

LAKESIDE BAYOU
(fka Southlake)

July 13, 2022

Ms. Kim Golden
City Engineer
Texas City
7800 Emmet F Lowry Expy.
Texas City, TX 77591

Re: Lakeside Bayou (fka Southlake) PUD Time Extension and Name Change Request

Ms. Golden,

I am respectfully requesting two actions from the Planning Board and City Commission related to the approvals received on August 18, 2021. The first would be a name change from Southlake to Lakeside Bayou. We worked with a local marketing firm to explore naming options and feel that Lakeside Bayou more accurately represents and embodies the project with the Lake adjacent to Gum Bayou, which we will incorporate into parklands as contemplated in the Planned Unit Development, as the project gets constructed.

The second request would be a time extension on the Planned Unit Development Zoning. Since we obtained the approvals last August, we have continued to work on numerous items for this very large and complicated project, despite the challenges of COVID, as follows:

- We undertook a Fault Study to confirm that there is not a fault on the project. The weather was uncooperative with us on this study and it took much longer than anticipated. But, because the study area was partially located within Phase I we could not proceed with design and engineering until the results were in. The results showed that there was no fault on the property.
- We coordinated with the City Engineer (Doug Kneupper) on the sizing of the lift station to accommodate the adjacent parcels in the future pursuant to the Utility Services Agreement.
- We have obtained an easement for our entry roadway (in League City's Jurisdiction) from Texas New Mexico Power company.
- We are in final negotiations with Centerpoint and KinderMorgan on similar easements.
- We are working with TX DOT on our Driveway Permits for both 646 and 3436 access points.
- We have completed survey work and have submitted 2 Phase 1 Plats.
- We will be submitting an additional 3 plats by 7/15, and the detention plat no later than 7/22/22.



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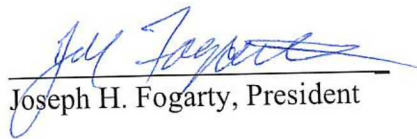
While we were not able to submit our plats in time to receive the approvals by 8/18/2022, we are certainly working toward that goal, and feel that we are well within the spirit of the requirement that would warrant an extension.

Respectfully Submitted,

418 SOUTHLAKE, LTD.,
a Texas limited partnership

By: NEHC Properties, Inc.,
a Texas corporation,
its General Partner

By:



Joseph H. Fogarty, President