

COBBLESTONE

AMENDED PUD APPLICATION

Prepared for:
City of Texas City

November 2025

Prepared by:



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Texas Engineering Registration No. F-000802

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Introduction

This planned development document was prepared pursuant to the City of Texas City ordinances related to Planned Development District (PD). The purpose of this PD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Cobblestone PD is a residential project located entirely within Galveston County Municipal Utility District 31 and is bounded to the north by the Galveston County Water Company Canal, to the east by FM 2004, to the south by Central Park Boulevard, and to the west by vacant, unimproved property. Exhibit A – Area Location Map illustrates the location of the subject property.

The following amendment is being submitted for this application to reflect land plan changes from the PUD originally approved in 2018. This includes:

- Update to show approximately 36.8 acres from the original PUD that was sold to Dickinson Independent School District, and is the location of the existing Dickinson Junior High School
- This PUD amendment does not apply to the existing Cobblestone Section 1, Section 2, and Central Park Boulevard Alignment
- This PUD amendment includes an update to the Cobblestone Recreational Center to include a substitution to the component of a splash pad. The splash pad is substituted for lighted dual pickleball courts.

I. Site Inventory Analysis

A. Physical Opportunities and Constraints

Consistent with property in this region, the project is relatively flat with elevations ranging from 18' to 22'. The site is void of quality vegetation and is primarily covered with native brush and Chinese Tallow. Existing physical constraints affecting development of the property include the following:

1. located entirely within Galveston County Municipal Utility District 31
2. bounded to the north by the Galveston County Water Company Canal
3. bounded to the east by FM 2004
4. bounded to the south by Central Park Boulevard
5. bounded to the west by vacant, unimproved property

6. A 20' wide Houston Pipeline and 20' wide Kinder Morgan pipeline bisect the property, basically east/west
7. an existing north/south drainage ditch which connects to Galveston County Drainage District No. 2 Ditch No. 6, and then to Moses Bayou and Moses Lake
8. In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways and drainage facilities.

The existing site constraints can be seen on Exhibit B – Project Area Map, and Exhibit C – Project Survey & Legal Description.

B. Surrounding Land Use

Land uses surrounding the project are primarily single-family residential, consisting of the existing Cobblestone Sections 1 and 2 on the east, the existing Rainsong single-family residential development to the southeast, with the exception of the Dickinson Junior High School site to the south. The surrounding land uses can be seen on Exhibit A.

II. Project Description

A. Land Use

The project will be comprised of single-family residential, a park, recreation area, walking trails and residential services. The proposed uses are illustrated on Exhibit D – Conceptual Land Use Plan.

Exhibit D illustrates the project and the various constraints (existing and proposed) associated with the subject property, including easements, drainage facilities and street system. There are two primary access points:

1. FM 2004 via Copperfield Street
2. Interstate-Highway 45 (I-45) via Central Park Boulevard

The single-family residential product in Cobblestone Section 3 and Section 4 (the “Development”) will consist of lot widths that vary from 50’ to 60’, with lot square footage ranging from 6,000 square feet to 18,000 square feet. The residents of Cobblestone will enjoy the benefit of a neighborhood sidewalk and trail system that provides safe, convenient pedestrian access to parks and open space from various regions of the development. The individual residential cells will be developed with varying lot sizes as market conditions dictate and may be moved or adjusted as necessary to allow for

flexibility in response to changes in economic and market conditions as well as engineering issues.

Cobblestone Section 1 and Section 2, which are outside the scope of this amendment, consist of a total of 161 lots for which the homebuilding is completed. Cobblestone Section 3 and Section 4 will yield approximately 167 lots consisting of approximately 66% of 50-ft lots and 34% 60-ft lots. Homes will have starting valuations of \$250,000. The amended PUD proposes approximately 167 lots on 46.9 acres, compared to the original PUD, which proposed 580 lots on 161.96 acres. A comparison of the lot mix is shown on Exhibit I. The projected population of the development is estimated to be approximately 501 people, based on three individuals per household (source: Metro Study). The table below lists the various land uses as illustrated on Exhibit D, along with the respective acreages and percentage of the gross land area.

Land Use Category	Acreage	% of Gross Acreage
Constraints:		
American Canal	6.26	13.34%
Community Elements:		
Interior Street System (ROW)	10.34	22.05%
Parks/Recreation/Open Space/Landscape Reserves	3.09	6.59%
Residential:		
Single-Family Residential Lots	27.21	58.01%
Totals:	46.9	

B. Phasing

The original PUD stated that Cobblestone Section 1 was first section proposed for construction, with timing of future phases to be dependent upon market driven forces. Additionally, the original PUD scheduled the construction of the Community Park with Section 2, and the construction of Central Park Boulevard in 3 phases, to be constructed in segments with Section 2, 3, and 5. The phasing of Section 3 and Section 4 has been revised to meet commitments to Dickinson ISD. The need to construct a Sanitary Sewer Lift Station has been eliminated through a revision to the Section 3 and 4 land plan.

Per this amendment to the PUD, it is anticipated that Cobblestone Section 4 will begin development construction in January of 2026, upon Planning Board Approval of the submitted Final Plat, with the anticipated completion of July 2026. Development construction of Cobblestone Section 3 will follow the completion of Cobblestone Section 4. Construction of the Cobblestone Recreation Center platted in Section 1, will begin once construction plans are approved. The Developer will make every reasonable effort to ensure that construction of the Recreation Center is completed in advance of the recording of the Cobblestone Section 4 plat.

Developer understands the importance for timely construction of the community park/recreation center which should have been accomplished with the build out of Section 2. Developer is committed to make every effort to start construction of the community park/recreation center per the schedule stated below. Developer acknowledges and agrees that failure to complete the community park/recreation center may result in the City electing at its discretion to exercise available remedies including not recording the final plat for Section 4, or restricting the issuance of building permits until reasonable progress is made toward completion of the community park/recreation center. Posting of a completion bond may or may not be accepted by the City to assure timely completion of construction of the community park/recreation center at the City's discretion. A detailed schedule of the proposed amenity phasing is as follows:

Cobblestone Amenity Phasing Schedule	
Task	Duration
Cobblestone Section 4 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
Rec Center Plan Submittal	1 week after Preconstruction/NTP
Rec Center Plan Approval	2 months after submittal
City Acceptance/Plat Recordation	2 months after Section 4 construction completion
Preconstruction/NTP for Rec Center	4 weeks after Plan Approval
Rec Center Construction	9 months
Cobblestone Section 3 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
City Acceptance/Plat Recordation of Section 3	2 months after construction completion

Additionally, the original PUD allowed approximately 237 40' and 45' lots. These have been removed, and the development will now consist of lots with a minimum width of 50', resulting in a decrease in the overall lot density for the community.

Furthermore, the original PUD approved a provision which allowed the zoning district and/or land uses to be altered, or the density to increase or decrease by up to five percent by the developers without further approval from the Planning and Zoning Commission or City Commission. The City is requesting this previously approved condition to be removed from the PUD amendment.

These accommodations for the City have been incorporated for the acceptance of the updated schedule regarding the Community Park construction.

C. Street and Circulation System

The project is bounded to the south by the existing Central Park Boulevard, which is a divided boulevard in a 100' wide right of way. Central Park Boulevard connects FM 2004 to I-45, which are located to the east and west of the Cobblestone development. FM 2004 and I-45 are major roadways in Texas City that are maintained by the Texas Department of Transportation (TxDOT). Central Park Boulevard is a major thoroughfare that is owned and maintained by Texas City. Residential lots will not have driveway access onto Central Park Boulevard. This will allow for the roadway to adequately and efficiently serve the traffic generated from the neighborhood cells. Additionally, on-street parking will not be allowed on collector roads.

D. Parks and Open Space

Parks and open space account for approximately 6.59 % (3.09 AC) of the gross acreage in the overall project. The open space is comprised of landscape reserves, parks and walking trail systems. The parks and open space plan for the Cobblestone development are illustrated on Exhibit E – Parks and Open Space Exhibit.

