

# HERON'S LANDING

## AMENDED PUD APPLICATION

*Prepared for:*  
*City of Texas City*

February 2024

*Prepared by:*



10377 Stella Link Road, Houston TX 77025

Ph: 713-942-2700

[www.as-engineers.com](http://www.as-engineers.com)

Texas Engineering Registration No. F-000802

## **Texas City Amended PUD Application**

The following application is submitted under Section 160.050 District I (PUD), Planned Unit Development. This amendment is being submitted to update the following items from the PUD originally approved in 2015:

1. Reassignment of PUD
2. Revised Boundary Survey
3. Overall Land Plan as shown in Exhibit "C"
4. Amenities as shown in Exhibit "D"

### **Project**

Heron's Landing Development, LLC, (the "Developer"), as the successor to Galveston Bay Investors, LLC, the original applicant of named development, intends to develop an 65.4-acre on 9<sup>th</sup> Street North in Texas City (the "City"), immediately west of the Pelican Harbour development and north of Swallows Meadow and The Islands. Upon completion, the community will consist of approximately 204 single-family homes ranging in price from the low \$200,000s to over \$300,000, with lot sizes ranging from 50'x120' to 70'x120'. Developer is submitting this application to update the parameters of development for the community and the obligations of the Developer and the City. See Exhibit "F" which compares the land plan changes to the original PUD.

### **Project Details**

1. The site is located west of 9<sup>th</sup> Street North, south and east of the rainwater canal, and north of Swallows Meadow and The Islands (see attached maps "Exhibit A" and survey "Exhibit B").
2. The development will consist of approximately 204 single family lots, ranging from 6,000 square feet to over 8,400 square feet, upon which will be built homes expected to range from \$200,000 to over \$300,000. Typical lot sizes for interior lots will be 50'x120' and 60'x120' for interior lots, while the lots to the north bordering the rainwater canal will be 60 to 70' wide (see attached land plan "Exhibit C"). The community will include walking/jogging trails through the center of the property, a park with play features, and landscaped entry reserves.
3. The amended PUD proposes approximately 204 lots on 65.4 acres compared to the original PUD, which proposed 304 lots on 87 acres. A comparison of the lot mix is shown on Exhibit "F".

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 has slight elevation changes, all of which will be leveled during the development process. The property will drain to the north, into the rainwater canal.
7. All of the property is above the 100-year floodplain; there are no jurisdictional wetlands within the property boundaries.
8. Heron's Landing Section 3 consists of 36 lots. Section 4 consists of 44 lots. The remaining 124 lots will be developed based upon market conditions. All use will be single-family residential.

### **Developer Obligations**

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

1. At a minimum Developer will provide green space/trails as delineated in "Exhibit D."
2. 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.
3. Developer will commit that development and buildout will follow all Texas City ordinances and regulations.

### **City Obligations**

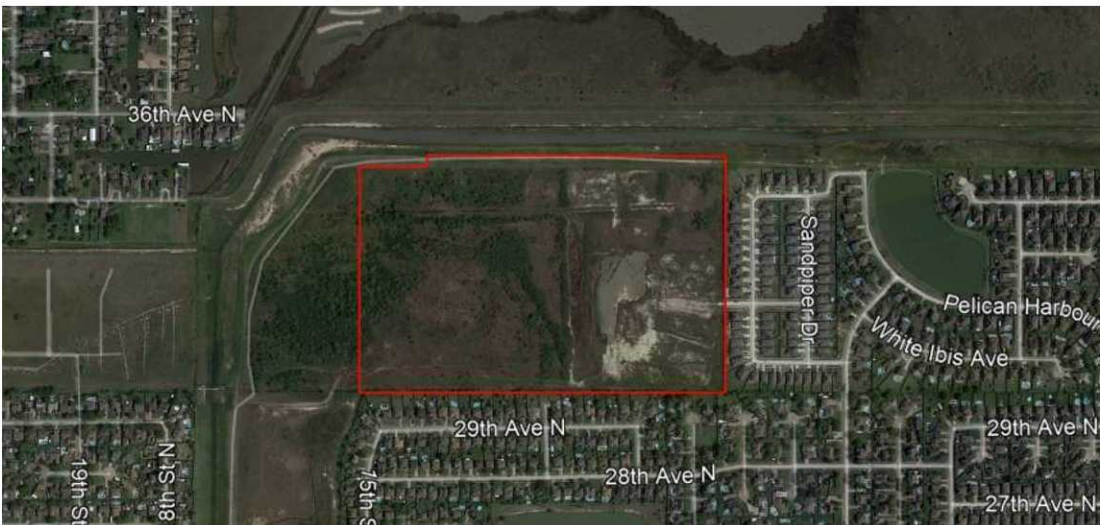
Upon adoption of the PUD, the City will approve the following:

