

Preliminary Plat – Pinnacle Park, Phase 2, Lot 1

Request	Subdivide approximately 5.14 acres of a unplatted property to create 1 commercial lot.
Applicant	Mary McKenzie of Hovis Surveying Company, Inc.
Owner	John Meador of 101 League City I-45/646, L.P.
Zoning	“CM” (Mixed Use Commercial)
Location	Generally located south of Big League Dreams Parkway, north of Pinnacle Park Drive, east of Brookport Drive and west of Interstate 45 Highway.
Attachments	1. Proposed Plat 2. Aerial Map

Site and Surrounding Area The property is currently undeveloped with no protected trees on the property. A Site Development Plan for Lot 1 is under review by the Development Review Committee (DRC), which consists of four buildings totaling approximately 32,000 square feet ranging in size from 4,300 square feet to just over 9,900 square feet.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CM-PUD”	Pinnacle Park PUD (Cabela’s)
South	“CM”	Hospital Development (Under Construction)
East	ROW and “CM-PUD”	I-45 and Victory Lakes Commercial Area
West	“CM”	Undeveloped

Access Access will be provided from Big League Dreams Parkway to the north and Pinnacle Park Drive to the south. Mutual access will be provided for the property to the west.

Big League Dreams Parkway

	Existing Conditions	Master Mobility Plan (MMP)
Roadway Type	Collector	Collector
Right-of-way Width	70 feet flaring to 100 feet	80 feet
Pavement Width and Type	2-lane with a center turn lane, 38-foot back of curb to back to 71-foot pavement width, concrete, curb and gutter	2 lanes, 24-foot paved width for traffic with 8-foot bike paths on either side of driving lanes.