The roadway medians and landscape reserves within the Cobblestone development shall be landscaped and irrigated. These areas will be maintained by the homeowner's association.

The City of Texas City parks and open space requirement states that one half acre of park land for every 100 proposed dwelling units are to be dedicated to the City for the use of parks. Based upon the estimated 167 single-family lots included in this application and the existing single-family residences in Cobblestone Sections 1 and 2 (161 lots), the developer is required to provide 1.64 acres of park land. In addition to the area to be dedicated in the proposed development of Sections 3 and 4, which is approximately 0.21 acres, the developer has previously platted approximately 1.88 acres of park space for the construction of the Cobblestone Community Park for the existing homes. Compliance with the parks and open space requirements for land dedication will be accomplished by

the total contribution of 2.09 acres of land designated as park land for the development. The homeowner's association will be responsible for maintaining the park, all landscaped areas and open spaces utilized by the residents as amenity, as well as the open space/pipeline easement.

The Recreation Center will consist of the following amenities: two lighted pickleball courts, a community pavilion, two playground areas for ages 2-5 and 5-12, respectively, and a large open lawn area suitable for impromptu games. Trails, seating areas, and planting beds will also be provided.

The Original PUD included a splash pad. This amendment proposes replacing the splash pad with two lighted pickleball courts, as the overall benefits to the residents and the City are greater. Unlike a splash pad, which is typically limited to seasonal use, pickleball courts can be used year-round. With the growing popularity of pickleball, combined with its appeal to kids, teens, adults, and seniors alike, a pickleball court offers a broader recreational benefit to residents compared to a splash pad, which is specifically designed to appeal to young children. Additionally, pickleball courts offer lower maintenance costs, reduced utility demand, and present fewer liability risks. The developer is proposing the lighted pickleball courts in lieu of the splash pad in this amendment of the PUD.

A Pocket Park will be constructed shortly after completion of Section 3 and will consist of the following amenities: Sidewalks, Planting, and Open Lawn space for free play.

Existing neighborhood amenities consist of: An entry monument and low height retaining walls located at the entrance to the community from FM 2004, a wet-bottomed amenity/detention, and a detailed sidewalk layout has been included as part of Exhibit J – Amenity Map sidewalks and trails connect the community throughout.

III. Zoning

A. Existing and Surrounding Zoning Districts

The existing zoning district for the subject property is District I, Planned Unit Development (PUD). The surrounding undeveloped property surrounding the subject tract is currently zoned as Single Family Residential (A) and the existing Cobblestone and Rainsong developments are zoned as PUD. The zoning district designations for the subject tract as well as surrounding area are illustrated on Exhibit F – Existing Zoning District Map.

B. Proposed Zoning

Each of the proposed land uses have been assigned zoning district categories consistent with the current Texas City Zoning Ordinance regulations as of the date of this document. Exceptions and/or variances to these standards are noted below. The zoning district for the project is District I, Planned Unit Development. The zoning district designations for each parcel within the project are illustrated on Exhibit G – Proposed Zoning District Map.

Zoning District Designation	Acreage	% of Gross Acreage
Planned Unit Development (I)	46.9	100.00 %
Total	46.9	

Zoning districts shall be regulated on the basis of the total gross acreage of the project.

Land uses may be relocated within the boundaries of the PD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the Texas City regulations for such changes. The Cobblestone PD will comply with the Zoning Ordinance standards as outlined for each zoning district unless otherwise noted. The land uses permitted will be based upon those zoning district categories that permitted in the Zoning Ordinance unless otherwise noted. The Cobblestone PD will comply with the Subdivision Ordinance unless otherwise noted.

C. Water Distribution System

Water serving Cobblestone will be through connections to existing City water lines located within the existing Cobblestone/Rainsong subdivision. Additional connections may be made for circulation.

D. Wastewater Collection System

Gravity sanitary sewer lines from Cobblestone will connect to the existing City sanitary sewer system located within the existing Cobblestone/Rainsong subdivision and within the Central Park Boulevard ROW.

E. Storm Drainage System

The portion of the drainage system (Cobblestone Sec. 3) located north of the pipeline easements will drain into the existing wet-bottom detention/amenity pond, which is conveyed through submerged equalizer pipes into another existing wet-bottom detention/amenity pond to the south of the pipeline easements. The storm water is then metered into the existing north/south drainage channel. The existing channel drains to

the south, into Galveston County Drainage District No. 2 Ditch No. 6, which becomes Moses Bayou.

The portion of the drainage system located south of the pipeline easements (Cobblestone Sec. 4) will drain directly into the existing north/south drainage channel, via existing storm sewer pipe which were constructed as part of the Central Park Boulevard.

A drainage study was submitted and approved by the City of Texas City and Galveston County Drainage District No. 2 for approval of flows entering ditch No. 6 and Moses Bayou.

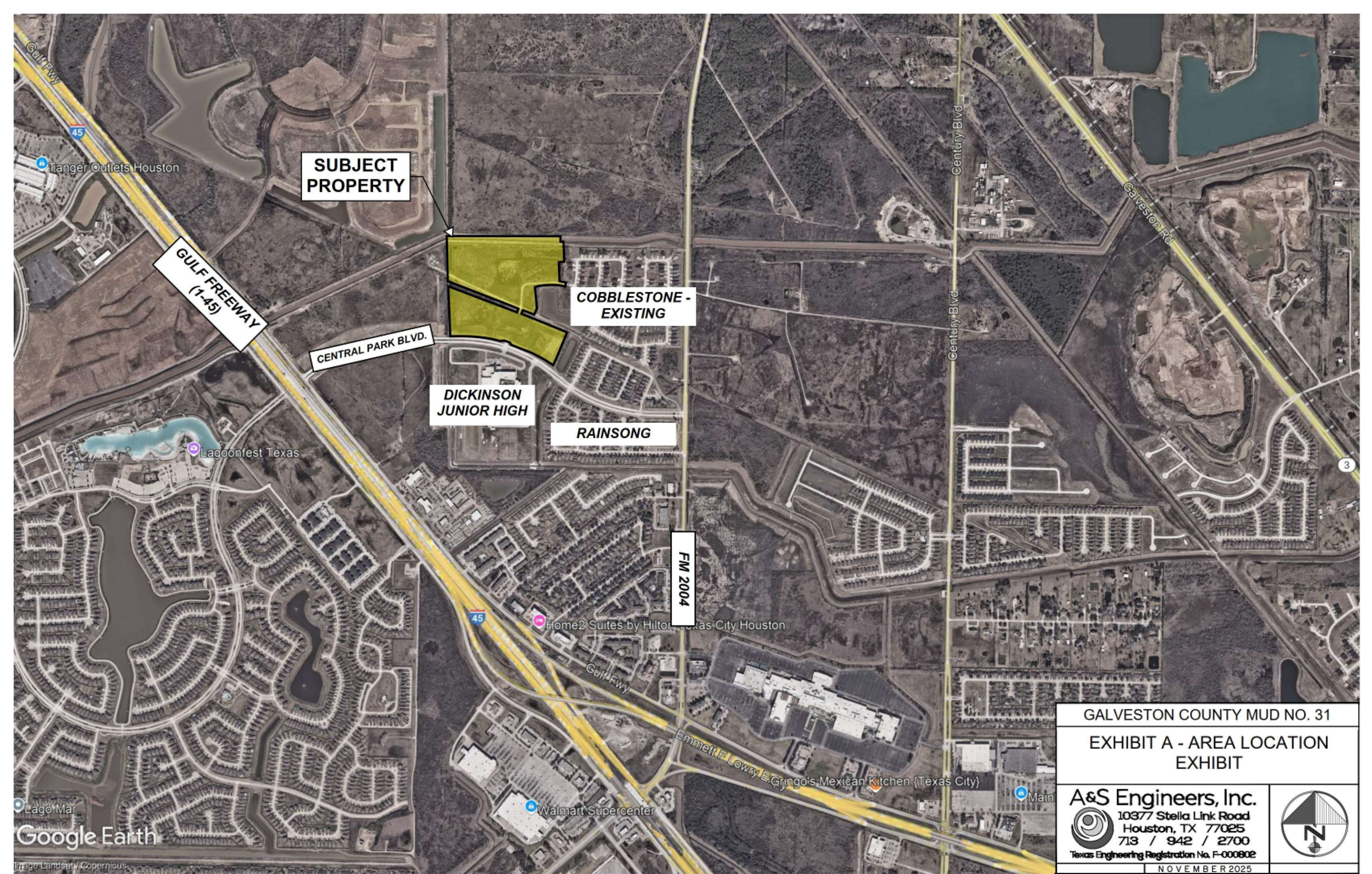
F. Flood Levels and Potential Flooding

The tract is entirely located within zone C (area determined to be outside 500-year floodplain) based on the FEMA Flood Insurance Rate Map community panel number 485514-0025C map revised May 2, 1983 for the City of Texas City, Galveston County, Texas.

