George Wood by Substitute Trustee's Deed recorded under Clerk's File Number 2005039057, in the Official Public Records of Real Property, Galveston County, Texas, passing at 694.67 feet a 5/8 inch iron rod with cap set marking a point for reference, and continuing a total distance of 729.42 feet to a point on the southeasterly line of Clear Creek for the most westerly corner of the herein described tract;

**THENCE**, northeasterly, along the meanders of the southeasterly line of said Clear Creek, the direct tie line of which bears N 22°44'28" E, 243.86 feet to a point for the most northerly corner of the herein described tract, said point being the most westerly corner of Lot 3, Block 4, of CREEKSIDE ESTATES, SECTION ONE, according to the map or plat thereof recorded in Volume 18, Page 461, of the Map Records of Galveston County, Texas;

**THENCE**, S 43°21'50" E, along the southwesterly line of said CREEKSIDE ESTATES, SECTION ONE, passing at 32.81 feet a 5/8 inch iron rod with cap set marking a point for reference, and continuing a total distance of 285.71 feet to a 5/8 inch iron rod with cap set marking an angle point in the northeasterly line of the herein described tract, said point being an angle point in the southwesterly line of Lot 2, Block 4, of said CREEKSIDE ESTATES, SECTION ONE;

**THENCE**, S 27°49'00" E, along the southwesterly line of said CREEKSIDE ESTATES, SECTION ONE, a distance of 666.17 feet to a 5/8 inch iron rod with cap set marking the most easterly corner of the herein described tract, said point being in the southwesterly line of Lot 6, Block 2, of said CREEKSIDE ESTATES, SECTION ONE, said point also being the most northerly corner of a called 1.3814 acre tract conveyed to John L. Wiggs and Judith L. Wiggs by General Warranty Deed with Vendor's Lien under Clerk's File Number 2004056977, in the Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, S 74°11'45" W, along the northwesterly line of the said Wiggs tract, passing a 5/8 inch iron rod found in the northeasterly line of said Ellis Road at a distance of 214.30 feet, and continuing a total distance of 274.30 feet to the POINT OF BEGINNING, and containing a calculated area of 5.00 acres of land.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	160.00'	49°26'48"	138.08'	N 02°49'38" W	133.84'
C2	190.00'	49°26'48"	163.97'	N 02°49'38" W	158.93'
C3	25.00'	42°50'00"	18.69'	N 00°28'45" E	18.26'
C4	50.00'	26°54'00"	231.84'	S 68°06'14" E	73.33'
C5	25.00'	42°50'00"	18.69'	S 43°18'46" W	18.26'
C6	130.00'	49°26'48"	112.19'	S 02°49'38" E	108.74'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	8.03'	N 15°50'56" W
L2	4.93'	N 15°50'56" W
L3	49.01'	N 21°53'46" E
L4	49.01'	S 21°53'46" W
L5	11.13'	S 15°50'56" W
L6	45.26'	N 81°49'40" E

AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	22,874	0.53
2	20,052	0.46
3	20,008	0.46
4	20,067	0.46
5	21,355	0.49
6	32,291	0.74
7	28,539	0.66

RESERVE TABLE			
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	4,930	0.11	HOA OPEN SPACE/UTILITIES
"B"	4,198	0.10	HOA OPEN SPACE/DRAINAGE
"C"	2,225	0.05	HOA OPEN SPACE/PERIMETER FENCE
TOTAL OPEN SPACE = 0.26 ACRE			

THE STATE OF TEXAS :  
COUNTY OF GALVESTON : KNOW ALL MEN BY THESE PRESENTS

That we, Barwise, Ltd., a Texas limited partnership, Mike Johnson, Partner of said Barwise Ltd., owners of the property subdivided in the above and foregoing plat of CREEKWOOD SUBDIVISION, a subdivision of 5.02 acres of land situated in the John Dickinson League, Abstract No. 9, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as CREEKWOOD SUBDIVISION, and on behalf of said Barwise, Ltd., do hereby dedicate unto the public all streets, easements, and drainage rights through Reserve "B" shown or noted thereon and do hereby reserve, except, and hold private unto CREEKWOOD SUBDIVISION, their successors and assigns Reserves "A" and "B"; 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, Barwise, Ltd., a Texas limited partnership, Mike Johnson, Partner of said Barwise, Ltd., owners of the property Subdivided in the above and foregoing plat of CREEKWOOD SUBDIVISION, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

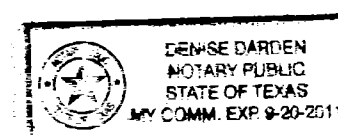
WITNESS MY HAND this 12<sup>th</sup> day of January, 2009.

