




Texas City

EST. 1911

ENGINEERING & PLANNING

STAFF REPORT

To: Planning Board – for Regular Meeting on May 4, 2026
From: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
Date: April 28, 2026
Re: Marlow Lake, Section 6 – Preliminary Plat

Background: Marlow Lake, Section 6 is the second section of a 68.355-acre master-planned residential development presented to the Planning Board, Zoning Commission and City Commission as Marlow Lake North that will ultimately contain 158 single family residential lots with lot widths ranging from 50ft to 70ft. The Planning Board recommended the PUD rezoning to the Zoning Commission and City Commission at its meeting on February 7, 2022, upon condition that **“the designation of specific park amenities with submission of the Preliminary Plat and the designation of a construction schedule for all amenities with submission of the final plat”**. This quote is from the minutes of the February 7, 2022 meeting. The Zoning Commission held a public hearing and approved the rezoning to District “I” (Planned Unit Development) at its meeting on February 22, 2022. The City Commission held a public hearing and gave the PUD rezoning preliminary approval at its meeting on March 16, 2022.

The Preliminary Plat for Section 5 was approved by the Planning Board on April 17, 2023, with the Final Plat approved on July 21, 2025. Construction of the infrastructure is in progress in Section 5 and includes the lift station which will serve Sections 5, 6 and 7. Due to this continuous development activity, the Master Plan remains valid.

Requested Action: The applicant is requesting approval of the Preliminary Plat for a section to be designated as Section 6 of Marlow Lake Subdivision. Approval of the Preliminary Plat authorizes the developer to prepare the final construction drawings for the public infrastructure along with submitting the Final Plat for this section of the project.

Staff Review / Analysis: The Preliminary Plat is intended to be an opportunity to review the lot configuration, utility layout, and street patterns. Section 6 will be the second section of the Marlow Lake North subdivision. The Preliminary Plat subdivides a 14.569-acre tract into 54 lots and 2 reserves. The lots here are a combination of 50ft, 60ft and approximate 75ft lot widths with some of the corner lots and cul-de-sac lots being wider. The lot layout includes four (4) lots with rear lot lines separated from the adjacent active mining site by Reserve “A” of unmarked width. When mining operations are concluded, the mining pit is slated to become

“the place where COMMUNITY MATTERS”

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608

(409) 948-3111 * www.texascitytx.gov

an amenity lake. It is also noted Reserve "B" along the west boundary is encumbered with a pre-existing pipeline easement to which the 25ft setback requirement of 160.091(H) will apply. Preliminary "one-line" construction drawings showing the locations of utility lines, drainage, and the street patterns, have been reviewed and approved. GCDD No. 2 has provided conditional approval of the drainage plan subject to receiving signed and sealed final construction drawings.

The Preliminary Plat should follow the master plan with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The Preliminary Plat for Marlow Lake Section 6 does generally conform to the arrangement provided for Marlow Lake North.

A conceptual plan for the introduction of park and landscaping amenities was previously provided to the Planning Board at its meeting on May 2, 2022, as a condition of final plat approval for Marlow Lake Section 4. Approval of that Final Plat was conditioned upon the developer providing updates showing progress toward a final plan and schedule for construction of the amenities with each subsequent plat submittal.

A revised plan and schedule were provided on July 6, 2025 to support the approvals of Section 5. At that time the management of Sprint Sand also provided a written commitment to complete operations and close the sand mine by no later than June 2027. The July 2025 update advised that as the lots in Section 5 were final graded and the lots which back up to the lake were pinned by the surveyor, the lake amenity contractor for Phase II amenity improvements would be issued a Notice to Proceed. The developer has been asked to provide an updated schedule regarding the amenity improvements and confirm the plans for Phase II amenities have been completed.

Staff have reviewed the Preliminary Plat for Marlow Lake Section 6 and offer no objection to approval. **Staff recommend approval be conditioned upon the continued submittal of updates showing progress toward a final plan and schedule for construction of the amenities around the lake and along SH3.**