Exhibit “L”
Approximate Development Timeline

<u>Task</u>	<u>Approximate Completion</u>
PUD Application Submission	Q1 2025
PUD Approval	Q4 2025
Construction of Section 4 Begins	Q1 2026
Delivery of Section 4 Lots	Q3 2026
Construction of Recreational Center Begins	Q2 2026
Completion of Recreational Center	Q4 2026
Construction of Section 3 Begins	Q2 2027 ⁽¹⁾
Delivery of Section 3 Lots	Q4 2027 ⁽¹⁾
Buildout of All Homes	Q1 2029 ⁽¹⁾

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



**SUBJECT
PROPERTY**

**GULF FREEWAY
(1-45)**

CENTRAL PARK BLVD.

**DICKINSON
JUNIOR HIGH**

**COBBLESTONE -
EXISTING**

RAINSONG

FM 2004

GALVESTON COUNTY MUD NO. 31

EXHIBIT A - AREA LOCATION
EXHIBIT

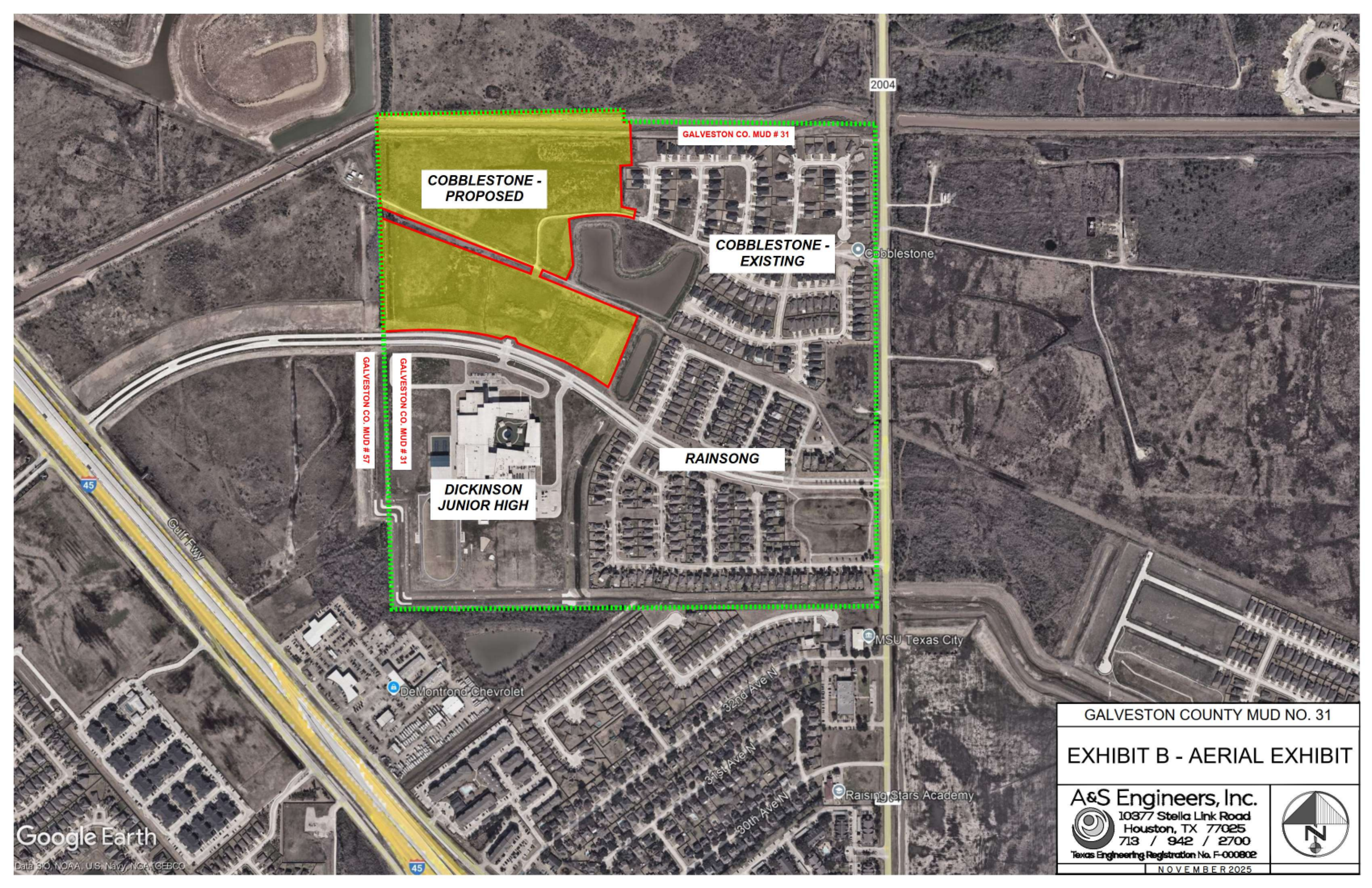
A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Imagery Landsat/Copernicus



**COBBLESTONE -
PROPOSED**

GALVESTON CO. MUD # 31

**COBBLESTONE -
EXISTING**

RAINSONG

**DICKINSON
JUNIOR HIGH**

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

GALVESTON COUNTY MUD NO. 31

EXHIBIT B - AERIAL EXHIBIT

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

A. FARMER SURVEY ABSTRACT No. 11

W. K. WILSON SURVEY ABSTRACT No. 208

350 Logo Mar East Investments, LTD.
99.984 Acre Tract
(2022074593 GCDR)

P.O.B.
N.W. Corner
170.390 Acre Tract
(2017051609 GCDR)

Affinity Logo Clara, LLC
265.84 Acre Tract
(2021069567 GCDR)

City of Texas City
2.794 Acre Tract
(2010016515 GCDR)

East Line of
A. Farmer Survey

West Line of W.K.
Wilson Survey

Texas City 490, LTD.
32.0808 Acre Tract
(2006002513 GCDR)

FUTURE CENTRAL PARK BOULEVARD
City of Texas City
4.64 Acre Tract
(Gift Deed - 2024013718 GCMR)

A. FARMER SURVEY ABSTRACT No. 11

Texas City 45 Partners, LLC.
8.635 Acre Tract
(2018061826 GCDR)

Texas City 45 Partners, LLC.
2.885 Acre Tract
(2018061840 GCDR)

W. K. WILSON SURVEY ABSTRACT No. 208

Dickinson Independent School District
36.786 Acre Tract
(2020025738 GCDR)

Galveston County Water Company - 150' Canal Easement
(1515/274-279 GCDR)

City of Texas City 22' Utility Easement (2009018252 GCDR)