Pinnacle Park Drive

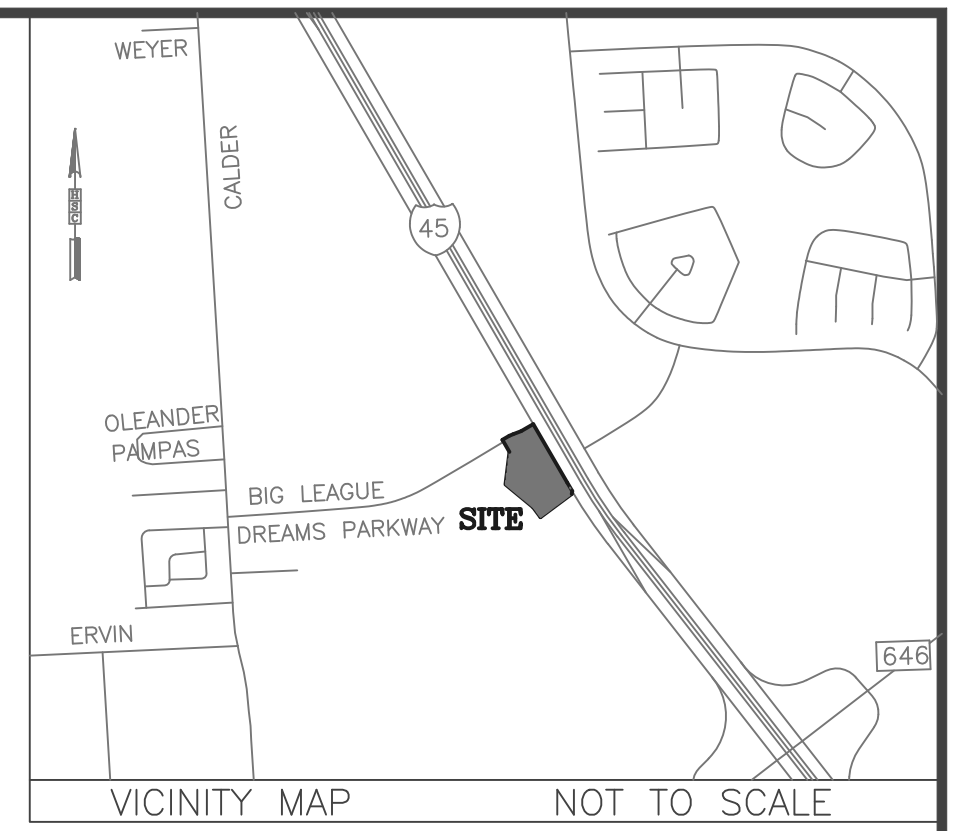
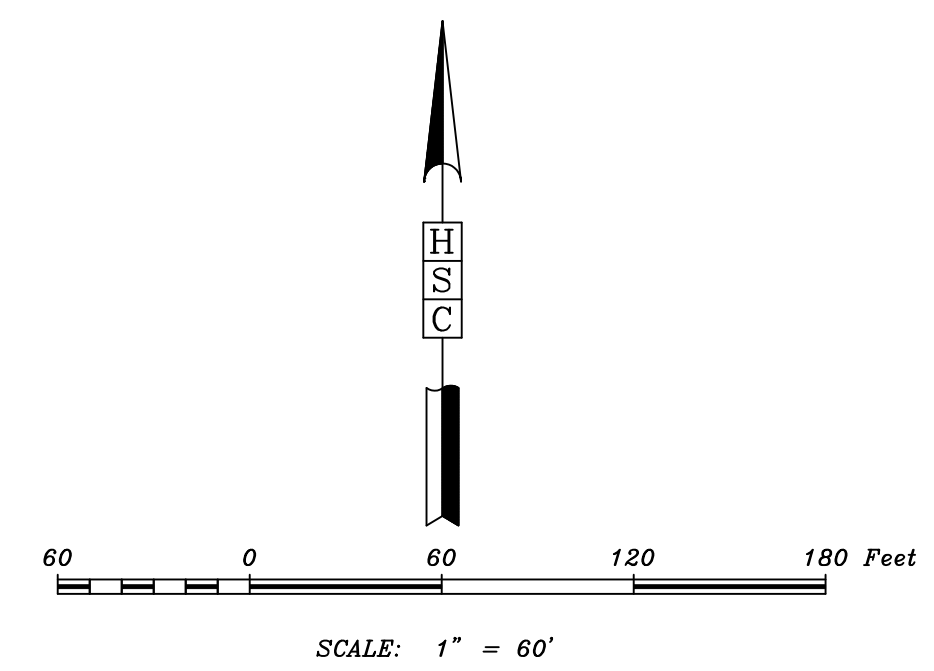
	Existing Conditions	Master Mobility Plan (MMP)
Roadway Type	Local	Local
Right-of-way Width	60 feet	80-feet
Pavement Width and Type	2-lane, with center turn lane, 37-foot wide concrete pavement width with sidewalk on north side.	2-lane, undivided, 32-foot wide concrete pavement width with bike lanes and sidewalks 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 12-inch water line along the north side of Big League Dreams Parkway and an existing 12-inch water line along the north side of Pinnacle Park Drive.
- Sanitary sewer is accessible through a 10-inch sewer line on the south side of Pinnacle Park Drive.
- 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 Preliminary Plat for Pinnacle Park, Ph. II, Lot 1 as presented by staff.

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



DESCRIPTION
PINNACLE PARK PHASE TWO LOT 1

5.1450 acres of land situated in the Stephen F. Austin Survey, Abstract Number 3, Galveston County, Texas, being a portion of that certain called 61.973 acres of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2013000244, said 5.1450 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum Texas Department of Transportation disk found for the intersection of the Southwesterly right-of-way line of Interstate Highway 45 (variable width right-of-way) and the Southeasterly right-of-way line of Big League Dreams Parkway (variable width right-of-way), for the most Westerly corner of that certain called 0.2455 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2014013492;

Thence, S 29°32'34" E, along the Southwesterly line of said 0.2455 of one acre tract and the Southwesterly right-of-way line of said interstate Highway 45, a distance of 530.35 feet to a 5/8 inch iron rod with an aluminum, Texas Department of Transportation disk found for a point of curvature to the left;

