




Texas City

EST. 1911

ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – 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: Market at Lago Mar (Buildings A, B & C) – Final Plat – 3200 Block I45 Gulf Freeway (SB Frontage Rd.)

Background: The applicant Sean Conley, Conley Land Services, LLC, presents a Final Plat on behalf of the owner, MH Lago Mar, LLC, for the development of Market at Lago Mar, a 10.15-acre tract of the Lago Mar Unrestricted Commercial Reserve B on the west side of the Lago Mar planned community with frontage on the southbound frontage road of the Gulf Freeway. The applicant received Preliminary Plat approval from the Planning Board at its regular meeting on April 6, 2026.

Requested Action: The Applicant requests approval of the Final Plat for the Market at Lago Mar. Approval of the Final Plat authorizes the developer to begin construction of the required public improvements. Upon completion of the public infrastructure, the Final Plat can be recorded with the Galveston County Clerk's office, and the lots can then be sold for construction of the commercial improvements.

Analysis and Recommendation – Final Plat: A major component of the Final Plat approval process is City staff review of the construction drawings for water, sewer, streets, and drainage. The Final Plat creates one 10.15-acre lot with existing utility easements of record and the 50ft setback and 30ft landscape reserve along the I-45 Gulf Freeway frontage road as established by the PUD and the applicable restrictive covenants.

The 10.15-acre tract is located on the southbound frontage road and will be served by an existing water main extended along the frontage road and a sewer main to be extended to the northwest corner of the site as part of the improvements for the Lago Mar Commercial Replat No. 5. The Planning Board approved the Final Plat for Replat No. 5 at its regular meeting on August 4, 2025. Construction is in progress on the infrastructure improvements for Replat No. 5 and scheduled to be completed in approximately May 2026. The sewer collection system for the Market at Lago Mar will be private. The storm sewer outfall is existing, having been installed with the improvements for the Crystal View Blvd Extension. Construction drawings to connect to existing services have been reviewed and all comments resolved.

"the place where COMMUNITY MATTERS"

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

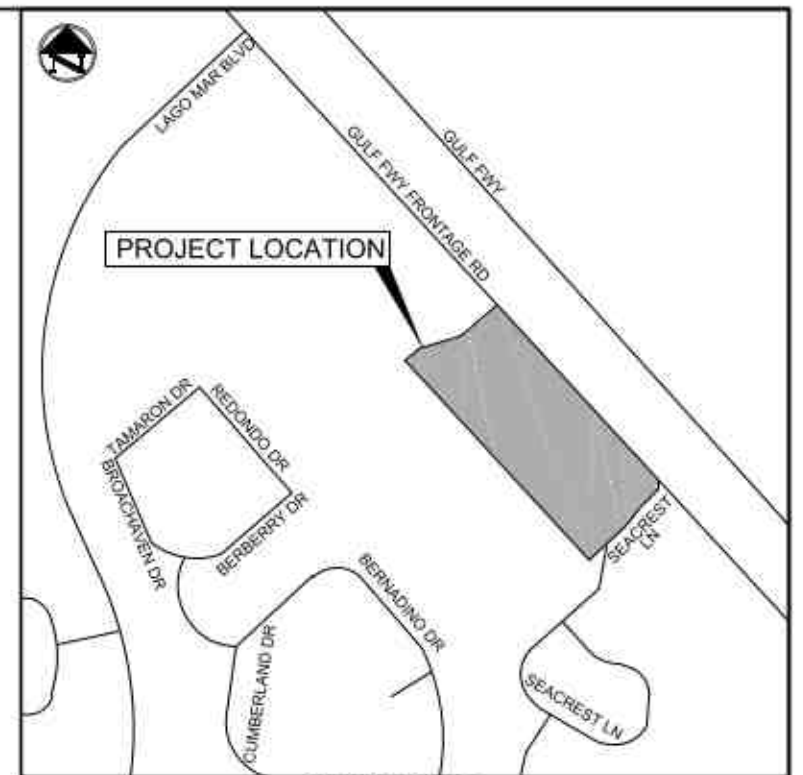
(409) 948-3111 * www.texascitytx.gov

The Final Plat should follow the Preliminary Plat with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The Final Plat for Market at Lago Mar does this.

