

**TEXAS CITY PUD APPLICATION  
BROOKWATER DEVELOPMENT**

**Submitted by  
A&S Engineers, Inc.**

**December 2023**

## Texas City PUD Application

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

### **Project**

Binnacle Development, (the “Developer”) intends to develop a 51-acre tract on FM 2004 in Texas City (the “City”), immediately east of the Park Place South development. Upon completion, the community will consist of approximately 200 single-family homes ranging in price from the low \$200,000s to over \$300,000, with lot sizes ranging from 50’ to 70’ front width. The Developer is submitting this application to establish the parameters of development for the community and the obligations of both the Developer and the City.

### **Project Details**

1. The site is located east of FM 2004, south of Moses Bayou, and north of the Mall of the Mainland. (see attached aerial map “Exhibit A” and property survey “Exhibit B”).
2. The development will consist of approximately 200 single family lots, ranging from 6,500 square feet to over 16,000 square feet, upon which home values are expected to range from \$200,000 to over \$300,000. Typical lot sizes for interior lots will be 50’x120’ and 60’x120’, and the lots to the north bordering the Moses Bayou will be 70’ wide with depths ranging from 120’ to 180’ (see attached land plan “Exhibit C”). The community will include a 0.9-acre park/green space, and landscaped entry reserves.
3. The density is approximately 4.0 units per acre, an increase over standard subdivision densities due to the available drainage capacity negating the need for on-site detention.
4. There will be no non-residential uses.
5. All home construction will be standard one-story and two-story dimensions, not exceeding 36 feet in height.
6. The property has slight elevation changes, all of which will be modified during the development process. The property will drain to the north, into Moses Bayou.

7. The property is above the 100-year floodplain; there are no jurisdictional wetlands within the property boundaries.
8. The property will be developed in three sections, each approximately 17 acres, and all will be single-family residential.

#### **Developer Obligations**

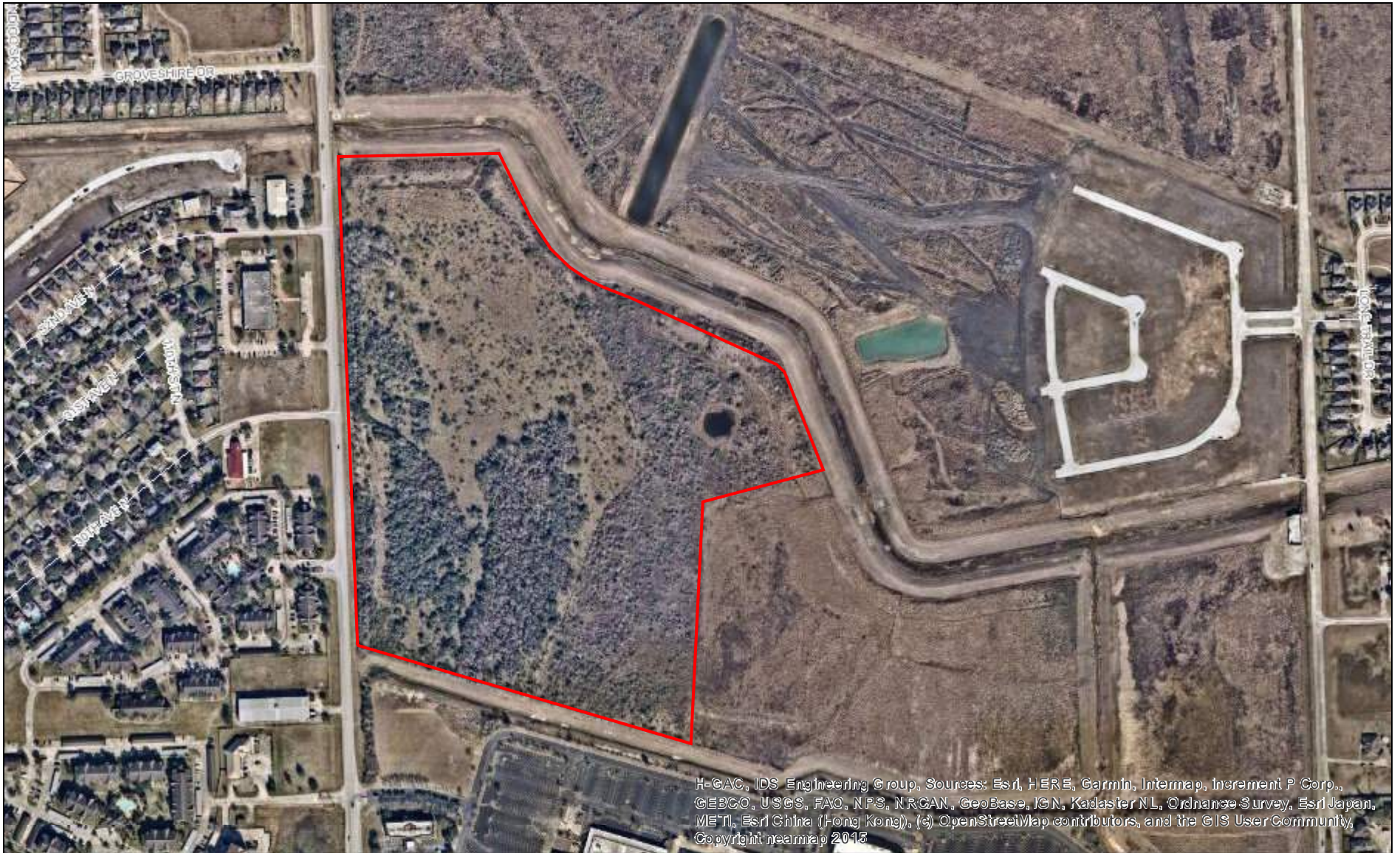
Upon adoption of the PUD, Developer will commit to the following:

