

TEXAS CITY PUD APPLICATION

**Submitted by
EHRA ENGINEERING, INC.**

June 10, 2022

Texas City PUD Application

The following application is submitted under Section 160.050 District I (PUD), Planned Unit Development

Project

Beazer Homes Texas, LP, (the “Developer”) intends to develop a 55.58-acre tract located east of 23rd Street North, south of 34th Avenue North, and north of 28th Avenue North and Godard Park in Texas City (the “City”). The aforementioned tract is located within a predominantly single-family residential area, with parks and vacant land being the only other land uses in the area. Upon completion, the community will consist of a mix of approximately 137 single-family detached homes ranging in base price from (\$264,990 – \$343,990) with lot sizes ranging from 50’x120’, 60’x120’ and 70’x120’. Multiple housing types will increase options for homebuyers and enhance the viability of the project. An all-weather access road and crash gate will be located at 19th Street North to provide access for emergency vehicles. Benefits to the City include important traffic circulation improvements, parkland dedication, and providing a compatible land use with the surrounding community. Developer is submitting this application to establish the parameters of development for the community and the obligations of both Developer and the City.

Project Details

1. The site is located east of 23rd Street North, south of 34th Avenue North, and north of 28th Avenue North and Godard Park (see attached survey “Exhibit A” and zoning exhibit “Exhibit B”).
2. The development will consist of a mix of approximately 137 single-family detached lots, ranging from 6,000 square feet to over 20,000 square feet, upon which built homes are expected to range in base price from (\$264,990-\$343,990). Typical lot sizes include 50’x120’, 60’x120’ and 70’x120’ (see attached land plan “Exhibit C”). The community will incorporate walking/jogging trails (see attached amenities plan “Exhibit D”), as well as a 0.8 acre park/green space with playground equipment and seating areas, and landscaped entry reserves. Decorative fencing will be required for the rear and side lot lines adjacent to the amenity pond, 23rd St. North, and the entryway from 23rd St. North. Multiple housing types will increase options for homebuyers and enhance the viability of the project. An all-weather access road and crash gate will be located at 19th Street North to provide access for emergency vehicles. Benefits to the City include important traffic circulation improvements, parkland dedication, and providing a compatible land use with the surrounding community.

3. The density will be approximately 2.5 units per acre.
4. There will be no non-residential uses.
5. All home construction will be standard one- and two-story dimensions, not exceeding 36 feet in height.
6. The property will drain to the east, into an amenity pond which will then drain into the drainage ditch to the east of that.
7. No portion of this tract lies within the floodplain as it is levee-protected and there are no jurisdictional wetlands (there are isolated wetlands but not jurisdictional) within the property boundaries.