Thence, in a Southeasterly direction, continuing along the Southeasterly right-of-way line of said Interstate Highway 45 and the Southwesterly line of said 0.2455 of one acre tract, with said curve to the left, having a central angle of 00°45'50", a radius of 5,889.58 feet, an arc length of 78.52 feet, a chord bearing of S 29°55'29" E and a chord distance of 78.52 feet to a 5/8 inch iron rod with cap found for the Northerly end of cut-back line between the Southwesterly right-of-way line of said Interstate Highway 45 and the Northwesterly right-of-way line of proposed Pinnacle Park Drive (60 foot right-of-way);

Thence, S 11°42'48" W, along said cut-back line, a distance of 22.18 feet to a 5/8 inch iron rod with cap found for the Southerly end of said cut-back line;

Thence, S 53°54'03" W, along the Northwesterly right-of-way line of said proposed Pinnacle Park Drive, a distance of 305.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 36°09'05" W, a distance of 10.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, S 53°54'03" W, a distance of 20.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 36°09'05" W, a distance of 20.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 53°54'03" E, a distance of 20.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 36°09'05" W, a distance of 67.38 feet to a 3/4 inch iron rod with cap set for an angle point;

Thence, N 49°52'06" W, a distance of 281.36 feet to a 3/4 inch iron rod with cap set for an angle point;

Thence, N 07°31'25" E, a distance of 256.54 feet to a 3/4 inch iron rod with cap set for an angle point;

Thence, N 29°15'26" W, a distance of 110.16 feet to a 3/4 inch iron rod with cap set in the Southeasterly right-of-way line of said Big League Dreams Parkway;

Thence, N 60°28'17" E, along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 61.51 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, N 69°05'54" E, continuing along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 100.00 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, N 60°28'17" E, continuing along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 110.50 feet to the POINT OF BEGINNING and containing 5.1450 acres of land.

DESCRIPTION
0.0090 ACRE RIGHT-OF-WAY DEDICATION

0.0090 of one acre or 390 square feet of land situated in the Stephen F. Austin Survey, Abstract Number 3, Galveston County, Texas, being a portion of that certain called 61.973 acres of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2013000244, said 0.0090 of one acre or 390 square feet of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod with an aluminum Texas Department of Transportation disk found for the intersection of the Southwesterly right-of-way line of Interstate Highway 45 (variable width right-of-way) and the Southeasterly right-of-way line of Big League Dreams Parkway (variable width right-of-way), for the most Westerly corner of that certain called 0.2455 of one acre of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2014013492;

Thence, S 60°28'17" W, along the Southeasterly right-of-way line of said Big League Parkway, a distance of 110.50 feet to 5/8 inch iron rod with cap found for an angle point;

Thence, S 69°05'54" W, continuing along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 66.67 feet to a 3/4 inch iron rod with cap set for the POINT OF BEGINNING of the herein described tract of land;

Thence, S 60°28'17" W, a distance of 94.49 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 29°15'26" W, a distance of 5.00 feet to a 3/4 inch iron rod with cap set in the Southeasterly right-of-way line of said Big League Dreams Parkway;

Thence, N 60°28'17" E, along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 61.51 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, N 69°05'54" E, continuing along the Southeasterly right-of-way line of said Big League Dreams Parkway, a distance of 33.33 feet to the POINT OF BEGINNING and containing 0.0090 of one acre or 390 square feet of land.