1. The City will consent to annexation of the remainder of the 65.4 Ac property into Galveston County Municipal Utility District #79 instead of Galveston County Municipal Utility District #31 as provided in the original PUD. Section 1 and Section 2 will remain annexed into Galveston County Municipal Utility District #31. The city will consent to annexation per the conditions set forth by the Development Agreement.
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 9<sup>th</sup> Street North onto and through the property.

**Exhibits Attached & Incorporated into the Amended PUD**

- **Exhibit A – Aerial Location Map**
- **Exhibit B – Survey & Metes and Bounds**
- **Exhibit C – Land Plan**
- **Exhibit D – Amenities Plan**
- **Exhibit E – Approximate Development Timeline**
- **Exhibit F – Lot Mix Table**

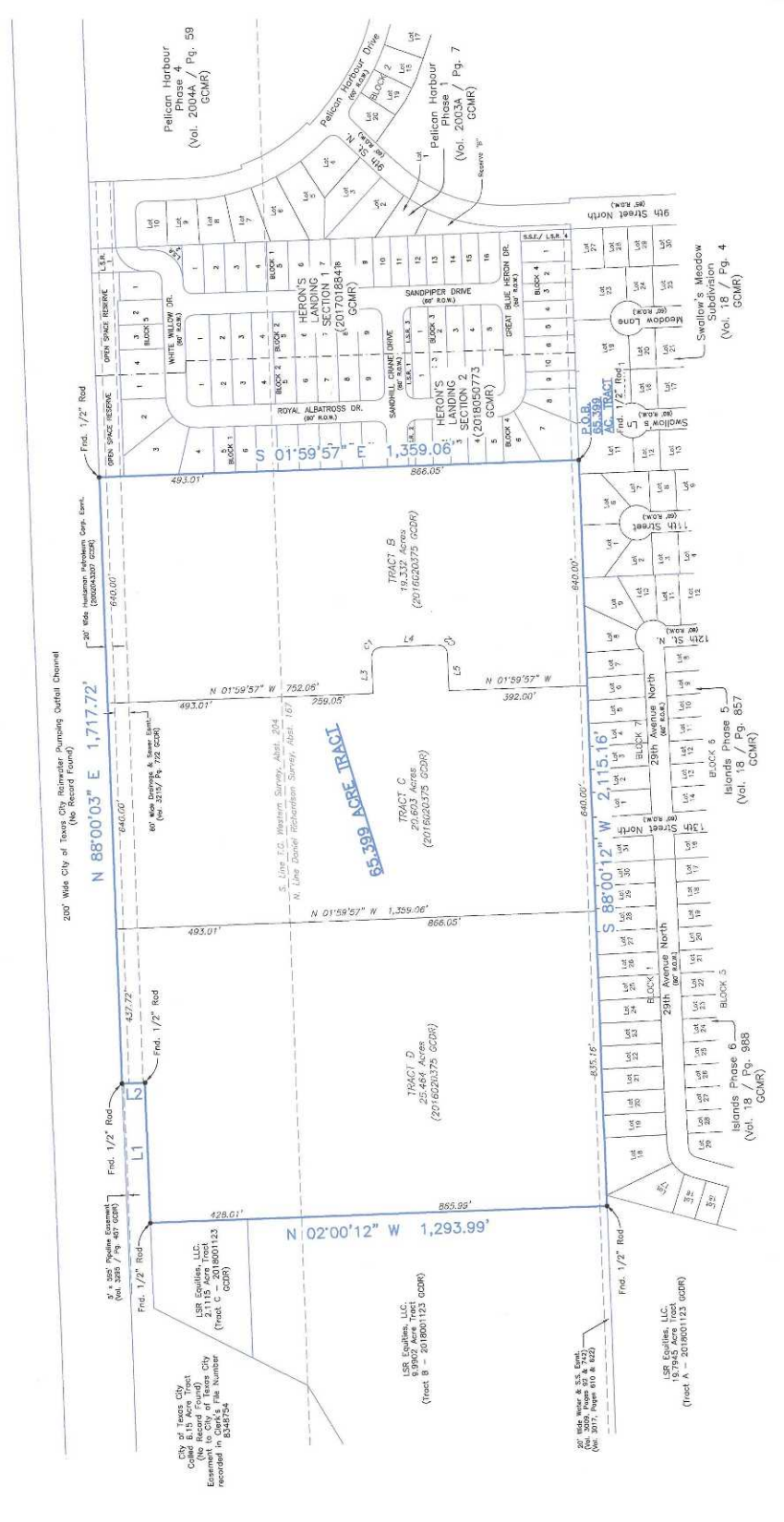
# Exhibit A



# Heron's Landing Development - 65.399 AC Tract Survey Land Records - As of January 2024

LINE BEARING	DISTANCE	CORNER	PAUL	IRVING	LENGTH	CLOSED	BEARING	DELTA ANGLE
L1	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
L2	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
L3	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
L4	S 01°59'57" W	1.359'	06'	06'	06'	06'	N 88°00'03" E	90°00'00"
L5	S 88°00'12" W	2.115'	16"	16"	16"	16"	S 01°59'57" W	90°00'00"

U1	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
U2	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
U3	N 88°00'03" E	25.00'	38.27'	38.27'	38.27'	38.27'	S 46°55'37" E	50°00'00"
U4	S 01°59'57" W	1.359'	06'	06'	06'	06'	N 88°00'03" E	90°00'00"
U5	S 88°00'12" W	2.115'	16"	16"	16"	16"	S 01°59'57" W	90°00'00"



Some of e 65.399 acre tract of land out of the T.C. Western Survey, Abstract No. 204, and the Daniel Richardson Survey, Abstract No. 167, situated in Colleton County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the above date, the herein described property, together with improvements located hereon, 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 the ground this date.

*Stephen C. Blaskey*  
**Stephen C. Blaskey**  
 Registered Professional  
 Land Surveyor No. 9566  
 SURVEY DATE: JANUARY 11, 2024  