Mike Johnson  
Mike Johnson, Partner  
Barwise, Ltd., a Texas limited partnership  
P.O. Box 1285  
Dickinson, Texas 77539

THE STATE OF TEXAS :  
COUNTY OF GALVESTON :

BEFORE ME, the undersigned authority, on this day personally appeared Mike Johnson, Partner of Barwise, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes, considerations, and in the capacity therein and herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 12<sup>th</sup> day of January, 2009.



Denise Darden  
Notary Public in and for  
The State of Texas  
My Commission Expires: 9/20/2011

THE STATE OF TEXAS :  
COUNTY OF GALVESTON :

WE, Mainland Bank at Texas City, holder of a lien on the property described herein as CREEKWOOD SUBDIVISION, as evidenced by that certain Warranty Deed with Vendor's Lien, dated June 29, 2005, and recorded under Clerk's File Number 2005043360, Official Public Records of Real Property, Galveston County, Texas, do hereby in all things subordinate said lien to said plat and confirm that said Mainland Bank at Texas City is the present owner of said lien and have not assigned the same nor any part thereof.

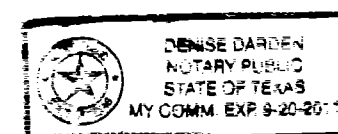
WITNESS MY HAND this 12<sup>th</sup> day of January, 2009.

J.J. Stanford, Chief Credit Officer  
Mainland Bank at Texas City  
2831 Palmer Highway  
Texas City, Texas 77590

THE STATE OF TEXAS :  
COUNTY OF GALVESTON :

BEFORE ME, the undersigned authority, on this day personally appeared J.J. Stanford, Chief Credit Officer, for Mainland Bank at Texas City, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes, considerations, and in the capacity therein and herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 12<sup>th</sup> day of January, 2009.



J.J. Stanford  
Notary Public in and for  
The State of Texas  
My Commission Expires: 9/20/2011

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of CREEKWOOD SUBDIVISION, 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 12<sup>th</sup> day of January, 2009.

Christopher Hullman - Chairman  
City of League City  
Planning & Zoning Commission

Shondra Holmes, AICP  
Planning Manager  
City of League City

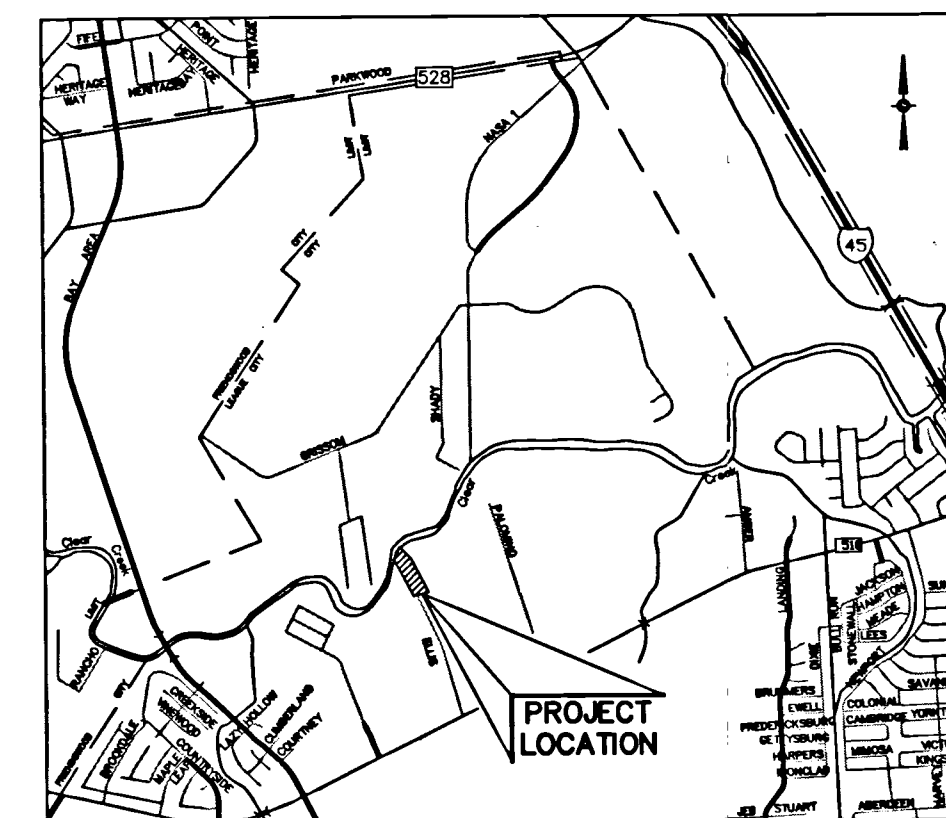
STATE OF TEXAS :  
COUNTY OF GALVESTON :