G. C. Water Company
N. 75' of 150' Canal Easement
(1515/274-279 GCDR)

G. C. Water Company
S. 75' of 150' Canal Easement
(1515/274-279 GCDR)

City of T.C. 22' Utility Easement (2009018252 GCDR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00'	92.56'	92.51'	S 79°20'19" E	6°23'22"
C2	770.00'	313.00'	310.85'	N 87°47'00" W	2°31'25"
C3	25.00'	16.24'	15.95'	S 03°22'40" W	37°12'36"
C4	1665.00'	142.00'	141.95'	S 24°27'21" W	4°33'11"
C5	1950.95'	547.17'	545.38'	N 84°07'39" W	18°48'06"
C6	1950.95'	547.17'	545.38'	N 84°07'39" W	18°48'06"
C7	25.00'	16.12'	15.84'	N 03°30'52" E	38°58'13"

LINE	BEARING	DISTANCE
L1	S 01°57'54" E	277.00'
L2	N 88°02'07" E	1,564.21'
L3	S 88°02'06" W	73.70'
L4	S 13°46'49" W	60.00'
L5	S 80°34'18" W	101.45'
L6	S 21°54'57" W	75.15'
L7	N 68°05'03" W	170.05'
L8	S 21°55'27" W	30.02'
L9	N 27°55'37" W	34.75'
L10	N 75°08'30" W	60.12'
L11	S 60°45'41" W	36.66'
L12	S 87°09'54" W	172.45'
L13	N 22°01'06" E	28.29'

Extents of Existing Pipeline Easements

46.857 ACRE TRACT
(2,041,077 SQ. FT.)
Pt. 170.390 Acre Tract
(2017051609 GCDR)

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

COBBLESTONE SECTION 2
(2022008391 GCMR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

COBBLESTONE SECTION 1
(2019039262 GCMR)