 DRAWING NO: 2024-0107-0107-JULY 2024  
 JOB NO: 24-0017



LEAGUE CITY OFFICE  
 208 HALSTON AVE, SUITE B LEAGUE CITY, TX 77558  
 Mailing / P.O. BOX 16142 COLLETON, TX 77552

## Exhibit B



- NOTES:
- 1) This property does not lie within the 100-year flood plain as determined by the Federal Emergency Management Agency.
  - 2) This property is subject to any restrictions shown on the plat.
  - 3) Bearings based on Monumentation of North line of the Daniel Richardson Survey and the Daniel Richardson Survey and the Daniel Richardson Survey and the Daniel Richardson Survey.
  - 4) Easement to Pelican Harbour Gas Company recorded in Volume 911, Page 668.
  - 5) Easement to Pelican Harbour Gas Company recorded in Volume 911, Page 668.
  - 6) Easement to Pelican Harbour Gas Company recorded in Volume 911, Page 668.

# Exhibit B



**LEAGUE CITY OFFICE**  
Registration Number: 10193855  
(281) 554-7739 www.hightidelandsurveying.com  
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

## EXHIBIT "A"

Being a 65.399 acre tract of land out of the T.G. Western Survey, Abstract No. 204, and the Daniel Richardson Survey, Abstract No. 167, situated in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of HERON'S LANDING, Section 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2018050773 in the Office of the County Clerk of Galveston County, Texas, said point also lying in the North line of SWALLOW'S MEADOW, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 4 in the Office of the County Clerk of Galveston County, Texas;

THENCE South 88°00'12" West along the North line of said SWALLOW'S MEADOW Subdivision, a distance of 2,115.16 feet to a point for corner, and a 1/2 inch rod found at the Southeast corner of a 9.9902 acre tract of land conveyed to LSR Equities, LLC. in deed recorded under Instrument No. 2018001123 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 02°00'12" West along the East line of said 9.9902 acre LSR Equities tract, a distance of 1,293.99 feet to a point for corner, and a 1/2 inch rod found in the common line of the subject tract and a called 6.15 acre tract of land conveyed to the City of Texas City (no deed record found);