Developer Obligations

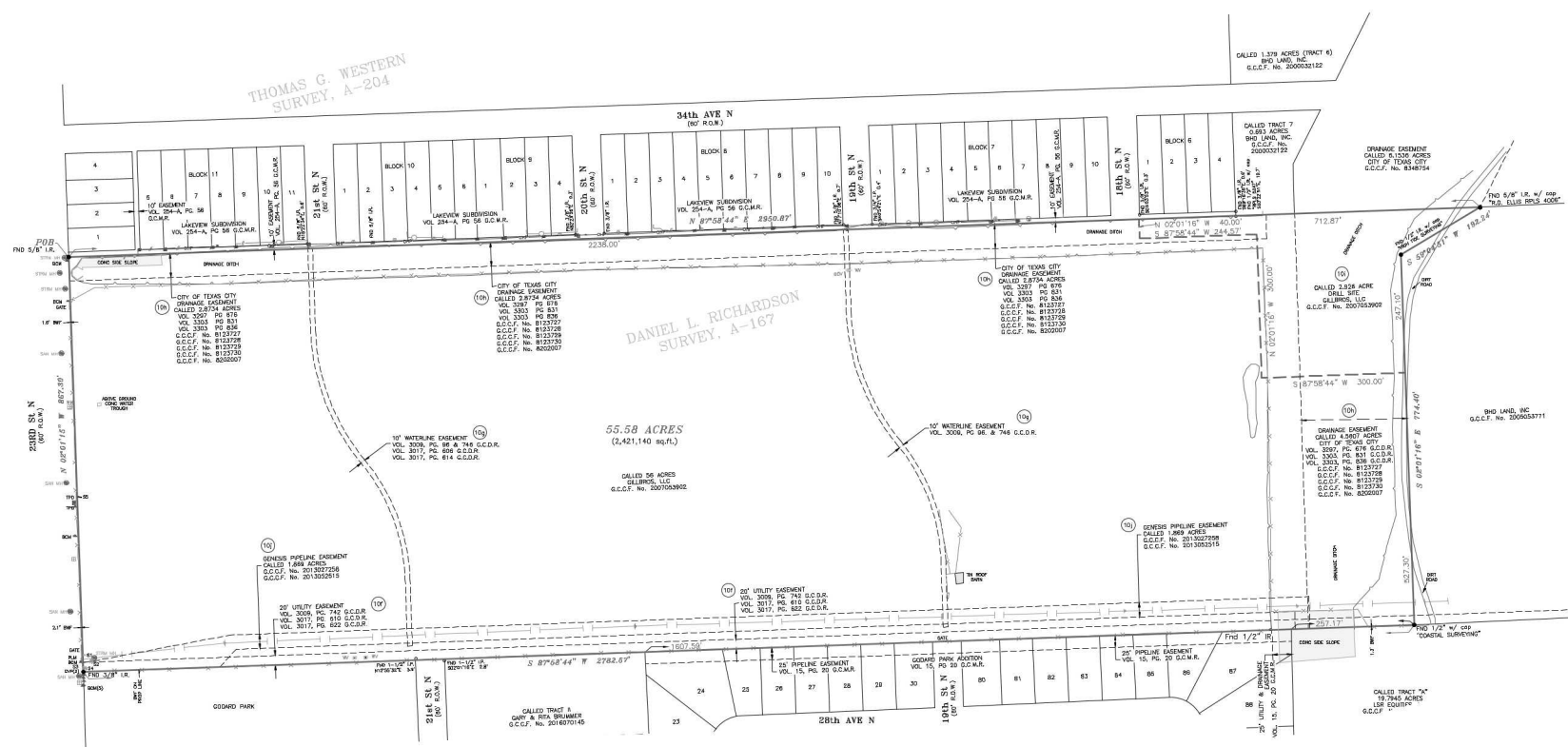
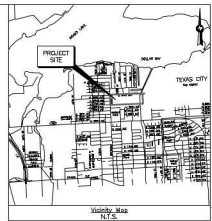
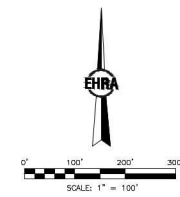
Upon adoption of the PUD, Developer will commit to the following:

1. The property will be developed under the general time frame presented in "Exhibit E."
2. At a minimum Developer will provide green space/trails as delineated in "Exhibit D."
3. Before any housing units are constructed, Developer will form a homeowners association ("HOA") covering all residential units in the PUD. The HOA will be responsible for all subdivision and common area maintenance.
4. Developer will commit that development and buildout will follow all Texas City ordinances and regulations.
5. Developer will abandon and remove the existing water mains which traverse the property. Developer will relocate water mains into platted right-of-way within the property. Developer will also add isolation valves as required by the City upon review of the infrastructure improvement plans.
6. Developer will construct a 24' wide all-weather access road from 19th Street North. The all-weather access road will have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO). Developer will also construct a Knox box and crash gate at connection from 19th street.