1. The property will be developed under the general time frame presented in "Exhibit D."
2. At a minimum Developer will provide green space as delineated in "Exhibit C."
3. Before any housing units are constructed, Developer will form a homeowner's 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.

#### **City Obligations**

Upon adoption of the PUD, the City will approve the following:

1. The City will consent to annexation of the property into Galveston County Municipal Utility District No. 79.
2. The PUD will incorporate provisions to prohibit drilling for any natural resources within the boundaries of the PUD.
3. The City will consent to vehicular and pedestrian access from FM 2004 to and from the property.



## Brookwater Aerial Exhibit

### Exhibit A - Project Aerial Map

Print Date: 4/12/2021 2:50:46 PM IDS Engineering Group

1 inch = 507 feet



Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary.

This GIS Exhibit may include copyrighted material (aerial photos) by either NearMap or H-GAC. All Rights Reserved.



SCALE: 1" = 100'

Exhibit B - Project Survey

METES AND BOUNDS DESCRIPTION

All of that certain 50.65 acre tract of land situated in the W. K. WILSON SURVEY, Abstract Number 208, being parts of Lots 9 through 12 and part of Lot 14, of the WATERMAN'S SUBDIVISION, a subdivision in Galveston County Texas, according to the map or plot thereof recorded in Volume 8, Page 10 of the Galveston County Map Records, and being those tracts of land called 24.42 acres and 10.03 acres described in that certain Special Warranty Deed dated October 31, 2008 from 412 Center Park, Ltd., to Texas City Economic Development Corporation recorded in Clerk's File Number 2008059945 and that tract of land called 16.1630 acres described in that certain Special Warranty Deed dated April 19, 2016 from Texas City Economic Development Corporation to 412 Center Park, Ltd., recorded in Clerk's File Number 2016021487, both of the Official Public Records of Galveston County, Texas; said 50.65 acres of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch rod found in the East right-of-way line of Mall of the Mainland Parkway (a.k.a. F. M. 2004) (called 120' in width), same being the Northwest corner of Lot 6, of the MALL OF THE MAINLAND, a subdivision of record in Volume 18, Pages 446-448 of the Galveston County Map Records, also being the Southwest corner of aforesaid 10.03 acre tract, the Southwest corner of the herein described tract and the POINT OF BEGINNING hereof;

THENCE, N 0°23'30" E along and with the East right-of-way line of Mall of the Mainland Parkway, being the West line of above said 10.03 and 24.42 acre tracts of land, a distance of 1,766.23 feet to a 5/8 inch rod found at the Northwest corner of the herein described tract;

THENCE, N 88°59'31" E along and with the North line of said 24.42 acre tract, a distance of 564.00 feet to a point for corner, and a found 5/8 inch rod;