THENCE North 88°00'03" East along the common line of the subject tract and said 6.15 acre City of Texas City tract, a distance of 397.54 feet to a point for corner, and a 1/2 inch rod found at an interior corner of the subject tract and a Southeast corner of said 6.15 acre City of Texas City tract;

THENCE North 01°59'57" West along the common line of the subject tract and said 6.15 acre City of Texas City tract, a distance of 65.00 feet to a point for corner, and a 1/2 inch rod found in the South line of a tract of land commonly known as a 200 foot wide City of Texas City rainwater pumping outfall channel (no deed record found);

THENCE North 88°00'03" East along the South line of said outfall channel tract, a distance of 1,717.72 feet to a point for corner, and a 1/2 inch rod found at the Northwest corner of said HERON'S LAND, Section 2;

THENCE South 01°59'57" East along the West line of said HERON'S LANDING, Section 2, a distance of 1,359.06 feet to the POINT OF BEGINNING of the herein described tract, and containing 65.399 acres (2,848,818 square feet) of land, more or less.

  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

SURVEY DATE:	JANUARY 11, 2024
FILE No.:	0204-0167-0000-000
DRAFTING:	JTK/BSH
JOB No.:	24-0017 A



### NOTE:

Bearings based on Monumentation of North line of the Daniel Richardson Survey and South line of the T.G. Western Survey.

# Exhibit C

METE PLANNING DESIGN  
1100 W. UNIVERSITY BLVD.



**SEC 4**  
32 LOTS  
(TYP. 60'x120')  
12 LOTS  
(TYP. 70'x120')  
±13.9 AC.

**SEC 3**  
28 LOTS  
(TYP. 50'x120')  
8 LOTS  
(TYP. 60'x120')  
±9.0 AC.

**FUTURE SECTIONS**  
63 LOTS  
(TYP. 50'x120')  
49 LOTS  
(TYP. 60'x120')  
12 LOTS  
(TYP. 70'x120')  
±31.0 AC.

a schematic development plan for  
**HERONS LANDING**  
 ±65.4 ACRES OF LAND  
 prepared for

**TEJAS ENGINEERING**

24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422  
 METE PLANNING DESIGN  
 DECEMBER 20, 2023



**LOT SUMMARY**

Lot Size	Count	Percentage
50' x 120'	91 LOTS	44%
60' x 120'	89 LOTS	44%
70' x 120'	24 LOTS	12%
<b>TOTAL</b>	<b>204 LOTS</b>	

THIS DRAWING IS A SCHEMATIC DEVELOPMENT PLAN FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. METE PLANNING DESIGN AND TEJAS ENGINEERING DO NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. NO WARRANTIES ARE MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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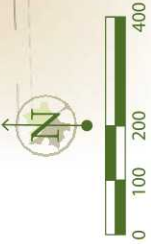
METE PLANNING DESIGN