Exhibit 'A' - Survey

LEGEND

- BSM Survey Boundary Marker
- TSB Ties
- G.C.C.F. NO. Galveston County Clerk's File Number
- G.C.D.R. Galveston County Deed Record
- G.C.M.S. Galveston County Map Records
- SL State Land
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-Line Fence
- Chain-Line Fence
- Wood Fence
- Ditch Top of Bank



GENERAL NOTES:

1. This survey was performed in connection with the commitment for title insurance issued by Old Republic National Title Insurance Company under G.C.F. No. 2001288 with an effective date of November 1, 2020 and on these dates of November 16, 2020. No other research was performed by Examiner, Hines, Russ and Associates, Inc.
2. All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System South Central Zone (8404), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Edition (2001 adjustment). All distances are actual distances. Scale factor = 0.999999304.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Galveston County, Texas, Map No. 48162Z02004C, dated August 15, 2018, the subject property appears to be within Unshaded Zone "X", defined as areas outside the 1% annual chance flood zone. This flood treatment does not imply that the property or structures thereon will be free from flooding or flood damage. On any easements thereon, care and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Examiner, Hines, Russ and Associates, Inc.
4. This tract is subject to the restrictive covenants as recorded in G.C.F. No. 200703602.
5. This survey does not determine the location of wetlands, fill lines, bulk waste or any other environmental issues.
6. Examiner, Hines, Russ and Associates, Inc. has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. Recently visible above ground improvements/utilities was located with this survey. No subsurface probing or exploration was performed by Examiner, Hines, Russ and Associates, Inc.
8. This survey does not address any oil, gas or mineral interest.

TITLE COMMITMENT NOTE:

- 100. Those easements and that information listed in Old Republic National Title Insurance Company title commitment G.C.F. No. 2001288, effective date November 1, 2020 and on these dates of November 16, 2020, and related areas were considered for this survey. No other research was performed by Examiner, Hines, Russ and Associates, Inc.
- 105. Easement as granted to the City of Texas City by instruments filed for record under Volume 3006, Page 742; Volume 3017, Page 610; and Volume 3017, Page 622 of the Deed Records of Galveston County, Texas. - SUBJECT TO (as shown)
- 106. Easement as granted to the City of Texas City by instruments filed for record under Volume 3006, Page 742; Volume 3017, Page 610; and Volume 3017, Page 622 of the Deed Records of Galveston County, Texas. - SUBJECT TO (as shown)
- 107. Easement as granted to the City of Texas City by instruments filed for record under Volume 3006, Page 742; Volume 3017, Page 610; and Volume 3017, Page 622 of the Deed Records of Galveston County, Texas. - SUBJECT TO (as shown)
- 108. Terms, conditions and stipulations pertaining to Deed Site and Access Easement as set forth and described by that certain Special Warranty Deed filed for record under Galveston County Clerk's File No. 200703050 - NOT SUBJECT TO (as shown)
- 109. Easement and Right-of-Way Agreement as granted to Canalis Pipeline Texas, L.P., filed for record under Galveston County Clerk's File No. 201302758 and 2015062616. - SUBJECT TO (as shown)

E. Monroe Kibbey
 Registered Professional Land Surveyor
 Texas Registration No. 3380



10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-764-4550
 WWW.EHRANC.COM
 TSPS No. F-726
 TPLS No. 10092300

**LAND TITLE SURVEY OF
 55.58 ACRES IN THE
 DANIEL RICHARDSON SURVEY,
 ABSTRACT NO. 167,
 GALVESTON COUNTY, TEXAS**

DATE: 12/23/2020 SCALE: 1" = 100' JOB NO.: 171-048-00
 DWG. NAME: 171-048-00 (L)DWG

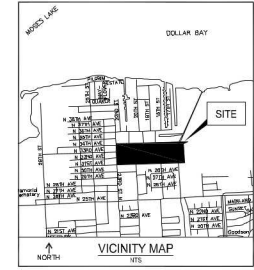
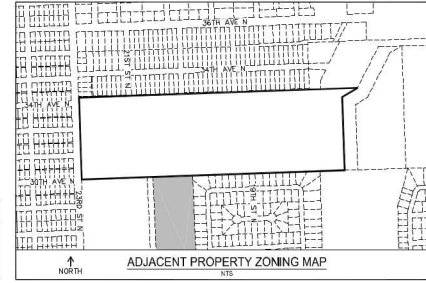
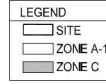
Exhibit 'B' - Zoning Exhibit