THENCE, S 28°01'34" E, a distance of 307.69 feet to a 5/8 inch rod found at the beginning of a non-tangent curve to the left, said curve having a radius of 850.00 feet and a central angle of 20°30'41";

THENCE, along the arc of said non-tangent curve to the left, a distance of 304.33 feet, the chord of which bears S 43°42'35" E, 302.71 feet, to a 5/8 inch rod found at the beginning of a compound and non-tangent curve to the left, said curve having a radius of 559.89 feet and a central angle of 03°47'43";

THENCE, along the arc of said non-tangent curve to the left, a distance of 37.09 feet, the chord of which bears S 61°17'28" E, 37.08 feet, to a 5/8 inch rod found at the end of said curve;

THENCE, S 63°11'19" E, a distance of 584.61 feet to a 5/8 inch rod found at the beginning of a tangent curve to the right, said curve having a radius of 1200.00 feet and a central angle of 45°00'00";

THENCE, along the arc of said tangent curve to the right, a distance of 94.24 feet, the chord of which bears S 40°41'19" E, 91.84 feet, to a 5/8 inch rod found at the end of said curve;

THENCE, S 18°11'19" E, a distance of 369.87 feet to a point for corner, and a found 5/8 inch rod;

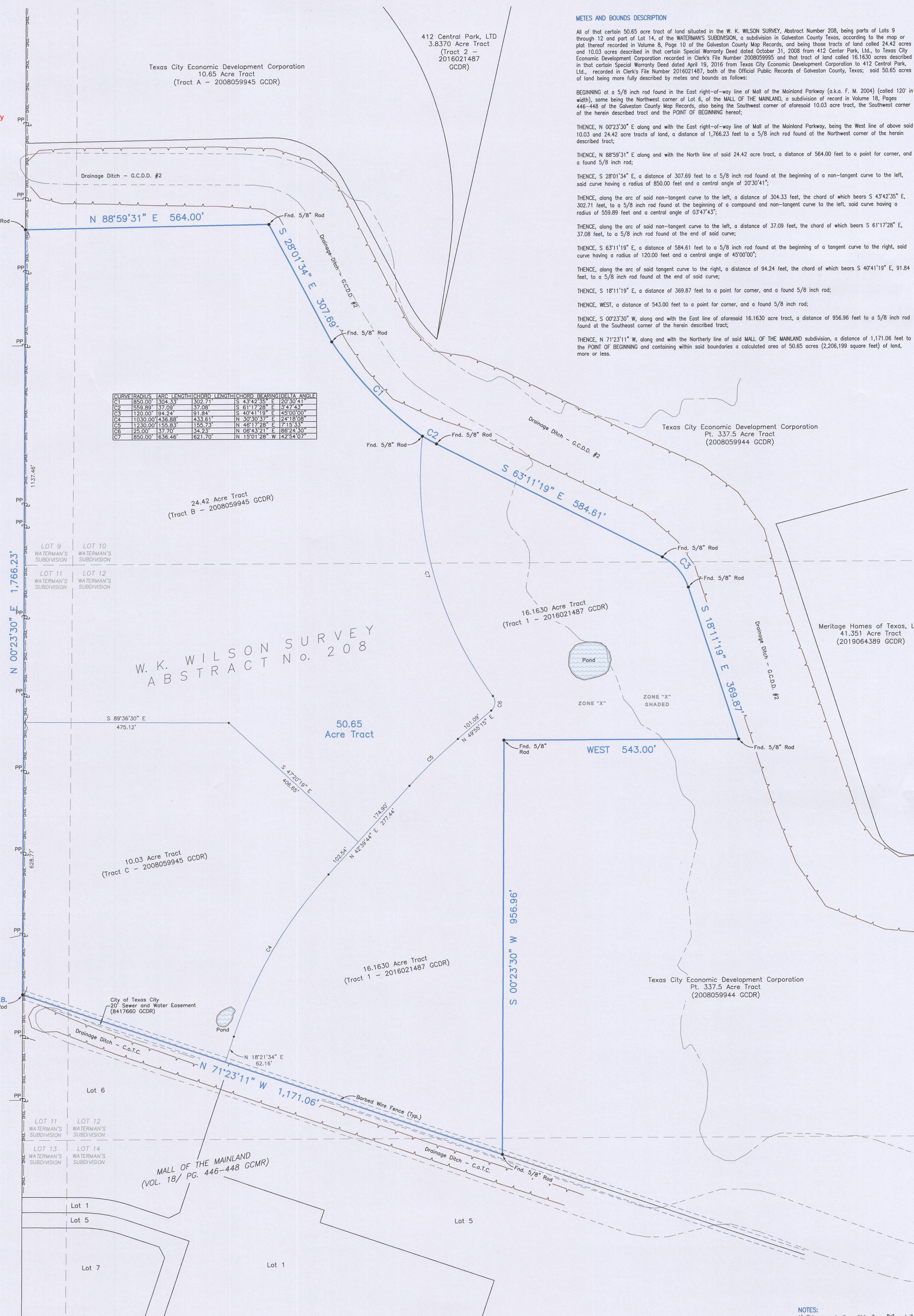
THENCE, WEST, a distance of 543.00 feet to a point for corner, and a found 5/8 inch rod;