# Exhibit D



**LEGEND**

- CONCRETE SIDEWALK
- AREA TO BE LANDSCAPED
- PARK WITH PLAY FEATURES
- SEATING AREA



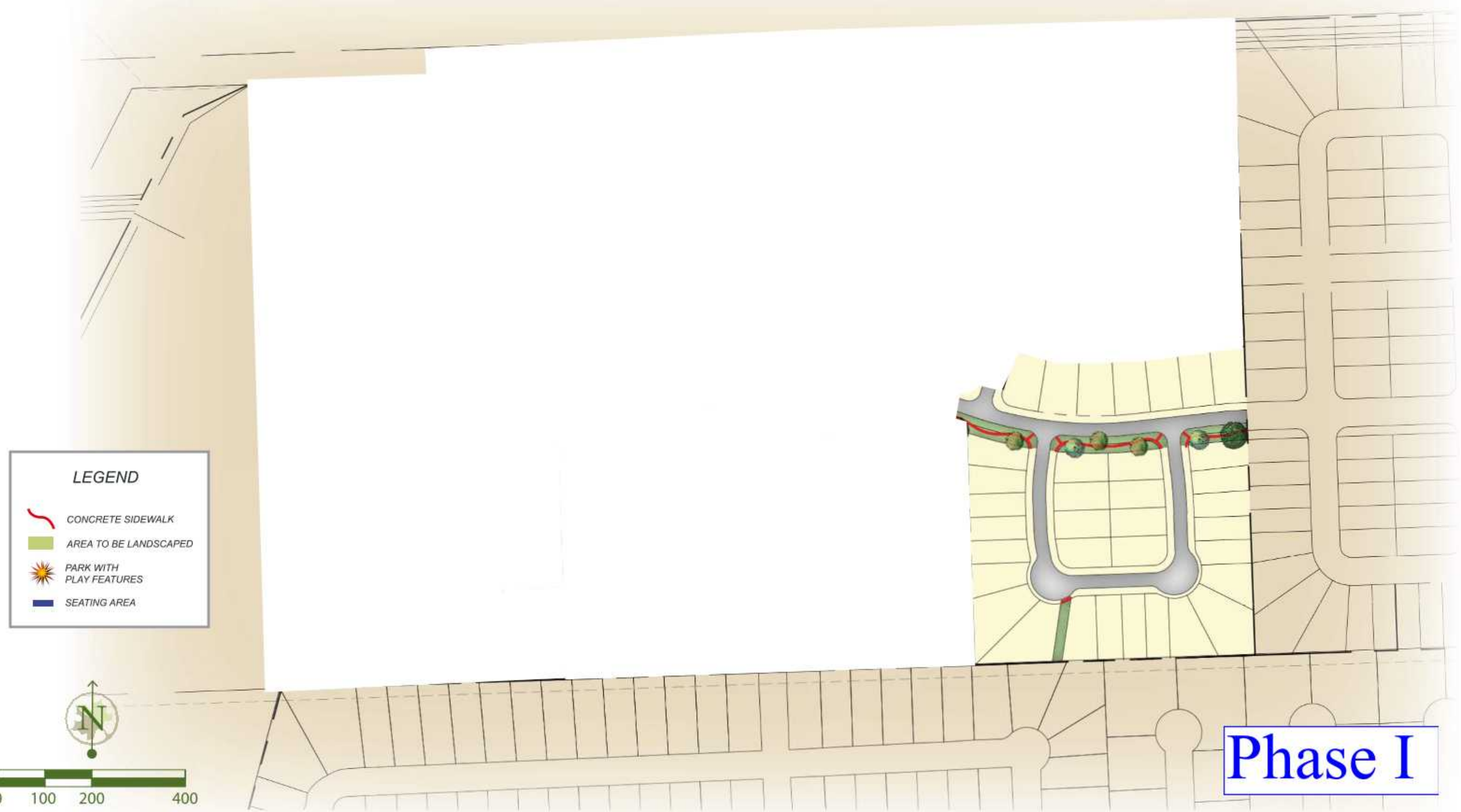
THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.

## Example of Park with Play Features



## Example of Seating Area





**LEGEND**

- CONCRETE SIDEWALK
- AREA TO BE LANDSCAPED
- PARK WITH PLAY FEATURES
- SEATING AREA

**Phase I**



**LEGEND**

- CONCRETE SIDEWALK
- AREA TO BE LANDSCAPED
- PARK WITH PLAY FEATURES
- SEATING AREA

**Phase II**





# Exhibit E

## Approximate Development Timeline

<u>Task</u>	<u>Approximate Completion</u>
PUD Application Submission	Q1 2024
PUD Approval	Q1 2024
Delivery of First 36 Lots (Section 3)	Q1 2024
Section 4 Construction Begins	Q2 2024
Phase I Amenity Construction Begins	Q3 2024 <sup>(1)(4)</sup>
Delivery of Section 4 Lots	Q4 2024
Future Section(s) Construction Begins	Q4 2025
Phase II Amenity Construction Begins	Q1 2026 <sup>(1)(5)</sup>
Phase III Amenity Construction Begins	Q3 2026 <sup>(1)(3)(6)</sup>
Delivery of Remaining 124 Lots	Q1 2027 <sup>(1)(2)</sup>
Phase IV Amenity Construction Begins	Q2 2027 <sup>(1)(5)(7)</sup>
Buildout of All Homes	Q1 2028 <sup>(2)</sup>

(1) Construction of Amenities as shown on Exhibit D.

(2) These completion dates are subject to market conditions.

(3) Due to the nature of construction of the detention pond, the applicable amenities will not begin construction until detention pond construction is completed with the last section.

