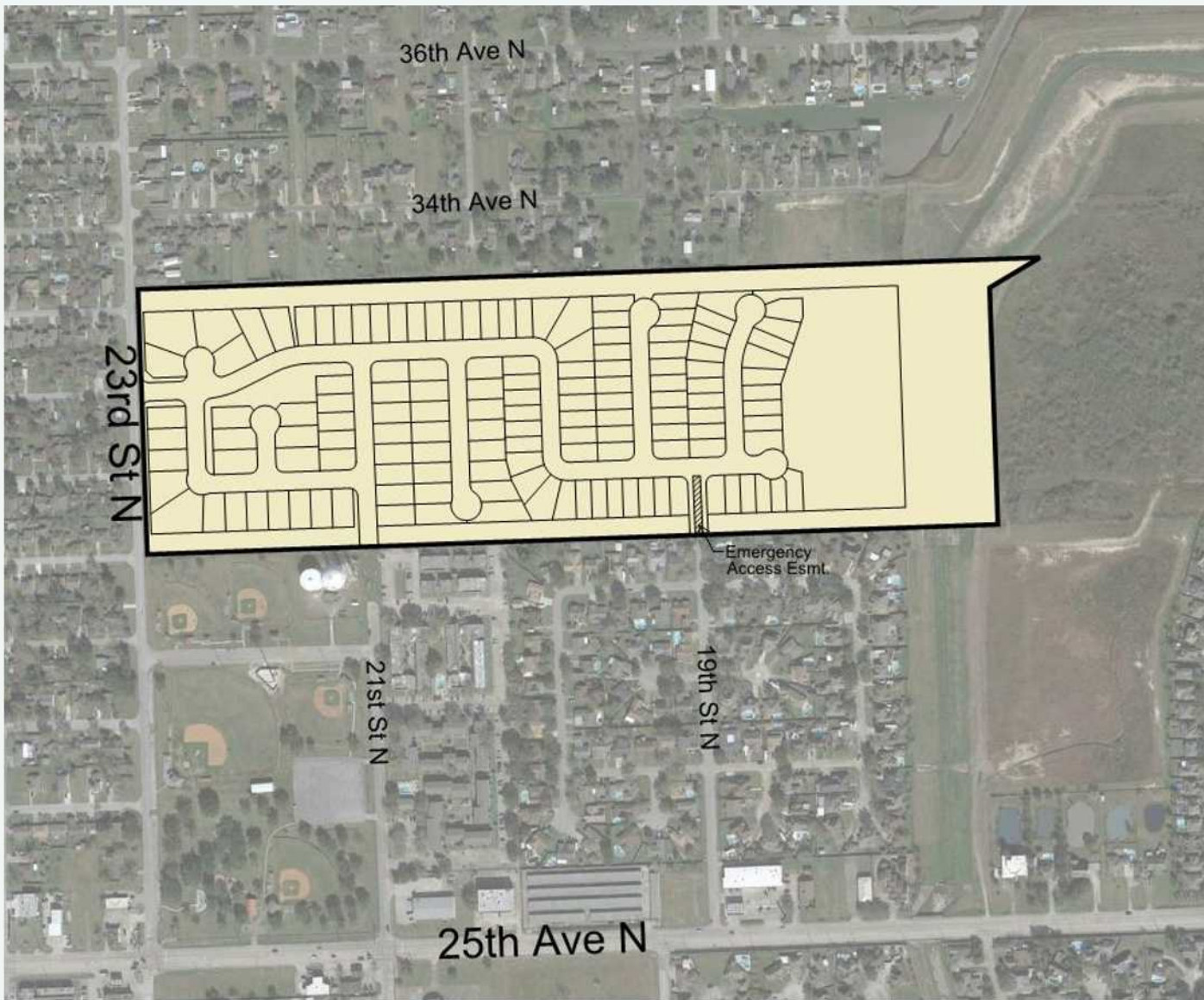


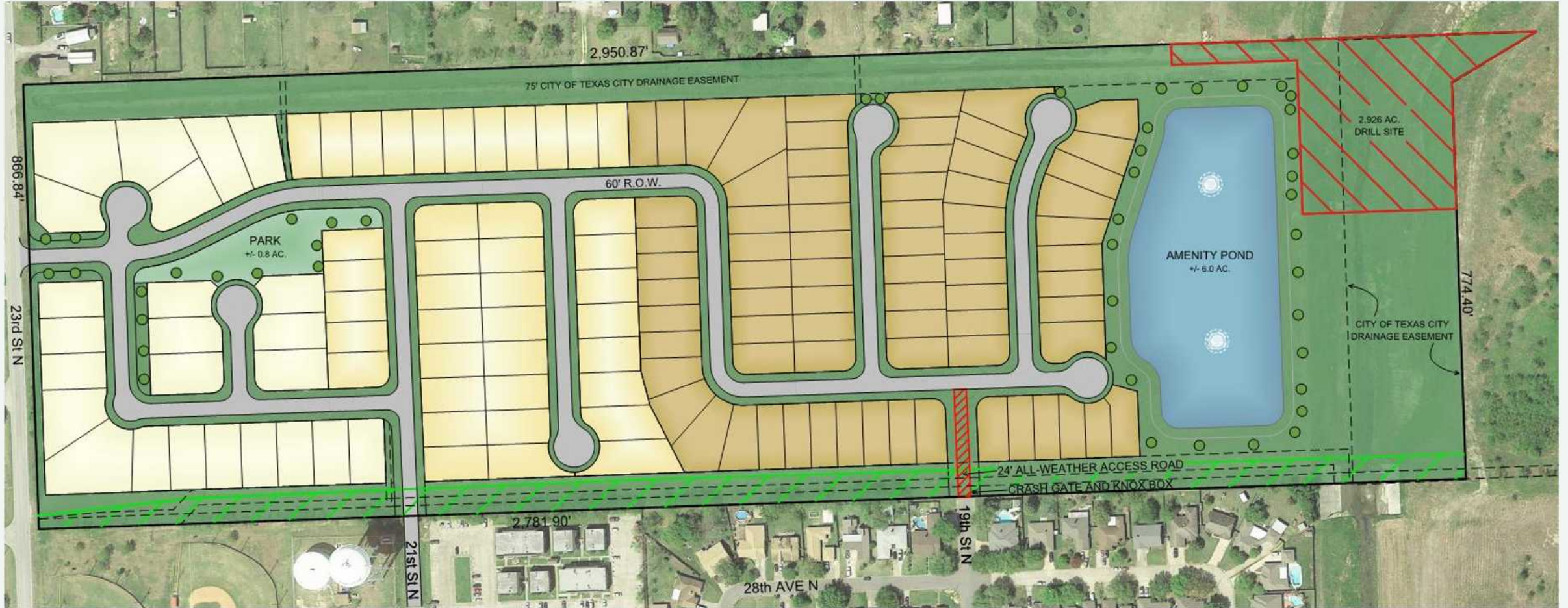


Moses Lake Tract



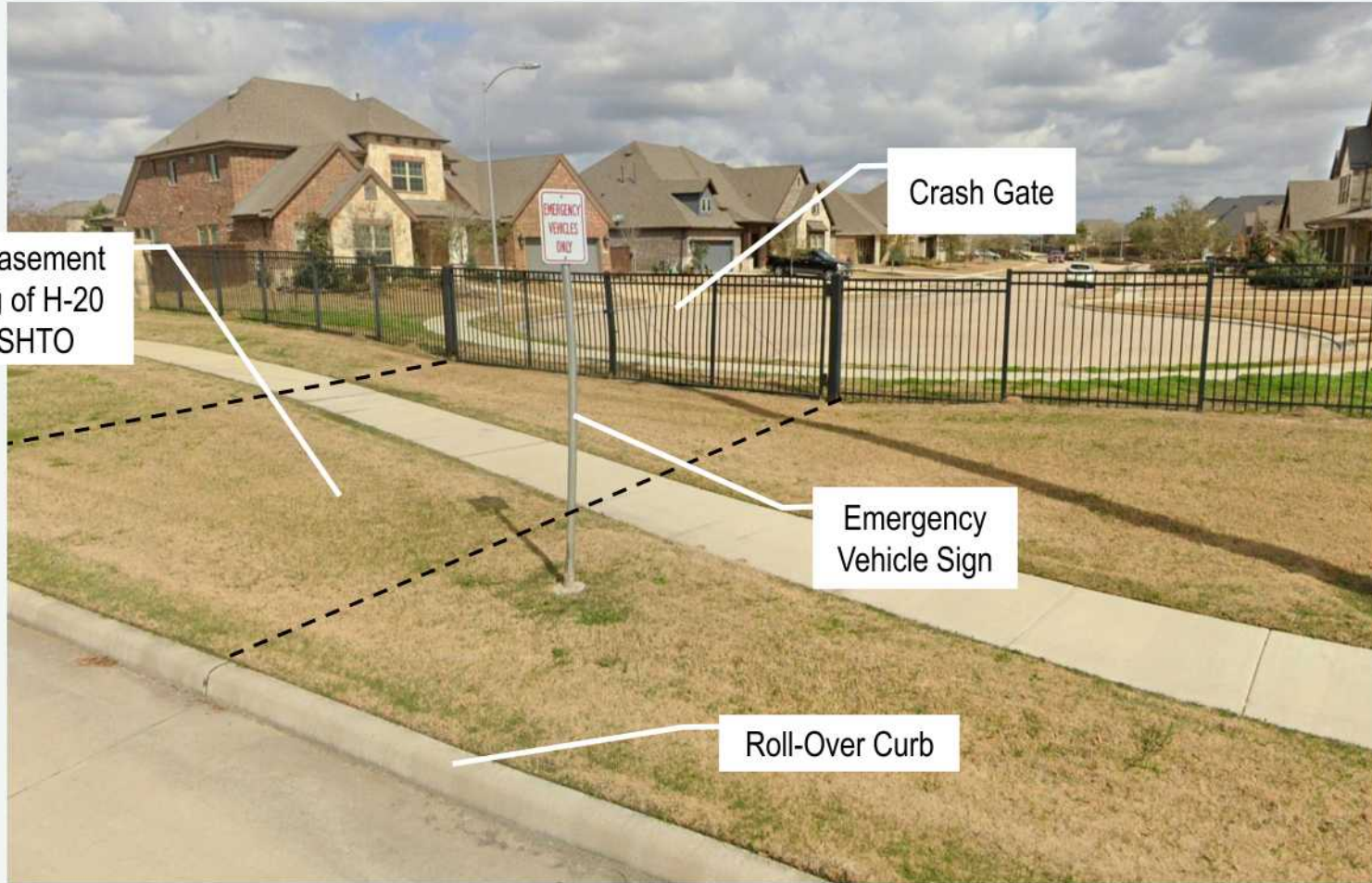
Quick Facts

- Tract is currently zoned for low density single family residential
- Proposed land use does not drastically differ from current zoning and is compatible with surrounding neighborhoods
- Stormwater detention is accounted for through previous regional planning efforts



Concept Plan





Emergency access easement
with traffic load rating of H-20
as specified by AASHTO