It should be noted that access to sanitary sewer is through a public easement being platted with Lago Mar Commercial Replat No. 5. The sanitary sewer main is being extended and the manhole for connection to the public collection system is being constructed with the infrastructure improvements for Replat No. 5. Completion of construction is expected in May 2026. It was noted as a condition for approval of the Preliminary Plat that the Final Plat could not be recorded until the Final Plat for Lago Mar Commercial Replat No. 5 is recorded. This condition should apply to approval of the Final Plat.

Staff have no objection to approval of the Final Plat **upon condition that the Final Plat cannot be recorded until after the Final Plat for Lago Mar Commercial Replat No. 5 is recorded.**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	300.00'	77.68'	77.46'	S 39°54'33" W	14°50'06"	L1	S 02°19'35" W	35.34'
C2	300.00'	77.68'	77.46'	S 39°54'33" W	14°50'06"	L2	S 47°19'36" W	72.40'
C3	330.00'	21.22'	21.21'	S 45°29'05" W	3°41'01"	L3	S 47°19'36" W	152.78'
C4	98.50'	46.40'	45.97'	N 60°49'21" E	26°59'23"	L4	N 47°19'39" E	47.28'
C5	105.00'	47.54'	47.24'	N 60°49'19" E	25°59'53"	L5	N 47°19'36" E	162.02'



- NOTES**
- BEARING ORIENTATION AND GRID COORDINATES AS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SAID GRID COORDINATES MAY BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00013275
 - SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR CITY OF TEXAS CITY, MAP NUMBER 48167C0245G, DATED EFFECTIVE 08/15/2019.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF TEXAS CITY, TEXAS.
 - SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND

- A.E. ARIAL EASEMENT
- B.L. BUILDING LINE
- CM CONTROLLING MONUMENT
- DOC. NO. DOCUMENT NUMBER
- ESMT. EASEMENT
- F.M.E. FORCE MAIN EASEMENT
- G.C.F. NO. GALVESTON COUNTY CLERK'S FILE NUMBER
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- I. IRON
- O.P.R.G.C. OFFICIAL PUBLIC RECORDS GALVESTON COUNTY
- R.O.W. RIGHT OF WAY
- SAN S.E. SANITARY SEWER EASEMENT
- STM S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATERLINE EASEMENT
- ⊗ FOUND "X" CUT
- ⊙ FOUND 5/8" I. ROD WITH "JONES AND CARTER" CAP
- ⊚ SET 5/8" I. ROD WITH "CONLEYRPL56739" CAP
- ⊗ SET "X" CUT

LAGO MAR COMMERCIAL
DOC. NO. 2016044734, G.C.M.R.
UNRESTRICTED RESERVE "B"

LAGO MAR COMMERCIAL PARTIAL REPLAT NO 1
DOC. NO. 2024018371, G.C.M.R.
UNRESTRICTED RESERVE "A"

DESCRIPTION OF A 10.15 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER FARMER LEAGUE, ABSTRACT 11 CITY OF TEXAS COUNTY, TEXAS

BEING 10.15 ACRE (442,115 SQUARE FEET) TRACT OF LAND SITUATED IN THE ALEXANDER FARMER LEAGUE, ABSTRACT NO. 11, CITY OF TEXAS COUNTY, TEXAS, BEING ALL OF A CALLED 10.15 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO MH LAGO MAR, LLC RECORDED UNDER IN GALVESTON COUNTY CLERK'S FILE NUMBER 2024096618; SAID 10.15 ACRE TRACT OF LAND BEING CUT OFF AND A PART OF UNRESTRICTED RESERVE "B", BLOCK 2 OF LAGO MAR COMMERCIAL, A SUBDIVISION PER PLAT RECORDED UNDER DOCUMENT NUMBER 2016044734 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 10.15 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND SAID UNRESTRICTED RESERVE "B", SAME BEING ON THE SOUTHWEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 45 (380 FEET WIDE) AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SEACREST LANE (WIDTH VARIES) RECORDED UNDER DOCUMENT NUMBER 2017000540 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (O.P.R.G.C.):