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

2026, at O'Clock, M., and duly recorded on

2026, at O'Clock, M., in

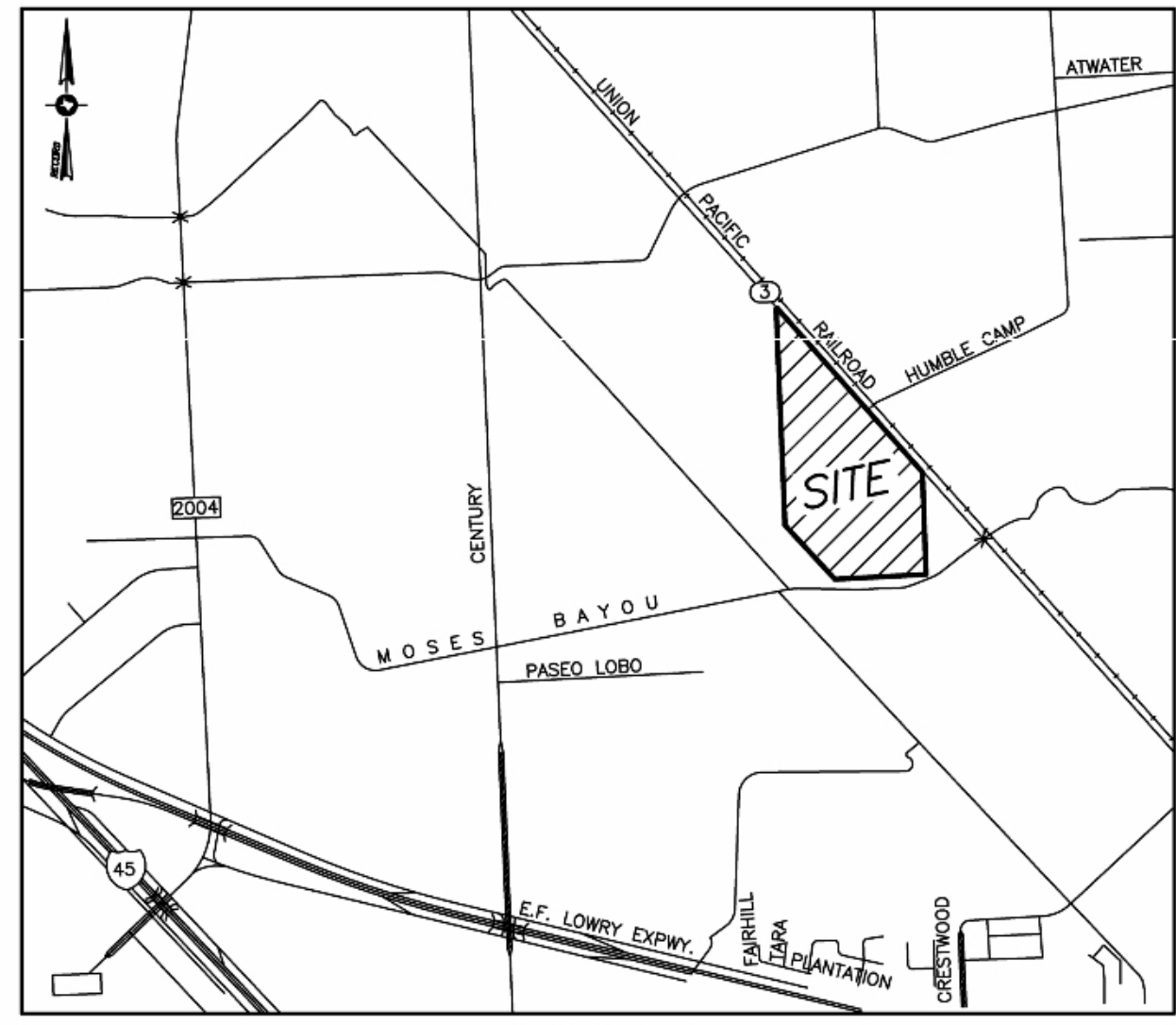
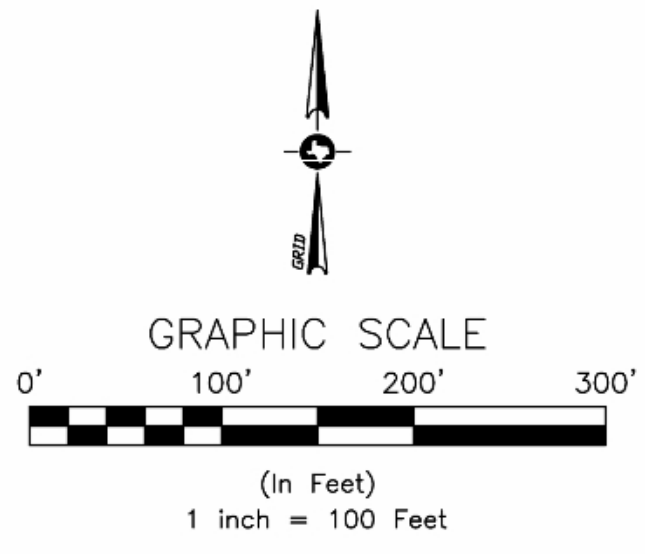
Instrument Number Galveston County Map Records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas

By Deputy

RESERVE USAGE TABLE	
Reserve A	Landscaping, Open Space, Utilities, and Drainage
Reserve B	Landscaping, Open Space, Utilities, and Drainage



LEGAL DESCRIPTION

BEING A 14.569 ACRE TRACT OF LAND SITUATED IN THE W.K. WILSON SURVEY, ABSTRACT No. 208, IN GALVESTON COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF THAT CERTAIN 71.660 ACRE TRACT CONVEYED TO SSLT, LLC., ACCORDING TO DEED RECORDED UNDER FILE No. 2019049455, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most Northeasterly corner of Marlow Lake, Section 5, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded under Instrument No. _____ in the Office of the County Clerk of Galveston County, Texas;

THENCE South 79°41'44" West, a distance of 160.00 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 09°39'08" East, a chord length of 31.75 feet, and an arc length of 31.75 feet to a point for corner;

THENCE South 81°00'00" West, a distance of 60.00 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 07°16'43" West, a chord length of 87.41 feet, and an arc length of 87.43 feet to a point for corner;

THENCE North 81°53'15" West, a distance of 206.39 feet to a point for corner;

THENCE South 51°28'36" West, a distance of 49.38 feet to a point for corner;

THENCE South 23°31'57" West, a distance of 97.72 feet to a point for corner;

THENCE South 04°17'55" West, a distance of 87.81 feet to a point for corner;

THENCE South 30°13'20" East, a distance of 93.08 feet to a point for corner;

THENCE South 42°33'22" East, a distance of 299.64 feet to a point for corner;

THENCE South 53°43'09" East, a distance of 46.89 feet to a point for corner;

THENCE South 27°24'29" West, a distance of 120.00 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 270.00 feet, a chord bearing of North 58°55'58" East, a chord length of 34.46 feet, and an arc length of 34.49 feet to a point for corner;

THENCE South 34°43'35" West, a distance of 60.00 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 330.00 feet, a chord bearing of South 56°20'00" East, a chord length of 12.22 feet, and an arc length of 12.22 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 150.00 feet, a chord bearing of South 46°03'56" East, a chord length of 98.91 feet, and an arc length of 59.33 feet to a point for corner;

THENCE South 47°26'38" West, a distance of 177.58 feet to a point for corner;

THENCE North 42°33'22" West, a distance of 933.40 feet to a point for corner;

THENCE North 25°46'48" East, a distance of 765.11 feet to a point for corner;

THENCE South 67°00'38" East, a distance of 248.95 feet to a point for corner;

THENCE South 77°14'45" East, a distance of 155.87 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 32°05'50" West, a chord length of 33.73 feet, and an arc length of 37.02 feet to a point for corner;

THENCE North 09°47'56" East, a distance of 60.32 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 60°15'56" East, a chord length of 35.75 feet, and an arc length of 39.83 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 18°24'20" East, a chord length of 193.41 feet, and an arc length of 193.55 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 20°16'57" West, a chord length of 33.78 feet, and an arc length of 37.09 feet to a point for corner;

THENCE North 21°38'27" East, a distance of 60.33 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 72°15'02" East, a chord length of 35.83 feet, and an arc length of 39.94 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 30°15'03" East, a chord length of 191.24 feet, and an arc length of 191.38 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 09°39'55" West, a chord length of 34.53 feet, and an arc length of 38.12 feet to a point for corner;

THENCE North 35°43'51" East, a distance of 60.01 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 82°27'52" East, a chord length of 34.85 feet, and an arc length of 38.56 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,455.00 feet, a chord bearing of North 40°45'26" East, a chord length of 125.85 feet, and an arc length of 125.89 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 500.00 feet, a chord bearing of North 40°39'36" East, a chord length of 44.95 feet, and an arc length of 44.96 feet to a point for corner;

THENCE along a curve to the right, said curve having a radius of 1,105.00 feet, a chord bearing of North 40°12'37" East, a chord length of 82.00 feet, and an arc length of 82.02 feet to a point of tangency;