NOTES

- 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 within the Clear Creek Independent School District.
- A Storm Water Quality (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 may not be changed from the plans and technical specifications in the SWQ permit unless the provision of Section 43-54 of the League City Code of Ordinances have been met.
- Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 485488 0330 E for City of League City, Texas, dated September 22, 1999. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- G.C.C.F. NO. = Galveston County Clerk's File Number
- D.R.G.C. = Deed Records Of Galveston County
- G.C.M.R. = Galveston County Map Records
- S.S.E. = Sanitary Sewer Easement
- STM.S.E. = Storm Sewer Easement
- U.E. = Utility Easement
- W.L.E. = Water Line Easement
- Subject to Terms, conditions and stipulations contained in that certain Notice of Agreement between Joseph B. and Sarah J. Rothchild Family Limited Partnership #4, Sonrisa Realty Partners, LTD, and Galveston County Management District No. 1 regarding drainage and detention and the construction of Brookport Drive as recorded under G.C.C.F. No. 2010062579.
- This 0.0090 acre or 390 square feet is dedicated to the City of League City for Big League Dreams Parkway road right-of-way per the recording of this plat.
- All future utilities shall be located underground in accordance with the League City Subdivision and Development Regulations.
- Subject to Restrictive Covenants as set out under G.C.C.F. No. 2015063853.
- Subject to the terms, conditions and stipulations of that certain Reciprocal Easement and Operation Agreement recorded under G.C.C.F. No. 2015015398.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site TXLM.
- Proposed Lot 1 to allow mutual access to the Residue of Tract 2, called 61.973 acres of land bounded on the North by Big League Dreams Parkway, on the West by Brookport Road, on the South by Pinnacle Park Drive and on the East by Proposed Lot 1.
- Benchmark: League City Reference Mark LC-2005-127
From the intersection of F.M. 518 AND I-45, travel South on I-45, 2.5 Miles to Exit 20 (F.M. 646). Take Exit 20 and go 0.5 Miles TO F.M. 646. Travel Southerly on F.M. 646 0.2 Miles to a gravel drive 230 Feet South of Magnolia Bayou. RM is located just South of a Valve Station. Elevation = 16.02' (NAVD 1988, 2002 Adj)

PRELIMINARY PLAT
PINNACLE PARK
PHASE TWO LOT 1

A SUBDIVISION OF 5.1450 ACRES OF
LAND SITUATED IN THE STEPHEN F.
AUSTIN SURVEY, ABSTRACT NO. 3,
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS

OWNER:
101 LEAGUE CITY I-45/646, L.P.,
JOHN G. MEADOR, JR.
6108 BRITTMORE ROAD
HOUSTON, TEXAS 77041
713-944-2224

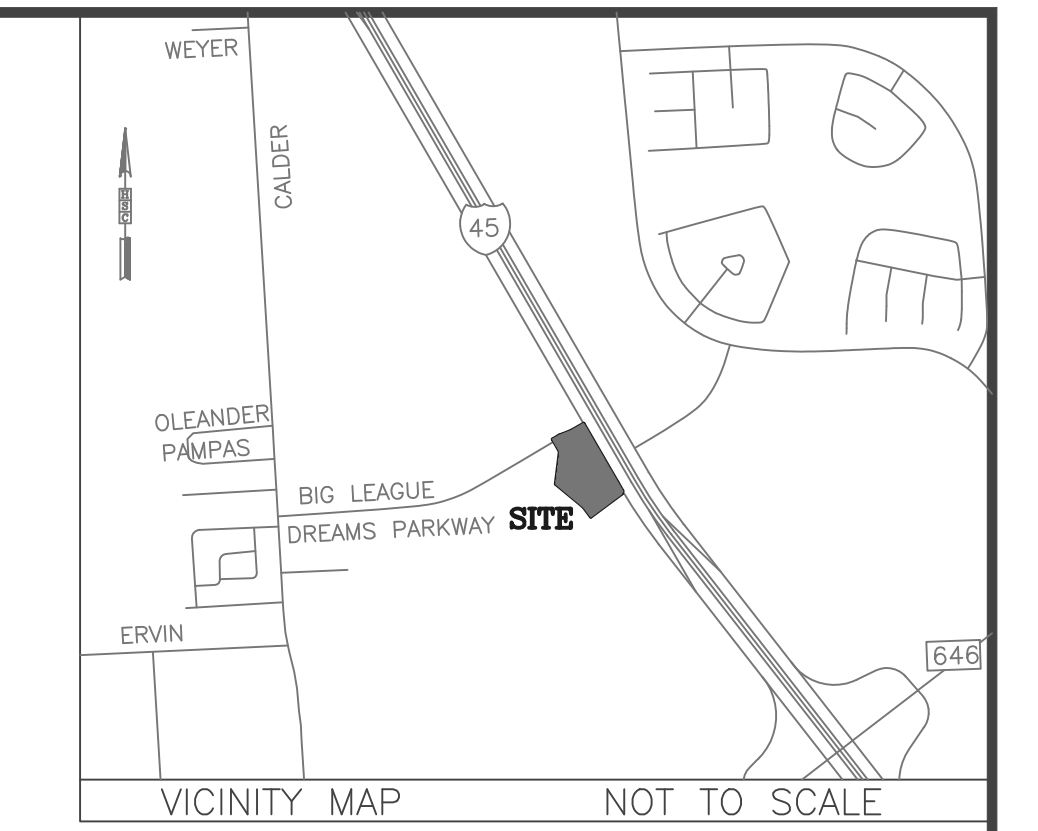
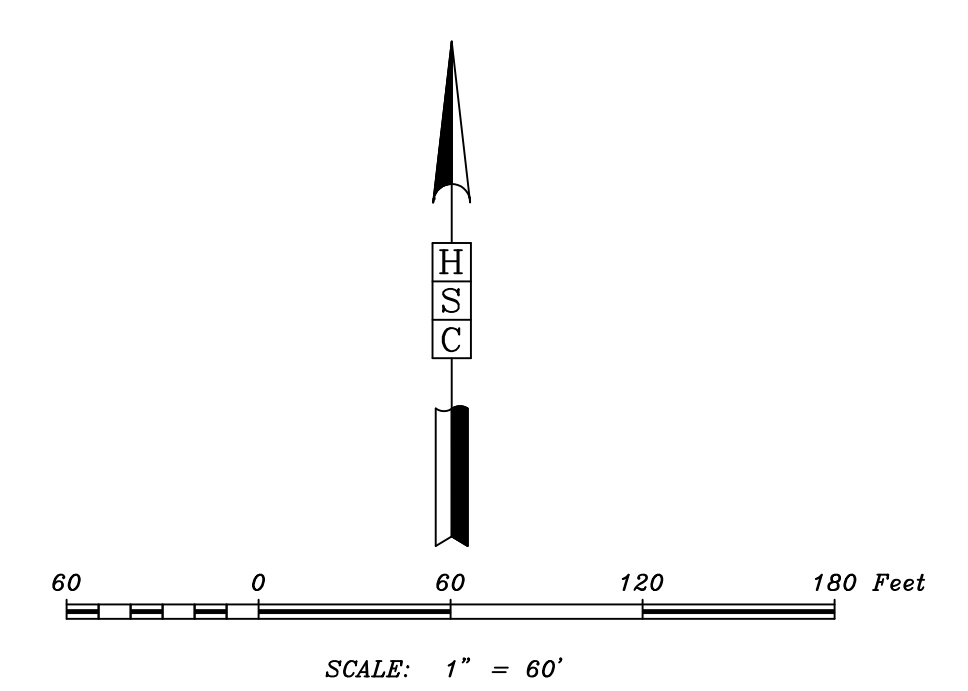
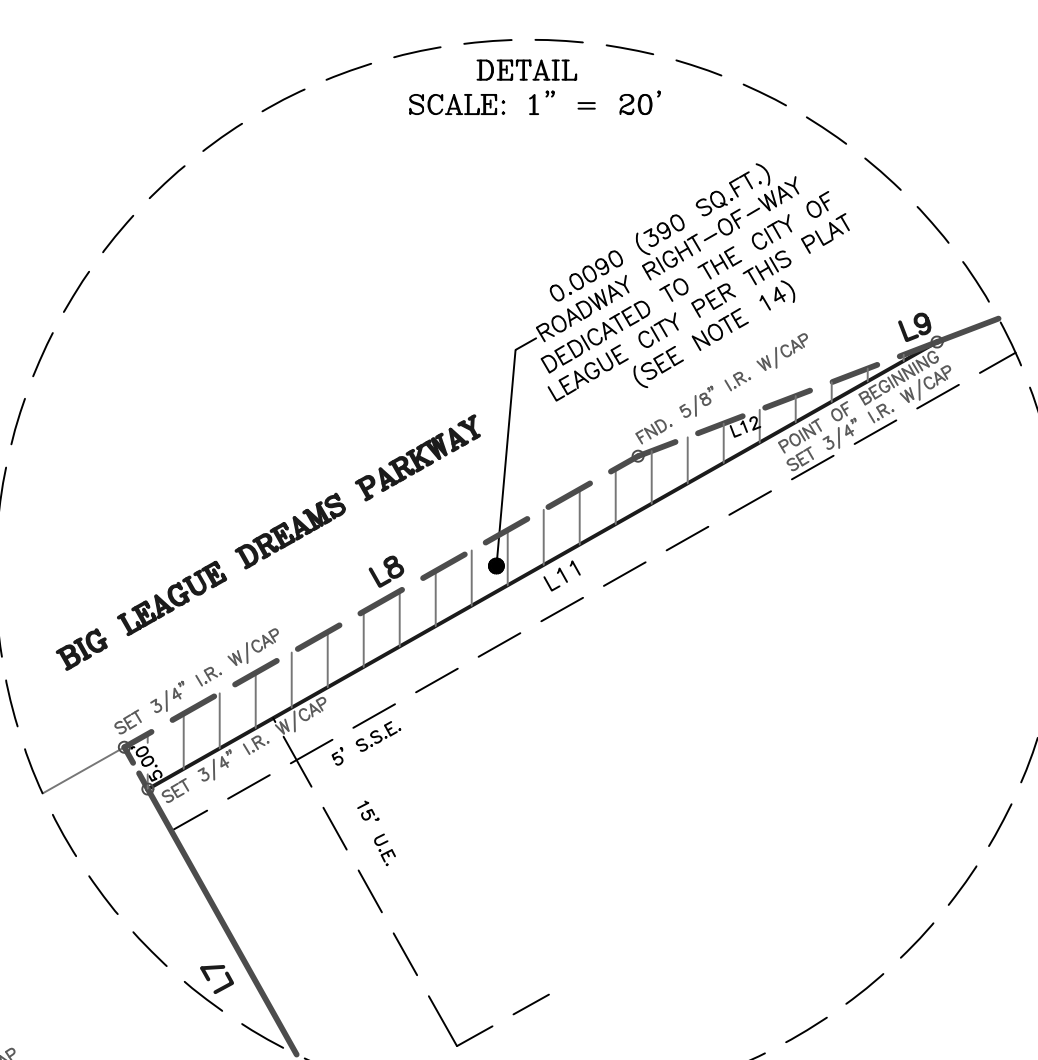