GENERAL NOTES:

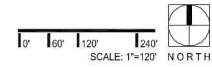
- G.C.C.F. indicates "Galveston County Clerk's File"
G.C.M.R. indicates "Galveston County Map Record"
NO. indicates "Number"
PG. indicates "Page"
R.O.W. indicates "Right-of-Way"
VOL. indicates "Volume"
* Indicates change in street name
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Gnd Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 0.999923865510.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- Proposed lot sizes include 50' x 120' (Typ.), 60' x 120' (Typ.), and 70' x 120' (Typ.)
- Proposed zoning: Planned Unit Development
- Zoning of adjacent property: A-1 (Single Family Residential) and C (Multi-Family Residential)
- Land use of adjacent property: multi-family dwellings, single-family detached residential dwellings, public parks, and vacant land
- No portion of this tract lies within the floodplain.
- The proposed density is 2.5 dwelling units per acre.
- Parkland required: 0.7 acres
Parkland provided: 0.9 acres

LOT WIDTH DATA

LOT WIDTH	NUMBER OF LOTS	PERCENTAGE
50'-60'	73	53%
60'-70'	40	29%
>70'	24	18%
TOTAL	137	100%



OWNER CONTACT INFORMATION
 GILLBROS, LLC
 23 BURKICK STREET
 SUGAR LAND, TEXAS 77479
 281-565-3823

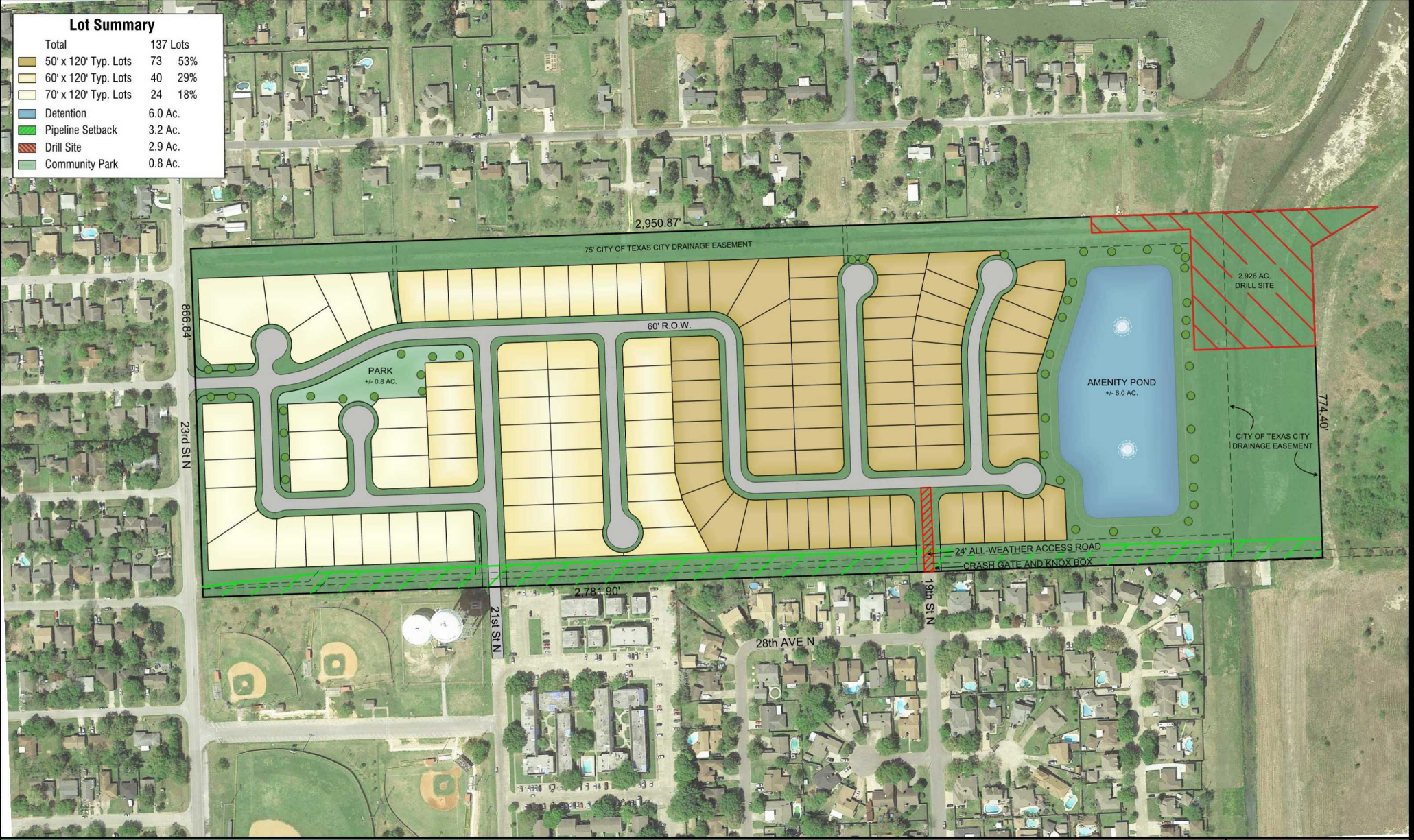


Moses Lake Tract: Zoning Exhibit
 A Subdivision of 55.58 acres out of the D.L. Richardson Survey, A-167, City of Texas City, Galveston County, Texas.
 137 Lots and 4 Blocks
 Developer: Beazer Homes, LP, 10235 West Little York, Suite 200, Houston, TX 77040. (281) 686-1916

ENGINEERING THE FUTURE
 1717-08-00-00/10/2019/Moses Lake Tract Zoning Exhibit.dwg Feb 28, 2022 1:26PM Created by: PRR1858
 713.284.4500