- THENCE, WITH THE SOUTHEAST LINE OF SAID UNRESTRICTED RESERVE "B" AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SEACREST LANE, THE FOLLOWING FOUR (4) COURSES:
 - S 02°19'35" W, A DISTANCE OF 35.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "JONES AND CARTER" FOUND FOR CORNER;
 - S 47°19'36" W, A DISTANCE OF 72.40 FEET TO A 5/8 INCH IRON ROD (DISTURBED) FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 - WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 77.68 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°50'06", AND A CHORD BEARING S 39°54'33" W, A DISTANCE OF 77.46 FEET TO A 3/4 INCH IRON ROD FOUND FOR POINT OF TANGENCY, SAME BEING THE NORTHEAST CORNER OF RESTRICTED RESERVE "B", BLOCK 1 OF SEACREST SEC 1, A SUBDIVISION PER PLAT RECORDED UNDER DOCUMENT NUMBER 2017000540 OF THE G.C.M.R.;
 - WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 77.68 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°50'06", AND A CHORD BEARING S 39°54'33" W, A DISTANCE OF 21.21 FEET TO A SCRIBED "X" IN CONCRETE FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EAST CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1 OF LAGO MAR COMMERCIAL PARTIAL REPLAT NO 1, A SUBDIVISION PER PLAT RECORDED UNDER DOCUMENT NUMBER 2024018371 OF THE G.C.M.R.;
- THENCE, N 42°40'21" W, A DISTANCE OF 1,104.18 FEET WITH THE NORTHEAST LINE OF SAID UNRESTRICTED RESERVE "A" TO A SCRIBED "X" IN CONCRETE SET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, THOROUGH AND ACROSS SAID UNRESTRICTED RESERVE "B" THE FOLLOWING FIVE (5) COURSES:
 - N 47°19'39" E, A DISTANCE OF 47.28 FEET TO A SCRIBED "X" IN CONCRETE FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
 - WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 46.40 FEET, HAVING A RADIUS OF 98.50 FEET, A CENTRAL ANGLE OF 26°59'23", AND A CHORD BEARING N 60°49'19" E, A DISTANCE OF 45.97 FEET TO A SCRIBED "X" IN CONCRETE SET FOR POINT OF TANGENCY;
 - N 74°19'03" E, A DISTANCE OF 140.36 FEET TO A SCRIBED "X" IN CONCRETE SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
 - WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.65 FEET, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 26°00'03", AND A CHORD BEARING N 60°49'19" E, A DISTANCE OF 47.24 FEET TO A SCRIBED "X" IN CONCRETE SET FOR END OF CURVE;
 - N 47°19'36" E, A DISTANCE OF 162.02 FEET TO A SCRIBED "X" IN CONCRETE SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE NORTHEAST LINE OF SAID UNRESTRICTED RESERVE "B" AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 45;
- THENCE, S 42°40'16" E, A DISTANCE OF 973.06 FEET WITH THE NORTHEAST LINE OF SAID UNRESTRICTED RESERVE "B" AND THE NORTH LINE OF SAID RESTRICTED RESERVE "B" TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JONES AND CARTER" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THE STATE OF TEXAS
COUNTY OF GALVESTON

THAT MH LAGO MAR, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE MARKET AT LAGO MAR, AN ADDITION TO THE CITY OF TEXAS CITY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSE INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF TEXAS CITY AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF TEXAS CITY AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM UPON ANY SAID EASEMENT FOR THE PURPOSE OF USING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANY.

MH LAGO MAR, LLC, A TEXAS LIMITED LIABILITY COMPANY DOES HEREBY BIND THEMSELVES, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHT UNTO THE PUBLIC AGAINST EVERY PERSON WHOSEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF TEXAS CITY.