THENCE, S 0°23'30" W, along and with the East line of aforesaid 16.1630 acre tract, a distance of 956.96 feet to a 5/8 inch rod found at the Southeast corner of the herein described tract;

THENCE, N 71°23'11" W, along and with the Northerly line of said MALL OF THE MAINLAND subdivision, a distance of 1,171.06 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 50.65 acres (2,206,199 square feet) of land, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	850.00	304.33	302.71	S 43°42'35" E	20°30'41"
C2	559.89	37.09	37.08	S 61°17'28" E	03°47'43"
C3	1200.00	94.24	91.84	S 40°41'19" E	45°00'00"
C4	1030.00	436.88	433.61	N 30°30'37" E	24°18'08"
C5	1230.00	155.83	155.73	N 46°17'28" E	7°15'33"
C6	25.00	37.70	34.23	N 06°43'21" E	86°24'30"
C7	850.00	636.46	621.70	N 19°01'28" W	42°54'07"

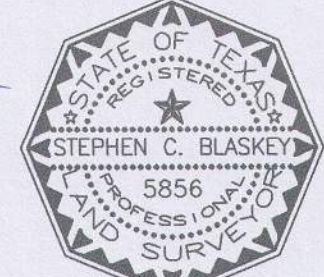
MALL OF THE MAINLAND PARKWAY  
(120' R.O.W. - AKA F.M. 2004)



Survey of a 50.65 acre tract of land situated in the W. K. WILSON SURVEY, Abstract Number 208 in Galveston County, Texas, being parts of Lots 9 through 12 and part of Lot 14, of WATERMAN'S SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 8, Page 10, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds hereon.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on that date.