THENCE along a curve to the right, said curve having a radius of 500.00 feet, a chord bearing of North 45°36'56" East, a chord length of 57.19 feet, and an arc length of 57.22 feet to a point of tangency;

THENCE North 48°53'38" East, a distance of 70.10 feet to a point for corner;

THENCE North 03°53'38" East, a distance of 49.50 feet to a point for corner, said point lying in the Southwesterly line of State Highway No. 3, being a variable width right-of-way at this location;

THENCE South 41°06'22" East along the Southwesterly line of said State Highway No. 3, a distance of 160.00 feet to a point for corner;

THENCE North 86°06'22" West, a distance of 49.50 feet to a point for corner;

THENCE South 48°53'38" West, a distance of 53.91 feet to a point of curvature;

THENCE along a curve to the right, said curve having a radius of 500.00 feet, a chord bearing of South 53°03'18" West, a chord length of 72.56 feet, and an arc length of 72.62 feet to a point of tangency;

THENCE along a curve to the left, said curve having a radius of 500.00 feet, a chord bearing of South 50°11'25" West, a chord length of 122.31 feet, and an arc length of 122.62 feet to a point of compound curvature;

THENCE along a curve to the left, said curve having a radius of 1,395.00 feet, a chord bearing of South 24°27'12" West, a chord length of 895.04 feet, and an arc length of 911.15 feet to a point for corner;

THENCE South 84°15'29" East, a distance of 160.00 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 1,235.00 feet, a chord bearing of South 02°16'52" East, a chord length of 344.74 feet, and an arc length of 345.87 feet to the POINT OF BEGINNING of the herein described tract, and containing 14.569 acres (634,617 square feet) of land, more or less.

AREA TABLE	
Lot 1 - 8,442 SF	Lot 34 - 6,543 SF
Lot 2 - 8,442 SF	Lot 35 - 7,372 SF
Lot 3 - 10,067 SF	Lot 36 - 7,963 SF
Lot 4 - 10,147 SF	Lot 37 - 6,215 SF
Lot 5 - 7,695 SF	Lot 38 - 6,000 SF
Lot 6 - 8,460 SF	Lot 39 - 6,000 SF
Lot 7 - 6,403 SF	Lot 40 - 6,000 SF
Lot 8 - 6,422 SF	Lot 41 - 6,000 SF
Lot 9 - 6,517 SF	Lot 42 - 6,000 SF
Lot 10 - 6,353 SF	Lot 43 - 7,061 SF
Lot 11 - 6,089 SF	Lot 44 - 6,276 SF
Lot 12 - 6,223 SF	Lot 45 - 8,006 SF
Lot 13 - 7,366 SF	Lot 46 - 6,188 SF
Lot 14 - 6,250 SF	Lot 47 - 7,238 SF
Lot 15 - 6,250 SF	Lot 48 - 6,437 SF
Lot 16 - 6,250 SF	Lot 49 - 6,854 SF
Lot 17 - 6,549 SF	Lot 50 - 7,219 SF
Lot 18 - 7,184 SF	Lot 51 - 9,235 SF
Lot 19 - 7,004 SF	Lot 52 - 7,278 SF
Lot 20 - 7,448 SF	Lot 53 - 7,004 SF
Lot 21 - 7,820 SF	Lot 54 - 6,566 SF
Lot 22 - 9,534 SF	Reserve A - 19,826 SF
Lot 23 - 7,159 SF	Reserve B - 29,616 SF
Lot 24 - 7,134 SF	R.O.W. - 201,051 SF
Lot 25 - 7,320 SF	TOTAL SITE - 634,617 SF
Lot 26 - 6,708 SF	
Lot 27 - 6,200 SF	
Lot 28 - 6,200 SF	
Lot 29 - 6,200 SF	
Lot 30 - 6,200 SF	
Lot 31 - 6,200 SF	
Lot 32 - 6,200 SF	
Lot 33 - 6,233 SF	