WITNESS MY HAND THIS _____ DAY OF _____, 2025

MH LAGO MAR, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PARVEZ MERCHANT
MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY OF PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

ON THE _____ DAY OF _____, 2025, THIS PLAT WAS DULY APPROVED BY THE PLANNING BOARD OF THE CITY OF TEXAS CITY:

SIGNED: _____
SECRETARY OF THE CITY OF TEXAS CITY PLANNING BOARD

SIGNED: _____
CHAIRMAN OF THE CITY OF TEXAS CITY PLANNING BOARD

IT IS UNDERSTOOD THAT IF THE FINAL PLANS FOR THE MARKET AT LAGO MAR SUBDIVISION ARE APPROVED BY THE CITY ENGINEER AND PLANNING BOARD OF THE CITY OF TEXAS CITY, THE UNDERSIGNED WILL IN ALL THINGS COMPLY WITH ALL PROVISIONS OF SUCH PLAT AND CONSTRUCTION PLANS AND WILL DULY PERFORM ALL CONSTRUCTION CALLED FOR THEREIN, FULLY AND COMPLETELY. NO CHANGES SHALL BE MADE IN CONSTRUCTION PLANS WITHOUT THE CONSENT IN WRITING OF THE CITY ENGINEER BEING FIRST HAD AND OBTAINED.

MH LAGO MAR, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PARVEZ MERCHANT
MANAGING MEMBER

WITNESS: _____

ON THE _____ OF _____, 2025

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS TO THE MARKET AT LAGO MAR SUBDIVISION HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF TEXAS CITY, TEXAS, AND THIS SUBDIVISION PLAT IS READY FOR THE SECRETARY TO FILE SAID PLAT IN THE COUNTY CLERK'S OFFICE.

DEDRICK D. JOHNSON, MAYOR
CITY OF TEXAS CITY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED _____, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THESE PLANS AND ALL ENGINEERING ASPECTS ARE IN COMPLIANCE WITH CITY AND STATE ENGINEERING REGULATIONS AND LAWS.

REGISTERED PROFESSIONAL ENGINEER

P.E. REGISTRATION NO. _____

I, DWIGHT SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____ M., IN DOCUMENT NUMBER _____ GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED SEAN CONLEY, 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 PROPERTY PLACED UNDER MY SUPERVISION.

SEAN CONLEY
REGISTERED PROFESSIONAL LAND SURVEYOR 6739

THE MARKET AT LAGO MAR
BEING 10.15 ACRES OF LAND BEING A PORTION OF UNRESTRICTED RESERVE "B", BLOCK 2 OF LAGO MAR COMMERCIAL, DOC. NO. 2016044734, G.C.M.R. SITUATED IN THE ALEXANDER FARMER LEAGUE SURVEY, ABSTRACT 11 CITY OF TEXAS COUNTY, GALVESTON COUNTY, TEXAS REASON FOR REPLAT: TO CREATE SEPARATE RESERVE

1 LOT, 1 BLOCK
APRIL 2026

OWNER
MH LAGO MAR, LLC
5400 POINTE WEST CIRCLE, SUITE 200
RICHMOND, TX 77469

ENGINEER
ALJ Lindsey
18635 N. ELDRIDGE PARKWAY, STE. 200
TOMBALL, TX 77377

SURVEYOR
CONLEY LAND SERVICES, LLC
18635 N. ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TEXAS 77377
(832) 728-4997
CONLEYLAND.COM

THE MARKET AT LAGO MAR

Preliminary Plat - Aerial Exhibit



Google Earth

Image © 2026 Vexcel Imaging US, Inc.

2000 ft



THE MARKET AT LAGO MAR

Preliminary Plat - Aerial Exhibit



Boterra at Lago Mar

DeMontrond Hyundai

DeMontron

Art Bakery (home bakery)

Seagrass Ln

Gulf Freeway Frontage Rd

Gulf Fwy

Gulf Freeway Frontage Rd

Google Earth

Image © 2026 Vexcel Imaging US, Inc.

600 ft