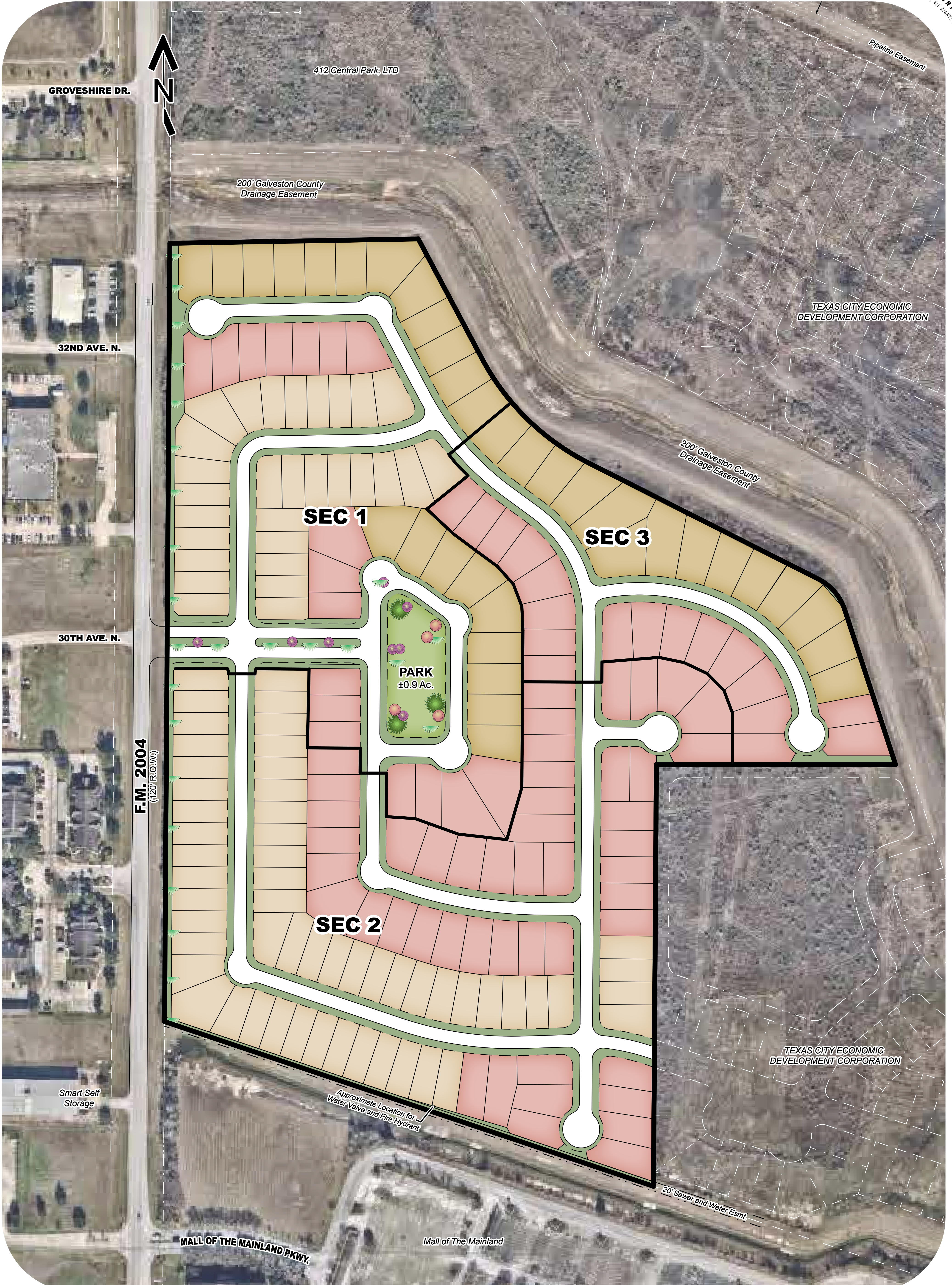
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



LEAGUE CITY OFFICE  
Registration Number: 10194549  
(281) 554-7739 www.hightidelandsurveying.com  
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- NOTES:
- 1) This property lies within Zone "X" and Zone "X" Shaded, per FIRM Panel 48167C0245G, dated August 15, 2019, as established by the Federal Emergency Management Agency.
  - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
  - 3) Bearings based on Monumentation of East R.O.W. line of F.M. 2004.
  - 4) Fidelity National Title Insurance Company Insured: Binnacle Development, LLC OF No.: CH-7855-1076552000087-SA Issue Date: July 20, 2020
  - 5) Exceptions from Coverage: Item 10c. Surveyed tract subject to an unlocated pipeline(s) easement granted to White Oil Pipe Line Company recorded in Volume 321, Page 499 of the Official Records of Galveston County, Texas. Item 10d. Surveyed tract subject to pipeline Humble Pipe Line Company, by instrument(s) recorded in Volume 507, Page 211 of the Official Records of Galveston County, Texas.

SURVEY DATE: JUNE 19, 2020  
FILE No.: 7385-0000-0010-001  
DRAFTING: JTK/ECM  
JOB No.: 20-0297



**LOT SUMMARY**

	50'x120'	84 LOTS	42%
	60'x120'	82 LOTS	41%
	70'x120'	35 LOTS	17%

**TOTAL 201 LOTS**

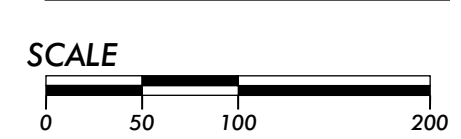
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Exhibit C - Conceptual Land Use Plan

a master plan for  
**BROOKWATER**  
 ± 50.6 ACRES OF LAND  
 prepared for  
**BINNACLE DEVELOPMENT**