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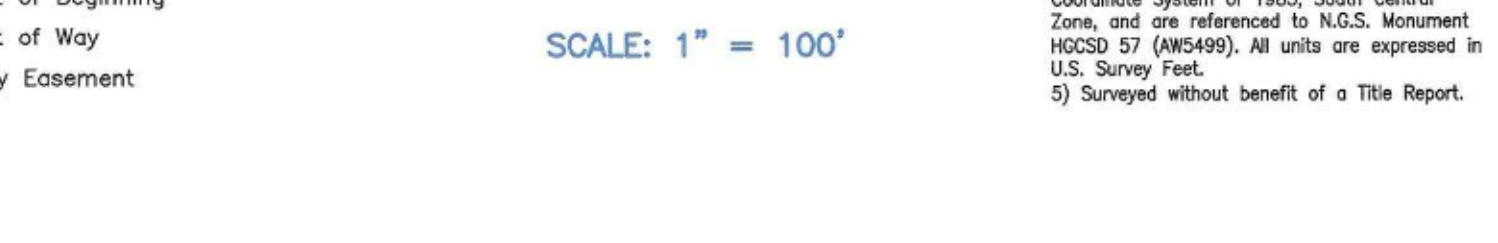
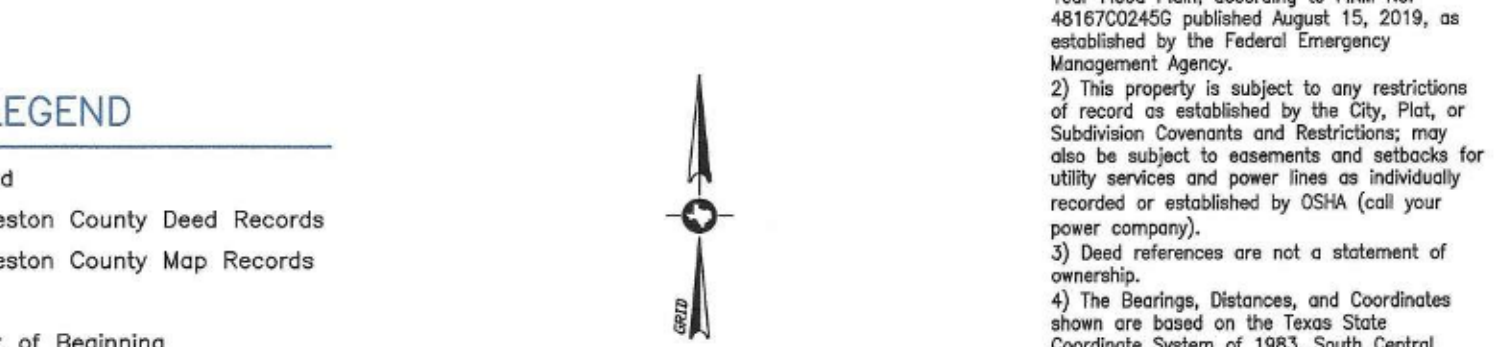
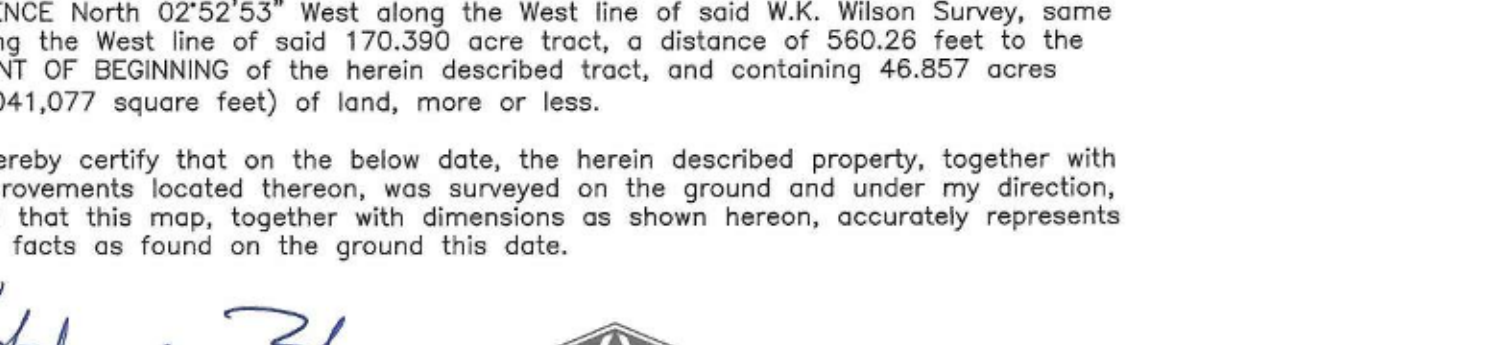
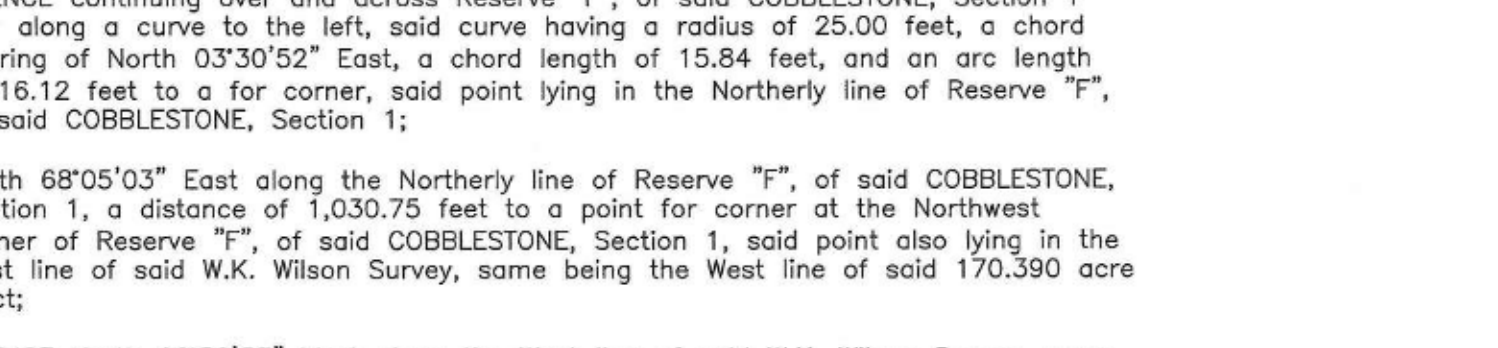
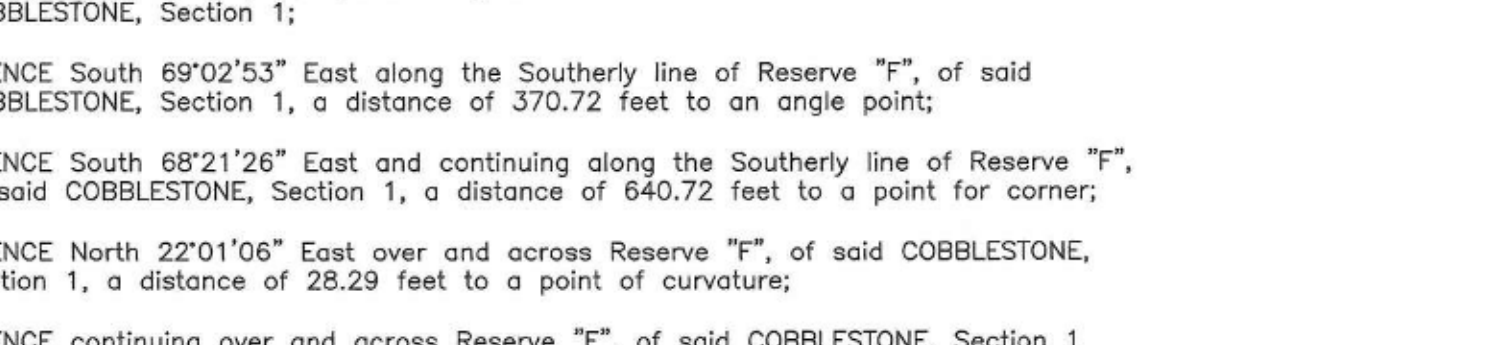
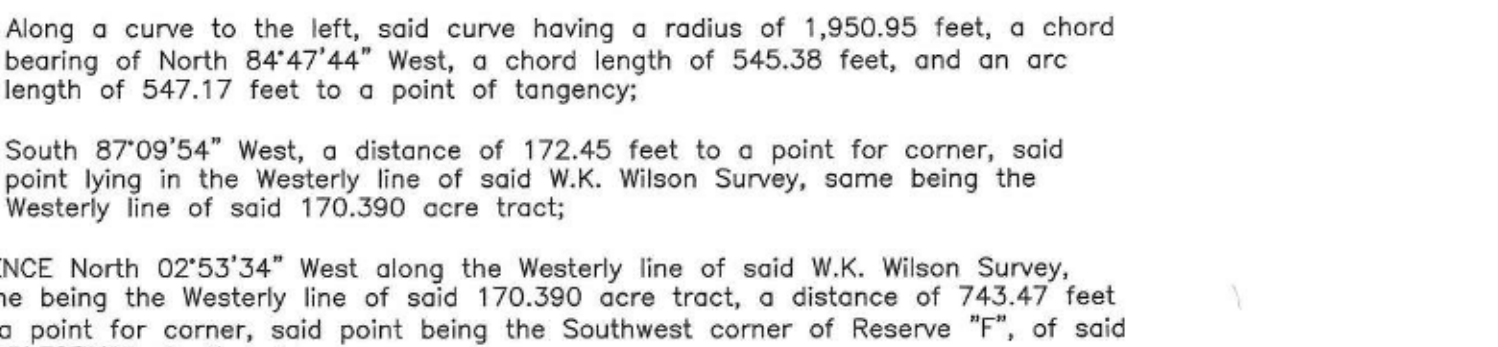
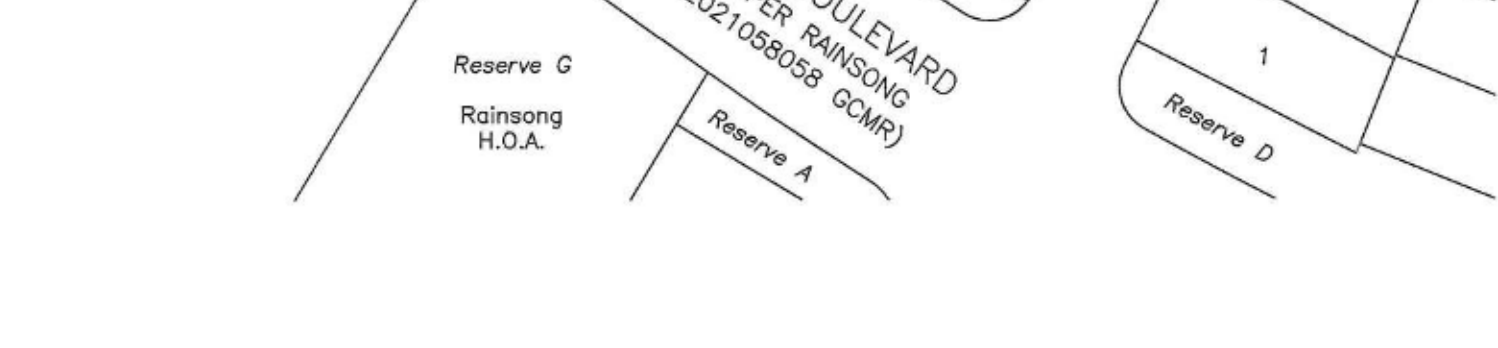
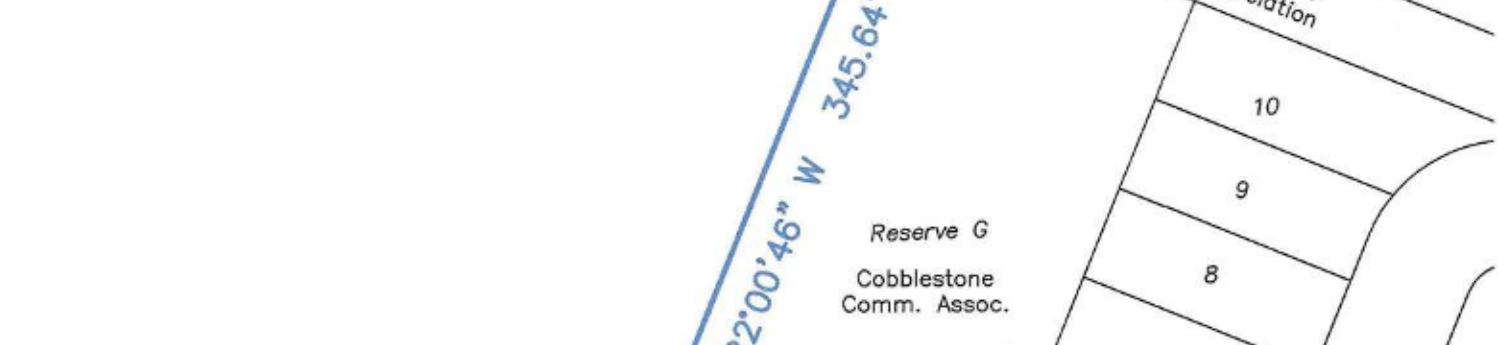
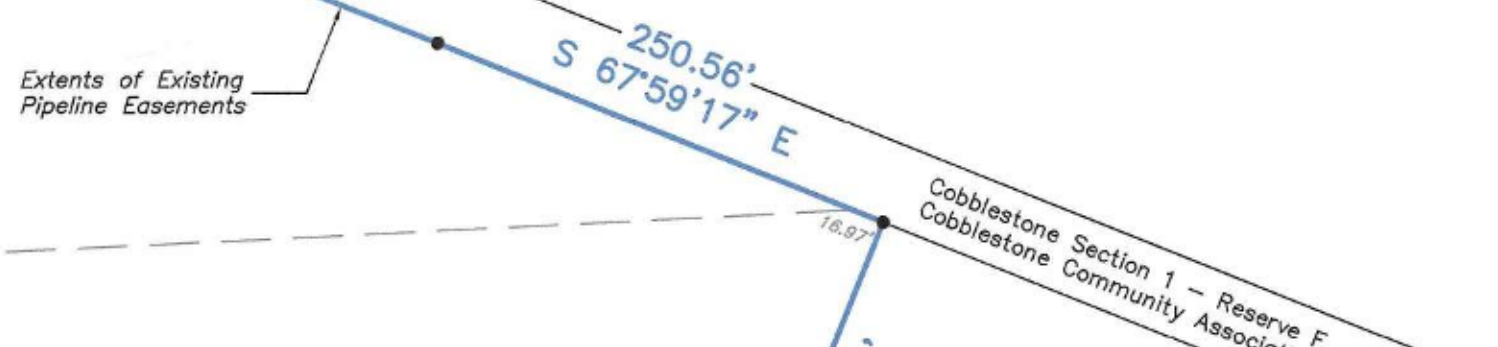
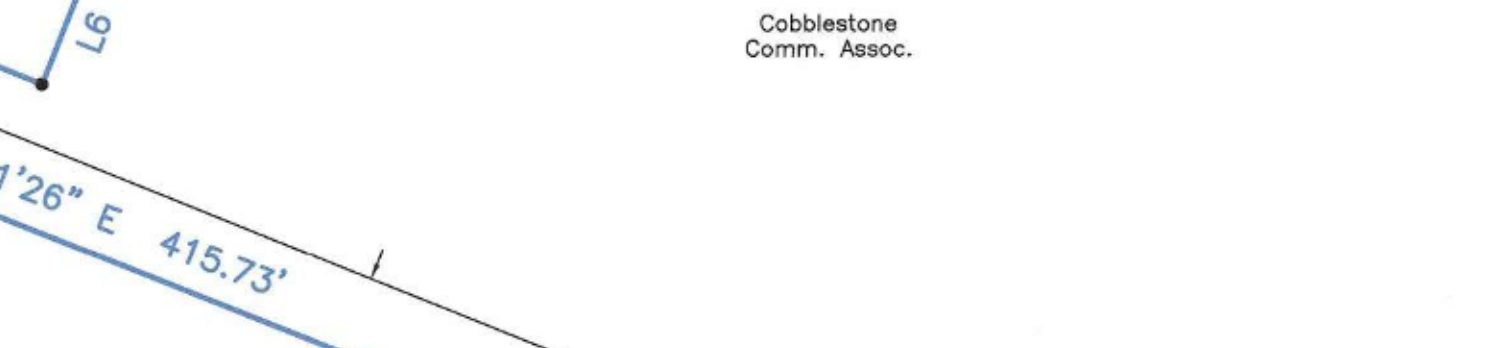
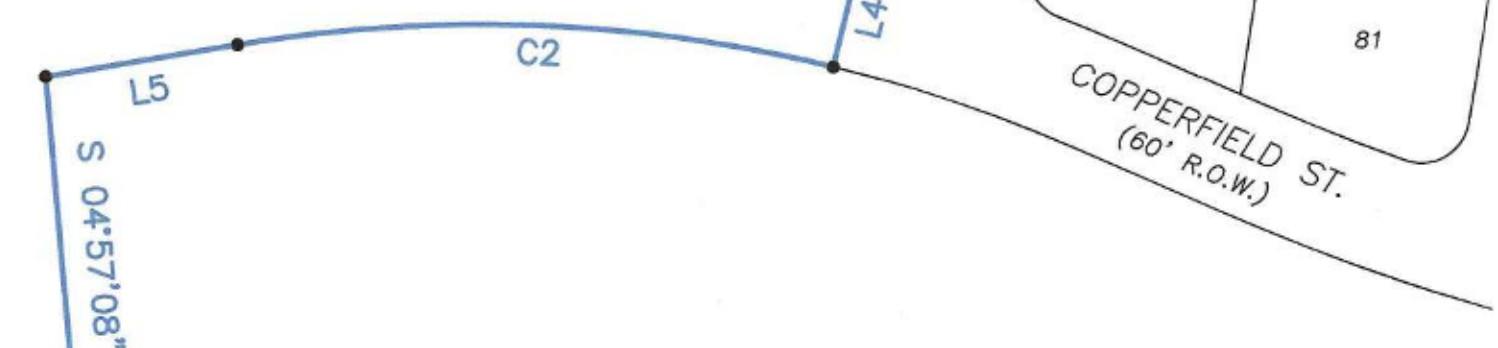
COBBLESTONE SECTION 1
(2019039262 GCMR)