(4) Phase I construction plans for the amenities (sidewalks/walking trails and landscaping) will be submitted within 120 days of Section 3 plat recording. The Developer will make a conscious effort to complete construction of Phase I amenities before recordation of the Section 4 plat.

(5) Phases II and IV – Construction plans for the amenities will be submitted with the application for final plat approval for each section with all comments on amenity construction plans to be addressed. The amenity construction plans will be ready for approval before the plat is recorded for the designated section(s). The review and approval of the WSD and Paving Construction plans will proceed independently of the Amenity Construction plan review. The construction of the amenities is to be completed for each section within 120 days from recording of the associated plat.

(6) Phase III amenities – Construction plans for the amenities will be submitted with the application for final plat of the section where it will be platted, with all comments on amenity construction plans to be addressed. The amenity construction plans will be ready for approval before the plat is recorded for the designated section. The review and approval of the WSD and Paving Construction plans will proceed independently of the Amenity Construction plan review. The construction of amenities is to be completed withing 120 days from recording of the associated plat. In addition, construction of the Phase III amenities shall begin on or before the approval of the platting of the 150th residential lot.

(7) Park with Play Feature – Construction plans to be submitted before the final plat is recorded for Section 4. Approved specifications for the Play Features will be required before recordation of the final plat for Section 5. A purchase order with a reasonable delivery date for the Play Feature shall be provided before the final plat will be recorded for the section where the park is located.

### Heron's Landing Development - Exhibit "F" Lot Mix Table

<b>Original PUD (87 Acres, 304 Lots)</b>			
	Lot Size		
	50 ft	60 ft	70 ft
Section 1	14	18	4
Section 2	15	16	5
Remaining AC	109	106	17
<b>Total:</b>	<b>138</b>	<b>140</b>	<b>26</b>
<b>Lot Mix (%)</b>	<b>45%</b>	<b>46%</b>	<b>9%</b>

<b>Amended PUD (65.4 AC, 204 Lots)</b>			
	Lot Size		
	50 ft	60 ft	70 ft
Section 3	28	8	0
Section 4	0	32	12
FUTURE SECTIONS	63	49	12
<b>Total:</b>	<b>91</b>	<b>89</b>	<b>24</b>
<b>Lot Mix (%)</b>	<b>45%</b>	<b>44%</b>	<b>12%</b>

<b>Original PUD (87 Acres, 304 Lots)</b>			
	Lot Size		
	50 ft	60 ft	70 ft
Number of Lots	138	140	26
<b>Lot Mix (%)</b>	<b>45%</b>	<b>46%</b>	<b>9%</b>

<b>Amended PUD (65.4 AC, 204 Lots)</b>			
	Lot Size		
	50 ft	60 ft	70 ft
Number of Lots	91	89	24
<b>Lot Mix (%)</b>	<b>45%</b>	<b>44%</b>	<b>12%</b>

(5,6)

<b>Original PUD (87 Acres, 304 Lots)</b>	
	Land Use (AC)
<b>ROW</b>	<b>20.4</b>
<b>Park</b>	<b>0</b>
<b>Lots (304)</b>	<b>62</b>
<b>Open Space/Reserves</b>	<b>4.6</b>

(1)

Density = 3.5 Lots/AC (4)

<b>Amended PUD (65.4 AC, 204 Lots)</b>	
	Land Use (AC)
<b>ROW</b>	<b>12.3</b>
<b>Park</b>	<b>10.7</b>
<b>Lots (204)</b>	<b>37.6</b>
<b>Open Space/Reserves</b>	<b>4.8</b>

(2)

Density = 3.1 Lots/AC (4)

- (1) The original 87 AC land plan did not have any open space dedicated to a Park facility.
- (2) The Land Plan in the Amended PUD Application will reserve land for a Park facility.
- (3) The density calculations include acreage dedicated to open space.
- (4) The 65.4 AC Land Plan proposes a reduction in ROW, increased open space with a park, less 60-ft lots, and more 70-ft lots in order to provide an efficient, appealing development to the future residents. It is notable that the development in itself is less congested and a lower concrete footprint is utilized via reduction of street pattern.
- (5) There is a reduction in the percentage of 60-ft lots.
- (6) There is an increase in the percentage of 70-ft lots.