MARK	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA	DELTA ANGLE
G1	1395.00	53.74	51.79	N 09°39'58" W	1118.15	1118.15
G2	1455.00	67.43	65.46	N 07°55'58" W	1419.05	1419.05
G3	270.00	13.49	13.22	S 56°20'00" E	270.00	270.00
G4	330.00	17.22	16.72	S 56°20'00" E	330.00	330.00
G5	150.00	7.64	7.44	S 56°20'00" E	150.00	150.00
G6	1455.00	67.43	65.46	N 07°55'58" W	1419.05	1419.05
G7	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G8	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G9	1455.00	67.43	65.46	N 07°55'58" W	1419.05	1419.05
G10	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G11	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G12	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G13	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G14	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G15	1455.00	67.43	65.46	N 07°55'58" W	1419.05	1419.05
G16	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G17	1105.00	52.99	51.00	N 09°11'57" W	1105.00	1105.00
G18	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G19	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G20	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G21	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G22	1235.00	48.87	47.44	S 02°16'52" E	1160.49	1160.49
G23	1395.00	53.74	51.79	N 09°39'58" W	1395.00	1395.00
G24	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50
G25	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50
G26	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G27	1030.00	50.84	49.12	N 09°11'57" W	1030.00	1030.00
G28	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G29	970.00	47.86	46.26	S 73°01'22" E	1176.20	1176.20
G30	1050.00	51.74	50.04	N 09°04'49" W	1050.00	1050.00
G31	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G32	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G33	330.00	16.48	15.94	N 17°54'39" E	330.00	330.00
G34	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G35	270.00	13.49	13.22	N 08°22'00" E	270.00	270.00
G36	100.00	4.97	4.85	S 33°17'17" W	100.00	100.00
G37	100.00	4.97	4.85	S 33°17'17" W	100.00	100.00
G38	100.00	4.97	4.85	S 33°17'17" W	100.00	100.00
G39	100.00	4.97	4.85	S 33°17'17" W	100.00	100.00
G40	330.00	16.48	15.94	N 17°54'39" E	330.00	330.00
G41	330.00	16.48	15.94	N 17°54'39" E	330.00	330.00
G42	330.00	16.48	15.94	N 17°54'39" E	330.00	330.00
G43	330.00	16.48	15.94	N 17°54'39" E	330.00	330.00
G44	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50
G45	25.00	1.25	1.25	N 08°22'00" E	25.00	25.00
G46	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50
G47	459.00	22.79	22.25	N 11°13'07" E	459.00	459.00
G48	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50
G49	1425.00	69.56	67.31	N 04°17'03" W	1325.50	1325.50

MARK	BEARING	DISTANCE
L1	S 81°00'00" E	60.00
L2	S 81°00'00" E	60.00
L3	S 81°00'00" E	60.00
L4	S 81°00'00" E	60.00
L5	S 81°00'00" E	60.00
L6	S 81°00'00" E	60.00
L7	S 81°00'00" E	60.00
L8	S 81°00'00" E	60.00
L9	S 81°00'00" E	60.00
L10	S 81°00'00" E	60.00
L11	S 81°00'00" E	60.00
L12	S 81°00'00" E	60.00
L13	S 81°00'00" E	60.00
L14	S 81°00'00" E	60.00
L15	S 81°00'00" E	60.00
L16	S 81°00'00" E	60.00
L17	S 81°00'00" E	60.00
L18	S 81°00'00" E	60.00

MPM Silicones, LLC.
24.654 Acres
(Tract III - 2017000888 GCDR)

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MPM Silicones, LLC.
24.654 Acres
(Tract III - 2017000888 GCDR)

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Stephen C. Blaskey, A Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

FOR REVIEW
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT












Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

REVISED: APRIL 28, 2026
SURVEY DATE: DECEMBER 1, 2025
FILE No.: 0208-0225-0000-000
DRAWING: 114
JOB No.: 25-0490

NOTES

- 1) This property lies entirely within Shaded Zone X, defined as an area having a 0.2% annual chance of flooding, according to FRM No. 4816702450 published August 15, 2019, as established by the Federal Emergency Management Agency.
- 2) The Bearings, Coordinates, and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGSD 57 (AWS499). All units are expressed in U.S. Survey Feet.
- 3) This property is Zoned as "A-1" (

Legend

-  IDS MUDs
-  IDS Tracts of Interest
-  Freeways
-  Major Rds
-  Minor Rds
-  Railroads
-  Harris Co
Parcels (2023-04)
-  County Line
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3
- Low Resolution
15m Imagery
- High Resolution
60cm Imagery
- High Resolution
30cm Imagery
- Citations
- 1.2m Resolution
Metadata



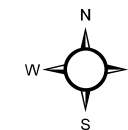
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Marlow Lake Section 6

Print Date: 4/28/2026 12:35:10 PM IDS Engineering Group



1 inch = 330 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.

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