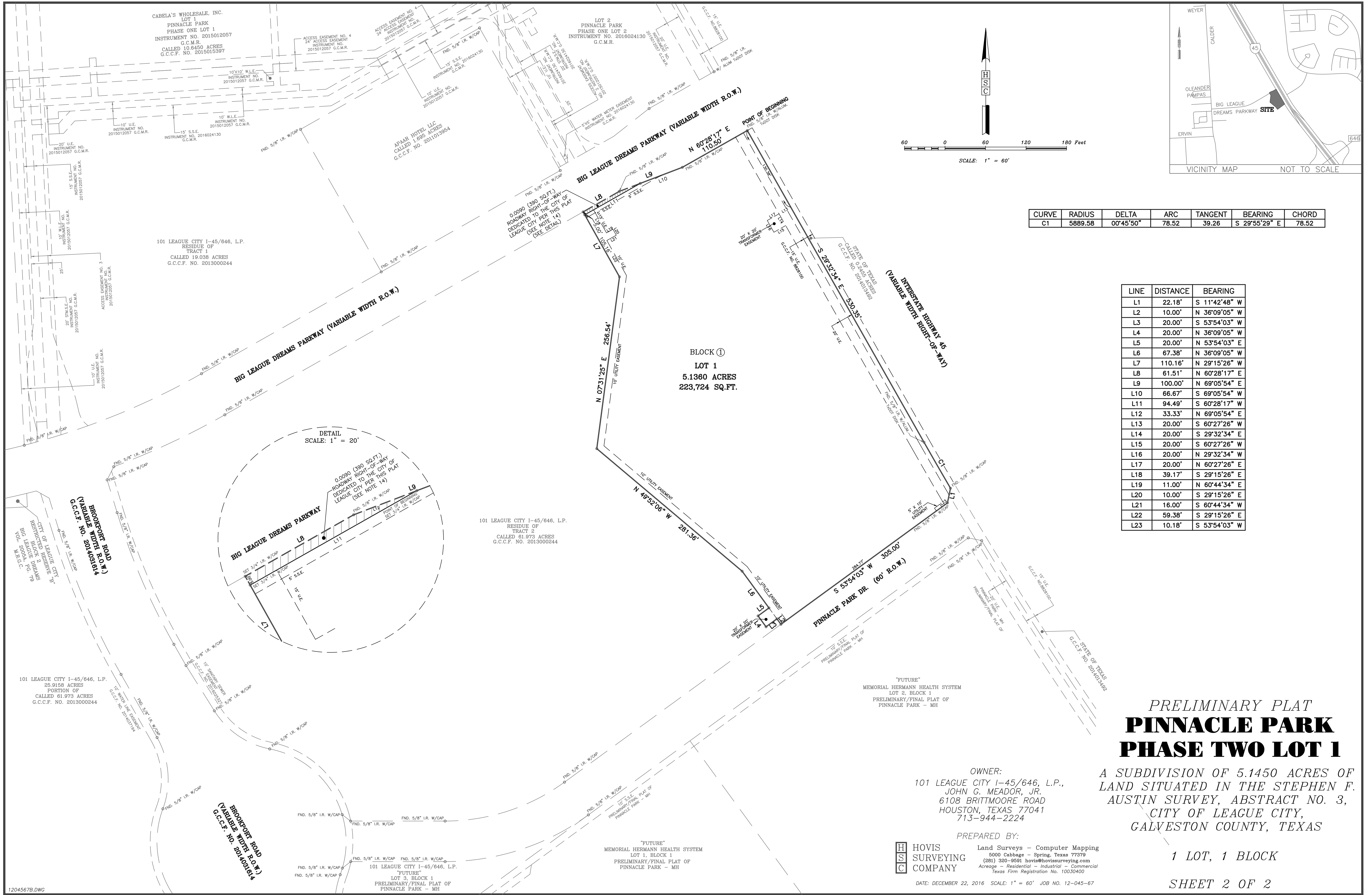
PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY
Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovia@hoviassurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: DECEMBER 22, 2016 SCALE: 1" = 60' JOB NO. 12-045-67

