

**RESOLUTION NO. 2025-109**

**A RESOLUTION APPROVING THE ASSIGNMENT OF THE COST SHARE AGREEMENT BETWEEN LAKESIDE BAYOU, LLC, GCMUD 53 AND THE CITY OF TEXAS CITY TO THE TBF-SPE AFFILIATE OF LAND STRATEGIES MANAGEMENT, LLC D/B/A STARWOOD LAND UPON CERTAIN CONDITIONS AND FURTHER PROVIDING THEREWITH.**

---

**WHEREAS**, the Lakeside Bayou Subdivision, f/k/a Southlake Subdivision, received preliminary zoning approval from the City Commission on August 18, 2021 following all required public hearings and notices, which preliminary zoning approval has been extended by the City Commission until August 18, 2026; and

**WHEREAS**, the developer, Lakeside Bayou LLC, of the Lakeside Bayou Subdivision, and Land Strategies Management, LLC, d/b/a Starwood Land, are parties to an agreement for the purchase of the totality of the Lakeside Bayou Subdivision by a To Be Form Single Purpose Entity (TBF-SPE) affiliate of Starwood Land whereby Starwood Land would promptly undertake the construction of the Lakeside Bayou Subdivision in accordance with all existing approvals by the Planning Board, Zoning Commission and City Commission and in accordance with all approved construction plans; and

**WHEREAS**, the purchaser, Land Strategies Management, LLC d/b/a Starwood Land is well known to Texas City and experienced with development in Texas City through the development of the Lago Mar Subdivision as a planned community in accordance with Texas City ordinances, policies and procedures; and

**WHEREAS**, the purchaser, Starwood Land, has indicated an intent to break ground and begin construction of infrastructure improvements for Phase I of the Lakeside Bayou Subdivision in accordance with all existing approvals on or before January 2026 and estimates completion of construction of said Phase I by November 2026; and

**WHEREAS**, the seller, Lakeside Bayou LLC, is party to that certain Cost Share Agreement dated March 20, 2024 with GCMUD 53 and the City of Texas City for the construction of an expansion to the FM 517 Water Plant, which expansion is necessary to serve Phase II and following of the Lakeside Subdivision; and

**WHEREAS**, the buyer, Starwood Land, desires to replace Lakeside Bayou, LLC by assignment of the cost share agreement; and

**WHEREAS**, the assignment of the cost share agreement is a condition for the closing of the sale from Lakeside Bayou, LLC to the TBF-SPE affiliate of Starwood Land; and

**WHEREAS**, staff offer no objection to the assignment subject to the actual closing of the sale from Lakeside Bayou, LLC to a TBF-SPE affiliate of Starwood Land, upon verification of the capacity and worthiness of said affiliate to perform the obligations of the Cost Share Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:**

**SECTION 1:** That the City Commission of the City of Texas City, Texas, hereby authorizes assignment of that certain Cost Share Agreement dated March 20, 2024 with Lakeside Bayou, LLC and GCMUD 53 and the City of Texas City for the construction of an expansion to the FM 517 Water Plant to the TBF-SPE affiliate of Starwood Land subject to the actual closing of the sale from Lakeside Bayou LLC to the TBF-SPE affiliate of Starwood Land and upon verification of the capacity and worthiness of the affiliate to perform the obligations of the Cost Share Agreement.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 15th day of October 2025.**

\_\_\_\_\_  
Dedrick D. Johnson, Sr., Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Rhomari D. Leigh  
City Secretary

\_\_\_\_\_  
Kyle L. Dickson  
City Attorney