I, Mary Ann Daigle, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 27 Jan 2009, at 10:00 a.m., and duly recorded on 27 Jan 2009, at 10:00 a.m., in PLAT RECORD 2009A, MAP NUMBER 6, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

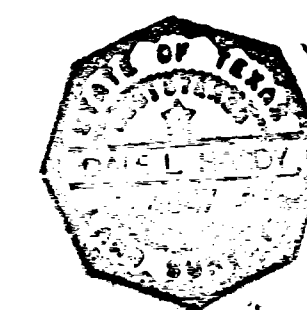
Mary Ann Daigle  
County Clerk  
Galveston County, Texas

By: Deputy



VICINITY MAP  
NOT TO SCALE

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, 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.



Dale L. Hardy  
Registered Professional  
Land Surveyor #4847

## NOTES:

- This tract lies partially in Zone "X", areas determined to be outside the 500-year flood plain, and partially in Zone "AE", a special flood hazard area inundated by 100-year flood where base flood elevations have been determined (base flood elevation = 15'), a portion of which said Zone "AE" lies in the FLOODWAY areas, as per the National Flood Insurance Program FIRM Community-Panel Number 485488 0025 D, published revision dated September 22, 1999. Designations shown hereon were scaled from the referenced FIRM panel, and the locations should be considered approximate.
- The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- The herein subdivided tract or parcel of land lies entirely within the Clear Creek Independent School District.
- All easements on lot lines are centered unless otherwise shown.
- All street intersection right-of-way return radii are 25 feet unless otherwise noted.
- All streets shall be curb and gutter, concrete pavement with storm sewers.
- All bearings and dimensions shown to designate the location of the Floodway Boundary are for reference only and should be considered approximate.
- "B.L." indicates Building Line.
- "U.E." indicates Utility Easement.
- "S.L.E." indicates Street Light Easement.
- "D.E." indicates Drainage Easement.
- Residential lots within this development shall be restricted to a maximum impervious cover of 55% of the surface area based on drainage study and design plan as prepared by Shelmark Engineering, and approved by the City of League City.
- All lots contain no less than 20,000 square feet and are zoned "RSF-20" at the time of platting.
- This property is subject to a variance to the lot width requirement granted at the Zoning Board of Adjustment's regular meeting dated May 3, 2006.
- This property is subject to a variance to the cul-de-sac streets requirement, Section 102-9(a)(5), granted at the Planning and Zoning Commission's regular meeting dated September 18, 2006.
- This plat meets and exceeds the minimum compensating open space requirement of 0.25 acre as required by the City of League City Parks Board.

# Creekwood Subdivision

A SUBDIVISION OF  
5.00 ACRES OF LAND  
SITUATED IN THE  
JOHN DICKINSON LEAGUE, ABSTRACT NO. 9  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