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(2019039262 GCMR)

COBBLESTONE SECTION 1
(2019039262 GCMR)



METES AND BOUNDS DESCRIPTION

Being a 46.857 acre tract of land out of Lots 5 and 7 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of that certain 170.390 acre "Tract A" conveyed to Rainsong Partnership, LLC, according to deed recorded under File No. 2017051609, in the Office of the County Clerk of Galveston County, Texas, including a 2,850 square foot portion of Reserve "F", of COBBLESTONE SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said W.K. Wilson Survey, said point being the Northwest corner of said 170.390 acre tract, same being the Southwest corner of a 99.984 acre tract of land conveyed to 350 Logo Mar East Investments, LTD., in deed recorded under Galveston County Clerk's File No. 2022074593;

THENCE North 88°02'07" East along the North line of said 170.390 acre tract, same being the South line of said 99.984 acre tract, a distance of 1,564.21 feet to a point for corner, said point lying in the North line of a 150 foot canal easement as referenced in Volume 1515, Pages 274-279 of the Galveston County deed records;

THENCE South 01°57'53" East over and across said canal easement, a distance of 75.00 feet to a point for corner, said point lying in the centerline of said canal easement;

THENCE North 88°02'06" East along the centerline of said canal easement, a distance of 39.70 feet to a point for corner, said point also being the Northwest corner of COBBLESTONE SECTION 2, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2022008391 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said COBBLESTONE SECTION 2 the following courses and distances:

- South 01°57'54" East, a distance of 277.00 feet to a point for corner;
- South 88°02'06" West, a distance of 73.70 feet to a point for corner;
- South 01°57'54" East, a distance of 260.70 feet to a point of curvature;

Along a curve to the right, said curve having a radius of 830.00 feet, a chord bearing of South 79°20'19" East, a chord length of 92.51 feet, and an arc length of 92.56 feet to a point for corner;

South 13°46'49" West, a distance of 60.00 feet to a point for corner, said point lying in the Northerly line of Reserve "E", of said COBBLESTONE SECTION 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Northerly and Westerly lines of Reserve "E", of said COBBLESTONE SECTION 1 the following courses and distances:

Along a curve to the left, said curve having a radius of 770.00 feet, a chord bearing of North 87°47'00" West, a chord length of 310.85 feet, and an arc length of 313.00 feet to a point for corner;

South 80°34'18" West, a distance of 101.45 feet to a point for corner;

South 04°57'08" East, a distance of 295.69 feet to a point for corner;

South 21°54'57" West, a distance of 75.15 feet to a point for corner;

North 68°05'03" West, a distance of 170.05 feet to a point for corner;

South 21°55'27" West, at a distance of 30.02 feet pass the Northeast line of Reserve "F", of said COBBLESTONE SECTION 1, and continuing for a distance of 57.91 feet to a point of curvature;

THENCE over and across Reserve "F", of said COBBLESTONE SECTION 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 03°22'40" West, a chord length of 15.95 feet, and an arc length of 16.24 feet to a point for corner, said point lying in the Southwest line of Reserve "F", of said COBBLESTONE SECTION 1;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 415.73 feet to an angle point;

THENCE South 67°59'17" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 250.56 feet to a point for corner, said point being the Northwest corner of Reserve "G", of said COBBLESTONE SECTION 1;

THENCE South 22°00'46" West along the Westerly line of Reserve "G", of said COBBLESTONE SECTION 1, a distance of 345.64 feet to a point of curvature;