24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-1-586  
 MARCH 12, 2021

## Exhibit D

### Anticipated Development Timeline

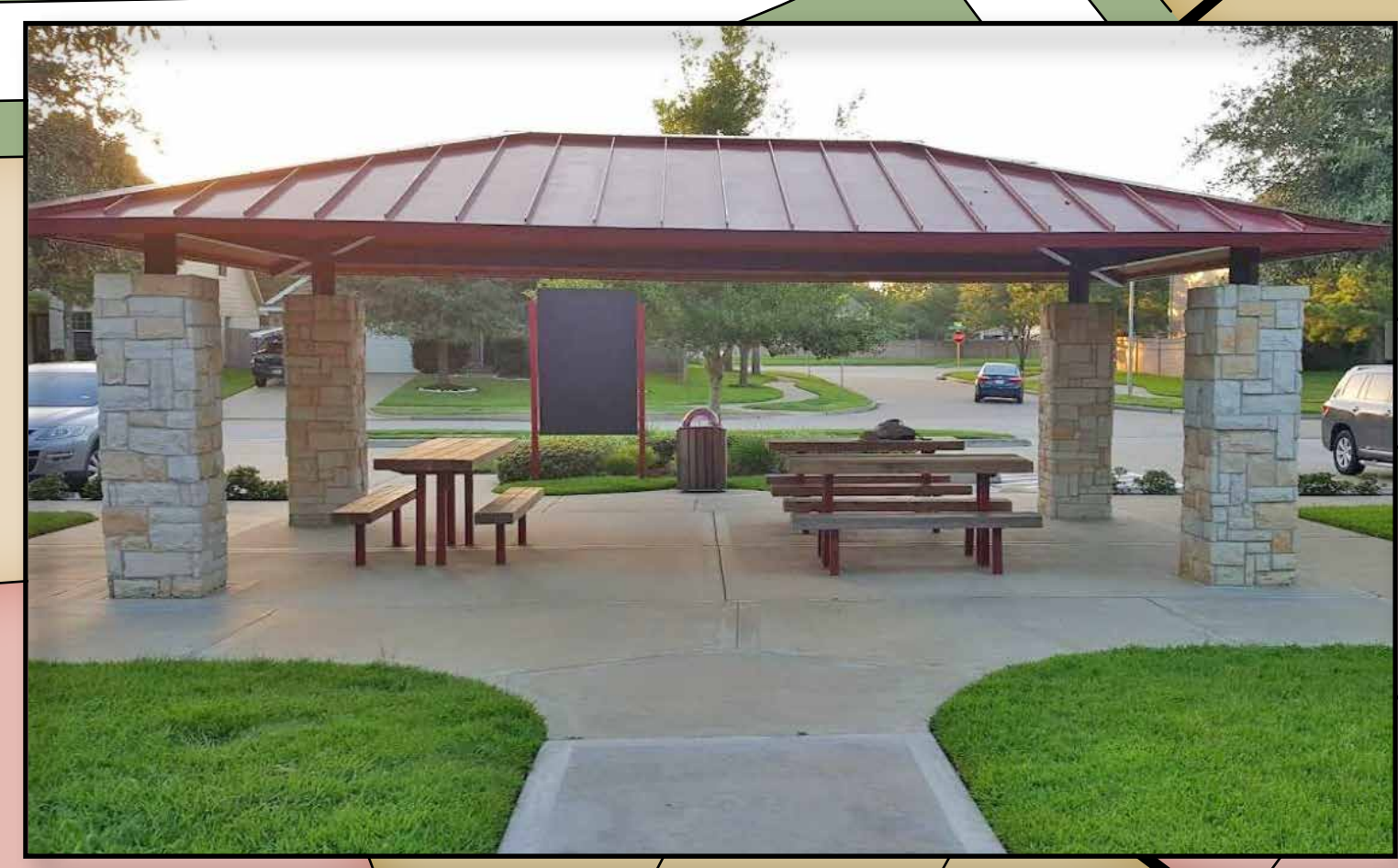
<b><u>Milestone</u></b>	<b><u>Estimated Date</u></b>
PUD Application Submission	December 2023
PUD Approval	January 2024
City Consent to GC MUD 79 Annexation (Phase 1)	February 2024
Phase 1 Construction	March 2024
City Recordation of Plat at Construction Completion	September 2024
City Consent to GC MUD 79 Annexation (Phase 2)	September 2024
Phase 2 Construction Begins	March 2025
City Recordation of Plat at Construction Completion	September 2025
City Consent to GC MUD 79 Annexation (Phase 3)	September 2025
Phase 3 Construction Begins	March 2026
City Recordation of Plat at Construction Completion	September 2026
Buildout of All Homes	June 2027

200  
Draft



30TH AVE. N.