1 LOT, 1 BLOCK

SHEET 1 OF 2



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	5889.58	00°45'50"	78.52	39.26	S 29°55'29" E	78.52

LINE	DISTANCE	BEARING
L1	22.18'	S 11°42'48" W
L2	10.00'	N 36°09'05" W
L3	20.00'	S 53°54'03" W
L4	20.00'	N 36°09'05" W
L5	20.00'	N 53°54'03" E
L6	67.38'	N 36°09'05" W
L7	110.16'	N 29°15'26" W
L8	61.51'	N 60°28'17" E
L9	100.00'	N 69°05'54" E
L10	66.67'	S 69°05'54" W
L11	94.49'	S 60°28'17" W
L12	33.33'	N 69°05'54" E
L13	20.00'	S 60°27'26" W
L14	20.00'	S 29°32'34" E
L15	20.00'	S 60°27'26" W
L16	20.00'	N 29°32'34" W
L17	20.00'	N 60°27'26" E
L18	39.17'	S 29°15'26" E
L19	11.00'	N 60°44'34" E
L20	10.00'	S 29°15'26" E
L21	16.00'	S 60°44'34" W
L22	59.38'	S 29°15'26" E
L23	10.18'	S 53°54'03" W

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PHASE TWO LOT 1**

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DATE: DECEMBER 22, 2016 SCALE: 1" = 60' JOB NO. 12-045-67

1 LOT, 1 BLOCK

SHEET 2 OF 2



6

Big League
Dreams

Cabela's

Pinnacle Park Ph. I
(Under Construction)

Regions
Bank

Subject
Property

Interstate 45

Victory
Lakes
Town
Center

Big League Dreams Parkway

Calder Road

Undeveloped

Pinnacle Park Drive Alignment

Memorial Hermann
(Under Construction)

Brookport Drive

Bay Colony
Town Center

BayView Residential
Subdivision