THENCE continuing along the Westerly line of Reserve "G", of said COBBLESTONE SECTION 1, and a curve to the left, said curve having a radius of 1,665.00 feet, a chord bearing of South 24°27'21" West, a chord length of 141.95 feet, and an arc length of 142.00 feet to a point for corner, said point lying in the Northerly line of Central Park Boulevard, being a 100 foot right-of-way;

THENCE along the Northerly line of said Central Park Boulevard the following courses and distances:

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;

North 27°55'37" West, a distance of 34.75 feet to a point for corner;

North 75°08'30" West, a distance of 60.12 feet to a point for corner;

South 60°45'41" West, a distance of 36.66 feet to a point for corner;

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point of tangency;

South 87°09'54" West, a distance of 172.45 feet to a point for corner, said point lying in the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract;

THENCE North 02°53'34" West along the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract, a distance of 743.47 feet to a point for corner, said point being the Southwest corner of Reserve "F", of said COBBLESTONE SECTION 1;

THENCE South 69°02'53" East along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 370.72 feet to an angle point;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 640.72 feet to a point for corner;

THENCE North 22°01'06" East over and across Reserve "F", of said COBBLESTONE SECTION 1, a distance of 28.29 feet to a point of curvature;

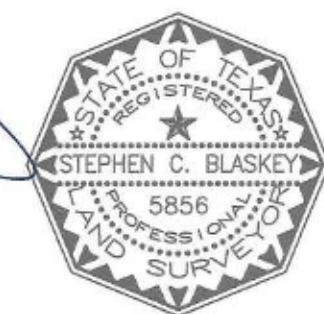
THENCE continuing over and across Reserve "F", of said COBBLESTONE SECTION 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 03°30'52" East, a chord length of 15.84 feet, and an arc length of 16.12 feet to a point for corner, said point lying in the Northerly line of Reserve "F", of said COBBLESTONE SECTION 1;

North 68°05'03" East along the Northerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 1,030.75 feet to a point for corner at the Northwest corner of Reserve "F", of said COBBLESTONE SECTION 1, said point also lying in the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract;

THENCE North 02°52'53" West along the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract, a distance of 560.29 feet to the POINT OF BEGINNING of the herein described tract, and containing 46.857 acres (2,041,077 square feet) of land, more or less.

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 the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



LEGEND

- Fnd. Found
- GCDR Galveston County Deed Records
- GCMR Galveston County Map Records
- PL Part
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- U.E. Utility Easement



SCALE: 1" = 100'

EXHIBIT C - SURVEY AND LAND DESCRIPTION

EXHIBIT

46.857 ACRE TRACT SITUATED IN TEXAS CITY, GALVESTON COUNTY, TEXAS



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

SURVEY DATE: SEPTEMBER 10, 2024
FILE No.: 7385-0000-0005-001
DRAFTING: JTK
GDR No.: 24-0332

NOTES:
1) This property does not lie within the 100 Year Flood Plain, according to FIRM No. 4816702450 published 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) Deed references are not a statement of ownership.
4) The Bearings, Distances, and Coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.T.S. Monument H02SD 57 (AW5499). All units are expressed in U.S. Survey Feet.
5) Surveyed without benefit of a Title Report.

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4

COBBLESTONE - EXISTING

COPPERFIELD STREET

COBBLESTONE - EXISTING

Cobblestone

FM 2004

RAINSONG

DICKINSON
JUNIOR HIGH

CENTRAL PARK BLVD.