 HOUSTON, TEXAS 77042
 1101 FOSTER ROAD, SUITE 200
 HOUSTON, TEXAS 77058
 TEL: 713.284.4500
 FAX: 713.284.4501
 TIPS: 713.284.4502
 EHRAS: 10092500

February 28, 2022

Exhibit 'C' - Land Plan



Moses Lake Tract - 137 Lots

A 55.58 Acre Community located in Galveston County, Texas.

February 28, 2022









EHRA
ENGINEERING THE FUTURE
SINCE 1988

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.5500
EHR@INC.COM
TEPE No. F-726
TSPS No. 10005300

EHRA JOB NO.
171-048-02

No warranty or representation of intended use, design or proposed development can be made unless the Plans are used as intended, and subject to change without notice.

Exhibit 'D' - Open Space Amenities Plan

- Legend**
-  Masonry/Pre-Cast Concrete Fence
 -  Upgraded Wood Fence
 -  Metal View Fence
 -  5' Wide Trail
 -  Flower Bed
 -  Seating Area



Example Playground Equipment



Typical Bench



Example Monument Sign



5' Wide Trail



Moses Lake Tract: Open Space Amenities Plan

A 55.58 Acre Community located in Texas City, Texas.

February 28, 2022



EHRA

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EHR@EHRA.COM
EHRPE No. F-726
TEPIS No. 10000000

EHRA JOB NO. 171-048-02

No warranty or representation of intended use. Design or product requirements are made subject to the Plan for each of the facilities and subject to change without notice.

Exhibit E
Development Timeline

Original PUD Application Submission	December 8, 2021
Current PUD Application Submission	May 1, 2022
PUD Approval	June 15, 2022
Property Closing	July 1, 2022 (pending PUD approval)
Construction Begins	April 2023 (first home start)
Buildout of All Homes	December 2026 (last home closing)