Crash Gate

Emergency
Vehicle Sign

Roll-Over Curb

Crash Gate Example

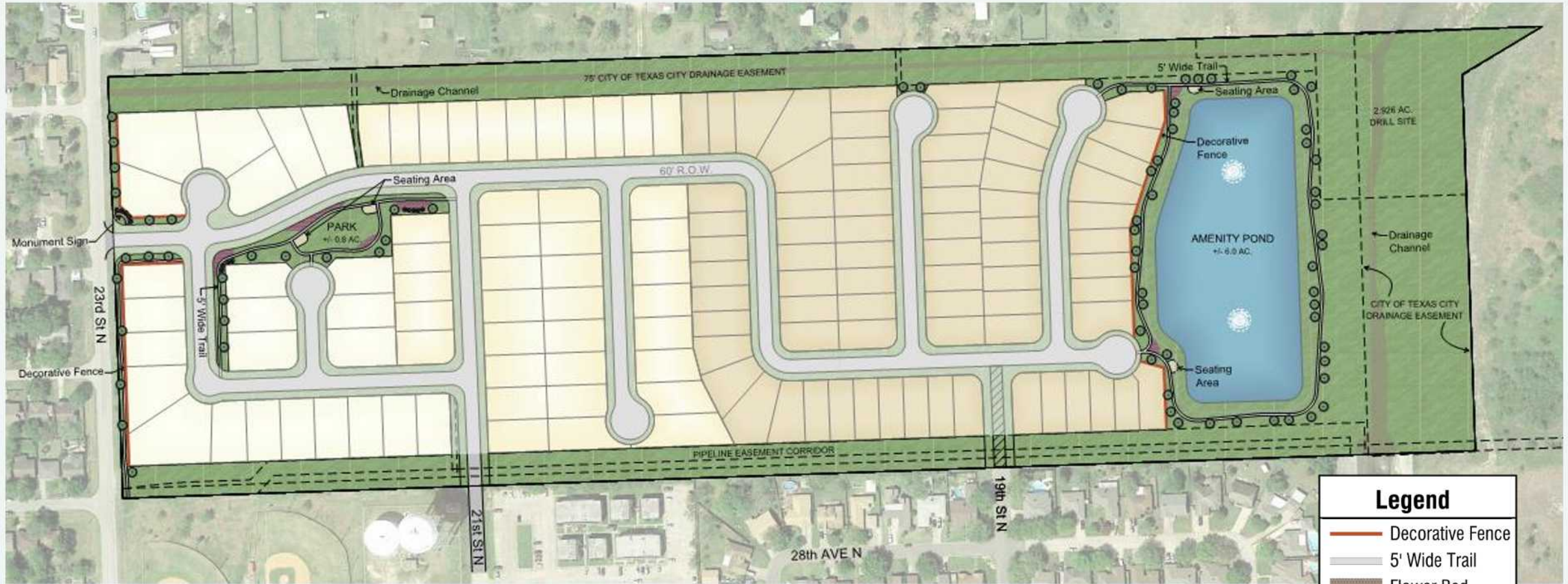






Quick Facts

- Proposed lot sizes: 6,000 – 20,000 Sq. Ft.
- Proposed lot widths: 50', 60', and 70' wide
- Expected average sales price: \$312,000
- Number of homes: 137
- Expected taxable value: \$42 million
- Expected annual tax amount contributed to Texas City ISD: \$580,000
- Deed restrictions will be adopted and enforced

Sample Home Photos





Legend	
	Decorative Fence
	5' Wide Trail
	Flower Bed
	Seating Area

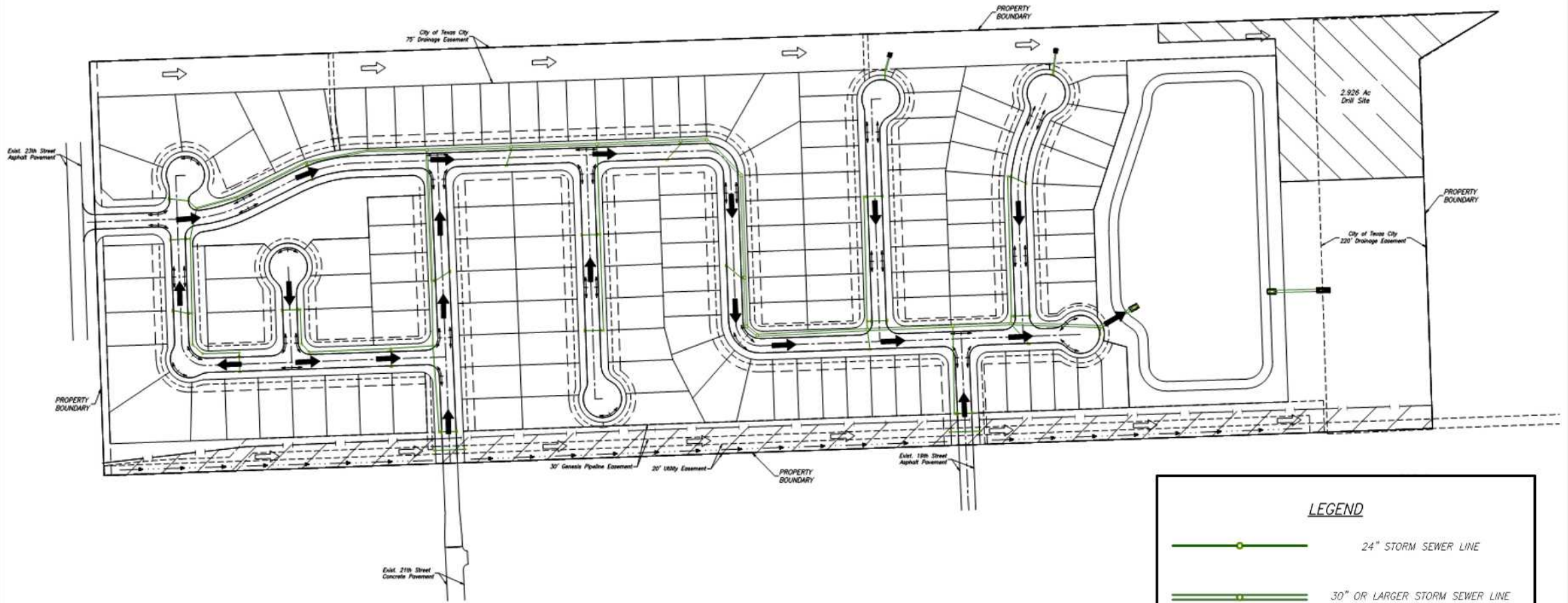
Open Space Amenities Plan









Sample Amenity Photos





LEGEND

	24" STORM SEWER LINE
	30" OR LARGER STORM SEWER LINE
	PIPE FLOW DIRECTION
	SWALE FLOW DIRECTION

Drainage Plan



Next Steps

- Traffic Impact Analysis conducted: [April 2022](#) (completed)
- City Council meeting for zoning change: [June 15, 2022](#)
- Platting occurs: [Fall 2022](#)
- Engineering plans completed: [Fall 2022](#)
- Construction begins: [April 2023](#) (first home start estimate)
- Buildout of all homes: [December 2026](#) (last home closing estimate)