RAINSONG


GALVESTON COUNTY MUD NO. 31


EXHIBIT D - CONCEPTUAL LAND
USE


A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





NOVEMBER 2025


50' LOTS 

60' LOTS 

PARK 

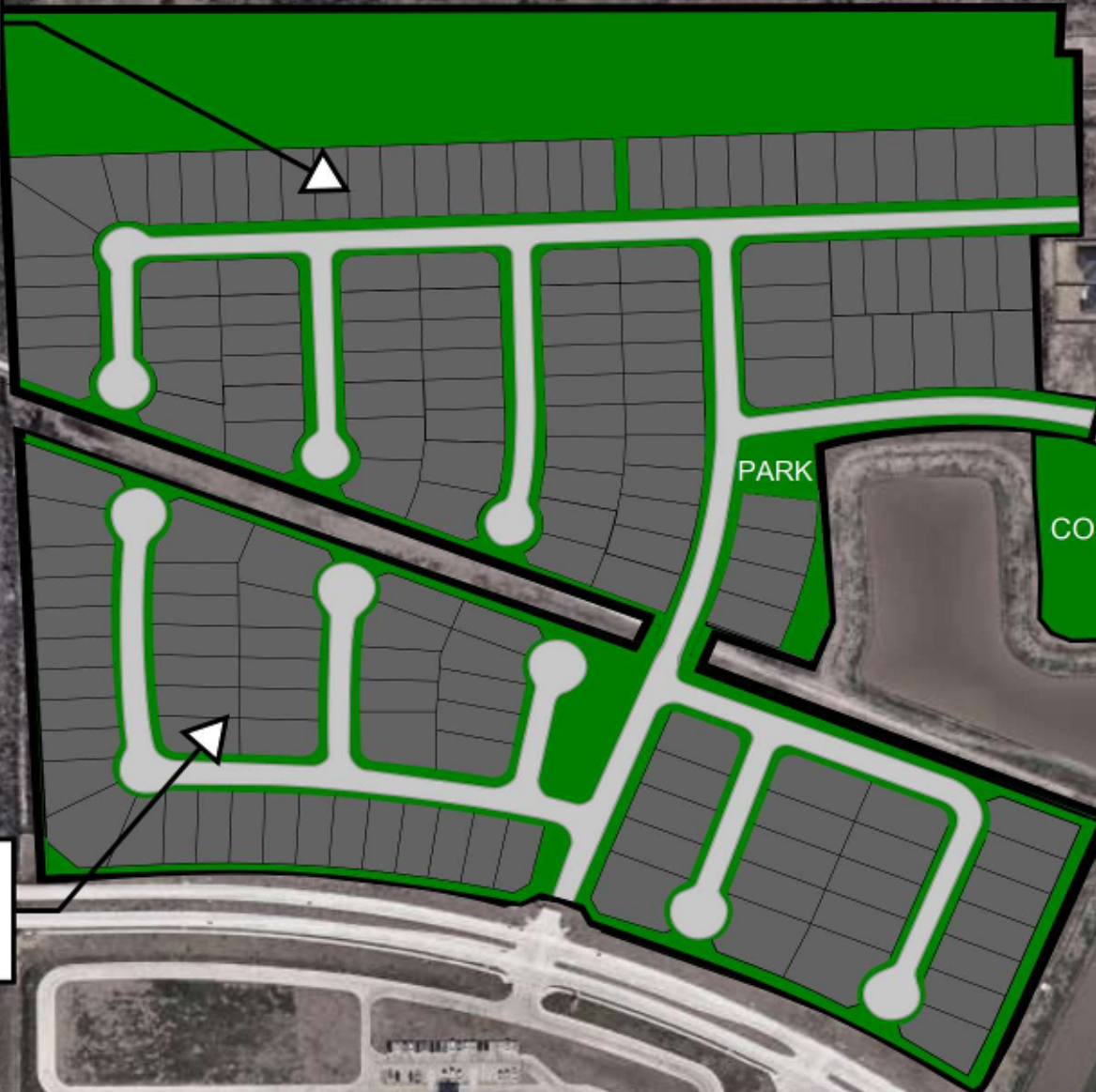
COMMUNITY PARK 

SECTION 3 

SECTION 4 

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4



Cobblestone

GALVESTON COUNTY MUD NO. 31

EXHIBIT E - PARKS AND OPEN SPACE

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

32nd Ave N
31st Ave N
30th Ave N

GALVESTON COUNTY MUD NO. 31

EXHIBIT F - EXISTING ZONING

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700

Texas Engineering Registration No. F-000802



NOVEMBER 2025



PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

GALVESTON COUNTY MUD NO. 31

EXHIBIT G - PROPOSED ZONING

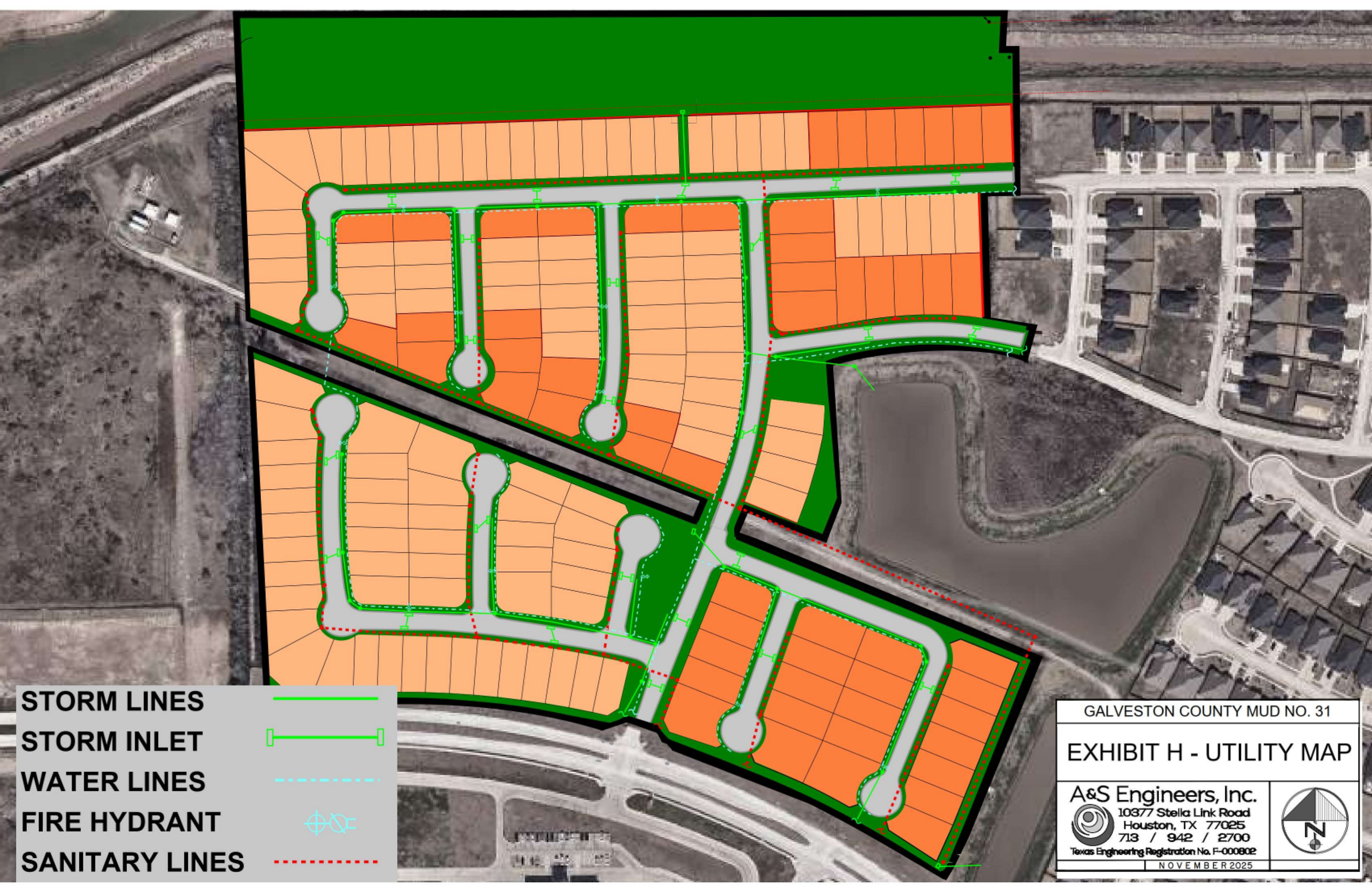
A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700

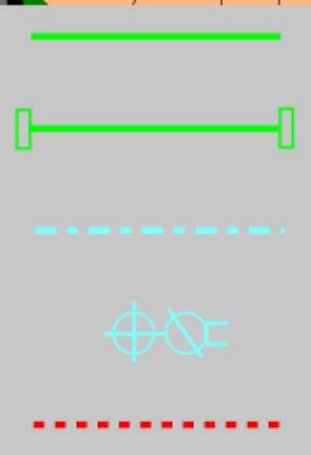
Texas Engineering Registration No. F-000802





NOVEMBER 2025



STORM LINES
STORM INLET
WATER LINES
FIRE HYDRANT
SANITARY LINES



GALVESTON COUNTY MUD NO. 31			
EXHIBIT H - UTILITY MAP			
 A&S Engineers, Inc. 10377 Stella Link Road Houston, TX 77025 713 / 942 / 2700 Texas Engineering Registration No. F-000802			
		NOVEMBER 2025	

Cobblestone Development - Exhibit "I" Lot Mix Table

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Section 1	0	0	34	32	66
Section 2	0	0	48	64	112
Section 3	0	0	78	0	78
Section 4	0	0	48	22	70
Section 5	145	0	0	0	145
Section 6	0	92	0	0	92
Total:	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

(1)

(1)

(2)

(2)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Section 1	34	32	66
Section 2	46	49	95
Section 3	66	33	99
Section 4	44	24	68
Section 5	Sold to DISD		-
Section 6	Sold to DISD		-
Total:	190	138	328
Lot Mix (%)	58%	42%	

(3)

(3)(4)

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Number of Lots	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Density = 3.5 Lots/AC

(5)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Number of Lots	110	57	167
Lot Mix (%)	66%	34%	

Density = 3.5 Lots/AC

(5)

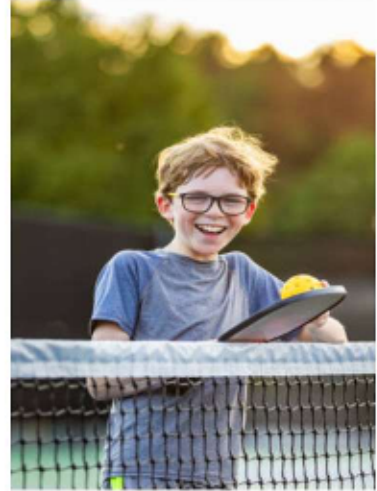
- (1) The combined acreage for the Cobblestone Section 3 and Section 4 from the original PUD was approximately 43.7 Acres. The original lot density for these sections was 3.4 lots/AC.
- (2) The original PUD included acreage proposing 40-ft lots and 45-ft lots. This property was sold to Dickinson ISD and is not included in the Amended PUD.
- (3) Section 1 and 2 are complete and are not included in this amendment
- (4) Section 2 as constructed contained 95 lots. The remaining 13 lots originally planned for Section 2 will be added to Section 3.
- (5) The 46.9 AC Land Plan for Cobblestone Section 3 and Section 4 includes the addition of 13 lots and ROW that were removed from the original Section 2 boundary in the original PUD. The Section 3 Land Plan was revised to remove the Lift Station, increase connectivity, and include more desirable lots in the proximity of the proposed Pocket Park and Recreation Center. A 20-ft Reserve in the Cobblestone Section 4 Land Plan to provide sanitary sewer service to Section 3 was the only revision to the Section 4 land plan.

- LEGEND
-  MAIN ENTRY MONUMENT
 -  SECONDARY MONUMENT
 -  RECREATION/PARK AMENITY
 -  LANDSCAPE/PARK RESERVE
 -  AMENITY LAKE/DETENTION
 -  FLAG POLES
 -  MASONRY FENCE
 -  CONCRETE TRAIL (5' WIDE) - EXISTING
 -  CONCRETE TRAIL (5' WIDE) - PROPOSED
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - EXISTING
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - PROPOSED



COBBLESTONE|EXHIBIT J - AMENITY MAP

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COBBLESTONE|EXHIBIT K - RECREATION SITE CHARACTER

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.