7 LOTS, AND 2 RESERVES

DEVELOPER:  
BARWISE, LTD., A TEXAS  
LIMITED PARTNERSHIP  
351 CREEKSIDE DRIVE  
LEAGUE CITY, TX 77573

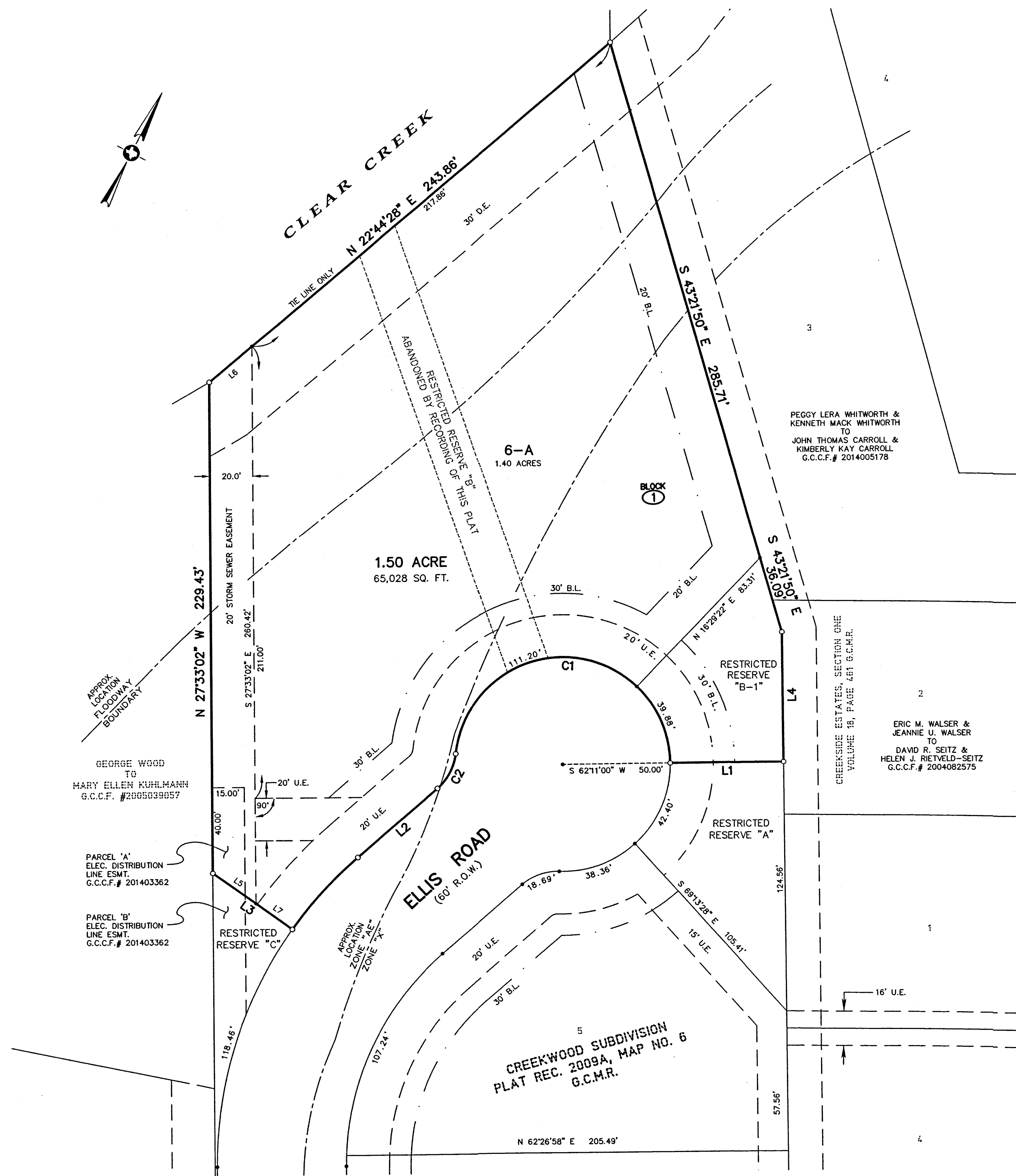
SURVEYOR:  
GeoSurv, LLC  
P.O. BOX 246  
LEAGUE CITY, TEXAS  
77574

ENGINEER:  
SHELMARK ENGINEERING  
P.O. BOX 650  
LEAGUE CITY, TEXAS  
77574

60 0 60 120  
SCALE: 1" = 60'



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928



LINE TABLE		
LINE	DISTANCE	BEARING
L1	52.79'	S 62°11'00\"
L2	49.01'	S 21°53'46\"
L3	45.26'	N 81°49'40\"
L4	60.63'	S 27°49'00\"
L5	24.63'	N 81°49'40\"
L6	26.00'	N 22°44'28\"
L7	20.63'	N 81°49'40\"

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	50.00'	173°07'15\"	151.08'	S 65°37'23\" W 99.82'
C2	25.00'	42°50'00\"	18.69'	S 00°28'45\" W 18.26'

RESERVE TABLE			
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	4,930	0.11	HOA OPEN SPACE/UTILITIES
"B-1"	4,199	0.10	HOA OPEN SPACE
"C"	2,225	0.05	HOA OPEN SPACE/PERIMETER FENCE
TOTAL OPEN SPACE = 0.26 ACRE			