F.M. 2004  
(120' R.O.W.)



**LEGEND**

- 01 Main Entry Monument
- 02 Column with Logo Element & Decorative Iron Fencing
- 03 Sidewalk; Min 5 ft width
- 04 Picnic Feature, Splash Pad & Playground

Notes:

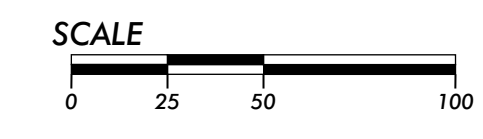
- 1) Walkway layout locations are approximate and may vary due to filed conditions and/or design changes
- 2) Walkways are constructed in conjunction with adjacent roadways



a park plan for  
**BROOKWATER**  
 ± 50.6 ACRES OF LAND  
 prepared for  
**BINNACLE DEVELOPMENT**

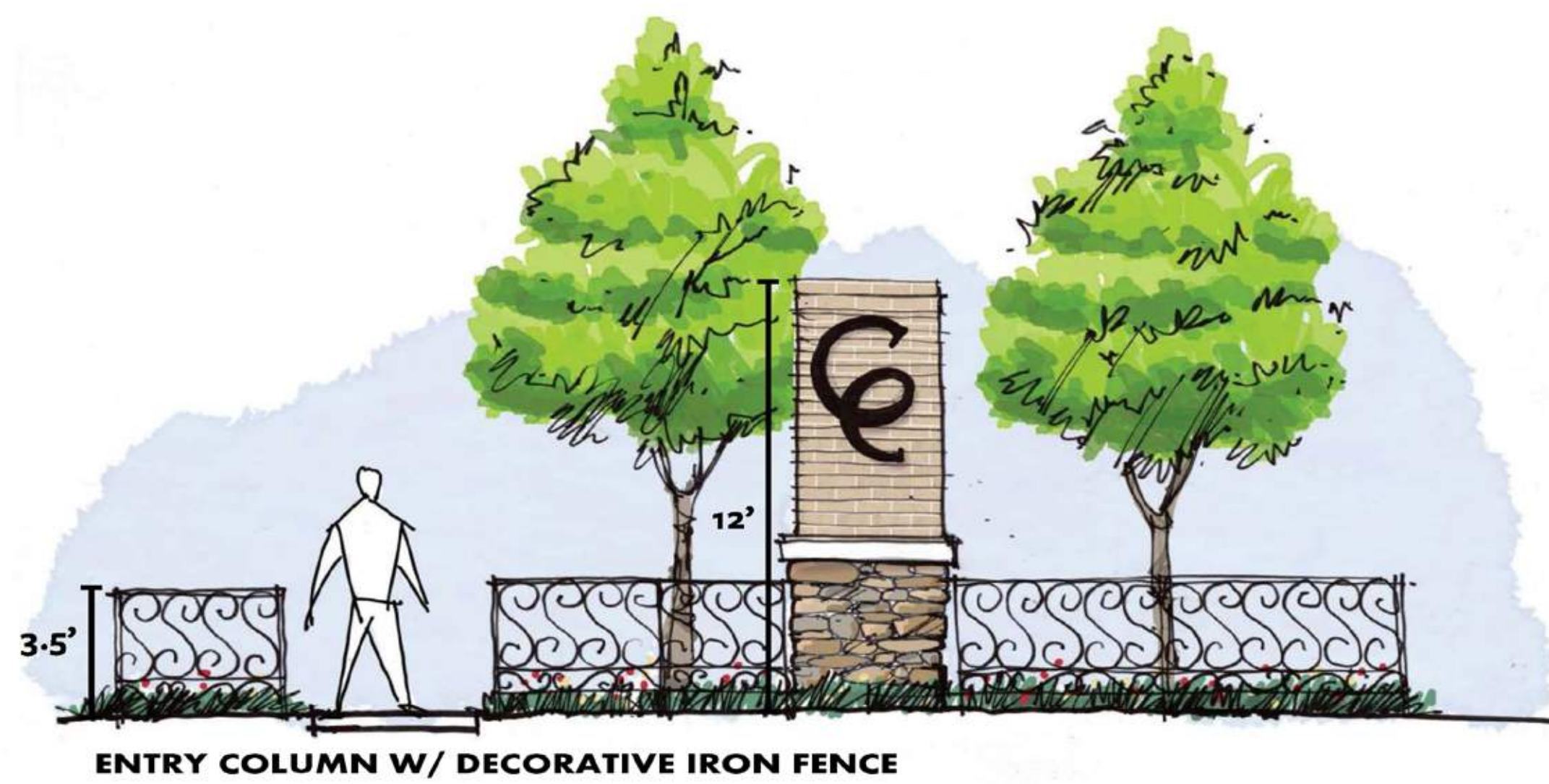
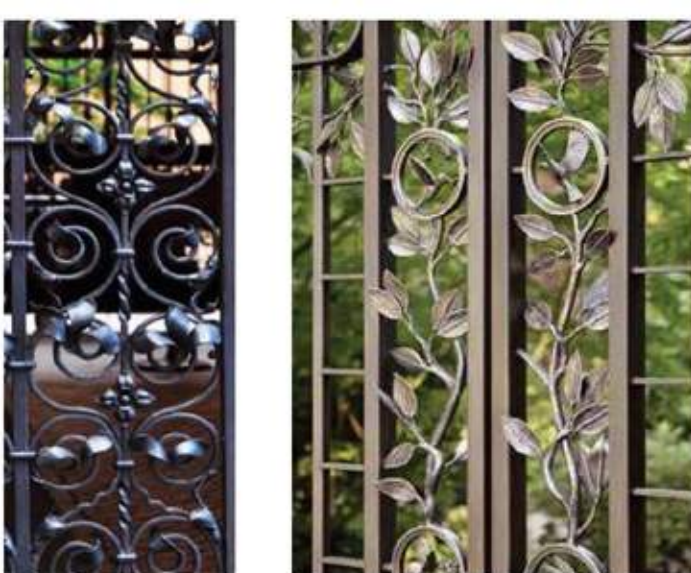
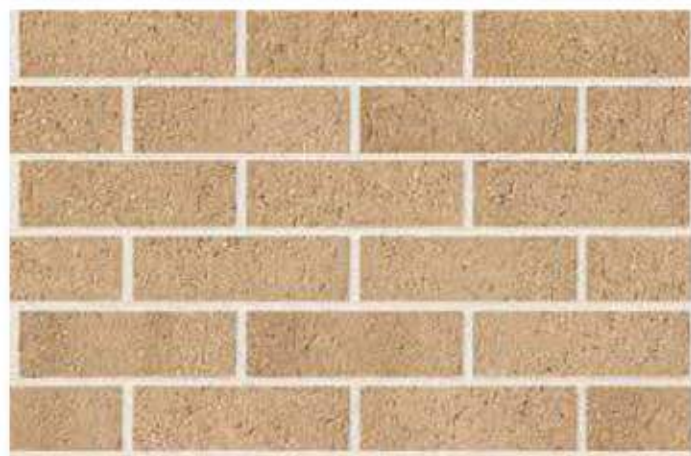


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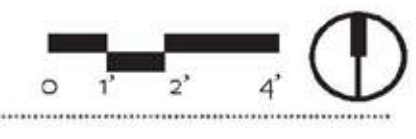
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ENTRY COLUMN W/ DECORATIVE IRON FENCE



ENTRY MONUMENT



**BROOKWATER | ENTRY CONCEPT - ELEVATION**

Texas City, TX | Prepared For: Tejas Engineering Management | June 5, 2019



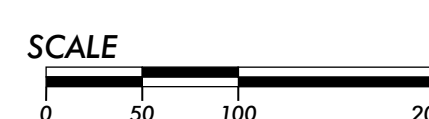
**PROPOSED DEVELOPER MASONRY FENCE\***

\*Developer Masonry Fence to be installed along Central Park West Blvd., along FM 2004 and along additional land within the boundary of the Gateway Overlay District boundary. Color, Pattern, and Size of the fence may vary.

a park plan for  
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± **50.6 ACRES OF LAND**  
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MARCH 12, 2021

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