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-630 Fax: 281-554-6928

THE STATE OF TEXAS  
COUNTY OF GALVESTON  
That we, Barwise, Ltd., a Texas limited partnership, Michael R. Johnson, Partner of said Barwise Ltd., owners of the property subdivided in the above and foregoing plat of **AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION**, a subdivision of 5.02 acres of land situated in the John Dickinson League, Abstract No. 9, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as **AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION**, and on behalf of said Barwise, Ltd., do hereby dedicate unto the public all streets, easements, and drainage rights through Reserve "B" shown or noted thereon and do hereby reserve, except, and hold private unto **AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION**, their successors and assigns Reserves "A" and "B"; 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, Barwise, Ltd., a Texas limited partnership, Michael R. Johnson, Partner of said Barwise, Ltd., owners of the property subdivided in the above and foregoing plat of **AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION**, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

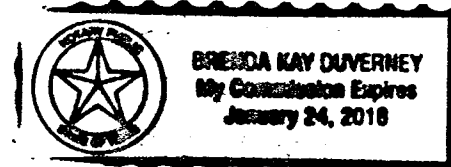
WITNESS MY HAND this 25<sup>th</sup> day of September, 2015.

*Michael R. Johnson*  
Michael R. Johnson, Partner  
Barwise, Ltd., a Texas limited partnership  
P.O. Box 1285  
Dickinson, Texas 77539

THE STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Michael R. Johnson, Partner of Barwise, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes, considerations, and in the capacity therein and herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 25<sup>th</sup> day of September, 2015.



This is to certify that the City Planner for the City of League City, Galveston County, Texas, has approved this **AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION**, in conformity with the laws of the State of Texas and the Ordinances of the City of League City and has authorized the recording of said Plat this 25<sup>th</sup> day of September, 2015.

*Ryan Granato*  
Ryan Granato, AICP  
Planning Manager  
City of League City

THE STATE OF TEXAS  
COUNTY OF GALVESTON

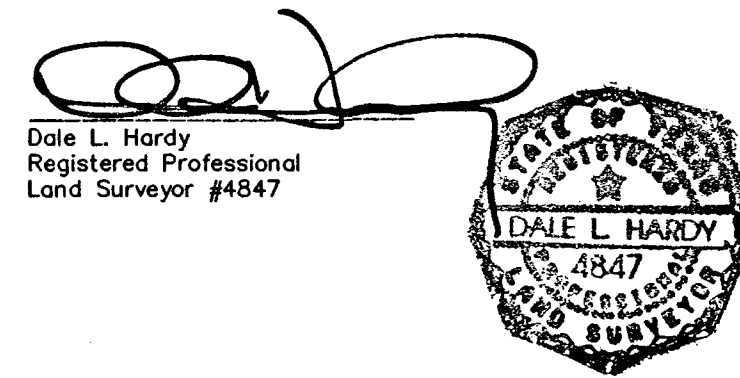
I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 10/8, 2015, at 3 o'clock, P.m., and duly recorded on 10/8, 2015, at 3 o'clock, P.m., in DOCUMENT NUMBER 20150484718 Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

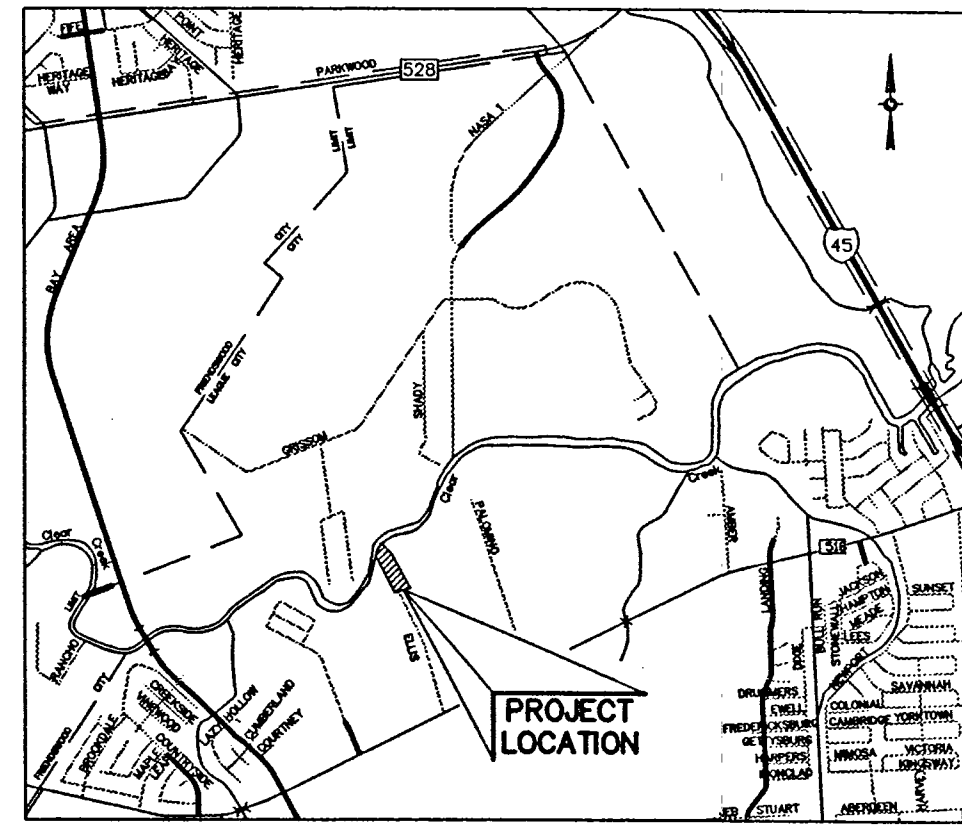
Dwight Sullivan  
County Clerk  
Galveston County, Texas

By: \_\_\_\_\_ Deputy

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, 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.



Dale L. Hardy  
Registered Professional  
Land Surveyor #4847



VICINITY MAP  
NOT TO SCALE

#### PROPERTY DESCRIPTION

Being all of Lot Six (6), Lot Seven (7), and Restricted Reserve "B", Block One (1), of CREEKWOOD SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map Number 6, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

#### NOTES:

1. This tract lies partially in Zone "X", areas determined to be outside the 500-year flood plain, and partially in Zone "AE", a special flood hazard area inundated by 100-year flood where base flood elevations have been determined (base flood elevation = 15'), a portion of which said Zone "AE" lies in the FLOODWAY areas, as per the National Flood Insurance Program FIRM Community-Panel Number 485488 0025 D, published revision dated September 22, 1999. Designations shown hereon were scaled from the referenced FIRM panel, and the locations should be considered approximate.
2. The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
3. The herein subdivided tract or parcel of land lies entirely within the Clear Creek Independent School District.
4. All easements on lot lines are centered unless otherwise shown.
5. All street intersection right-of-way return radii are 25 feet unless otherwise noted.
6. All streets shall be curb and gutter, concrete pavement with storm sewers.
7. All bearings and dimensions shown to designate the location of the Floodway Boundary are for reference only and should be considered approximate.
8. "B.L." indicates Building Line.
9. "U.E." indicates Utility Easement.
10. "S.L.E." indicates Street Light Easement.
11. Residential lots within this development shall be restricted to a maximum impervious cover of 55% of the surface area based on drainage study and design plan as prepared by Shelmark Engineering, and approved by the City of League City.
12. All lots contain no less than 20,000 square feet and are zoned "RSF-20" at the time of platting.
13. This property is subject to a variance to the lot width requirement granted at the Zoning Board of Adjustment's regular meeting dated May 3, 2006.
14. This property is subject to a variance to the cul-de-sac streets requirement, Section 102-9(a)(5), granted at the Planning and Zoning Commission's regular meeting dated September 18, 2006.
15. This plat meets and exceeds the minimum compensating open space requirement of 0.25 acre as required by the City of League City Parks Board.
16. All future utilities shall be located underground.
17. This amending plat does not attempt to amend or remove any covenants or restrictions.
18. No post development storm water runoff will be diverted onto adjacent property. Lot Type "B" grading shall be maintained and combined lots will maintain their original lot grading design per the approved Creekwood Subdivision plans.

## AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF Creekwood Subdivision

A SUBDIVISION OF  
1.50 ACRES OF LAND  
SITUATED IN THE  
JOHN DICKINSON LEAGUE, ABSTRACT NO. 9  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

1 LOT

1 RESERVE

DEVELOPER:  
BARWISE, LTD., A TEXAS  
LIMITED PARTNERSHIP  
351 CREEKSIDE DRIVE  
LEAGUE CITY, TX 77573

SURVEYOR:  
GeoSurv, LLC  
P.O. BOX 246  
LEAGUE CITY, TX 77574

30' 0 30' 60'  
SCALE: 1" = 30'