



**CITY OF TEXAS CITY
REGULAR PLANNING BOARD MEETING**

AGENDA

**MONDAY, FEBRUARY 17, 2025 – 5:00 P.M.
ENGINEERING & PLANNING BUILDING – CONFERENCE ROOM 2
7800 Emmett F. Lowry Expressway
Texas City, TX 77591**

PLEASE NOTE: Public comments are limited to posted agenda items only and are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Planning Board form and providing it to Ms. Brianna Galicia, Administrative Assistant.

(1) ROLL CALL

(2) APPROVAL OF MINUTES – February 3, 2025

(3) PUBLIC COMMENTS

(4) REGULAR AGENDA

- a. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 4. A subdivision of 21.41 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 95 lots, 1 reserve and 2 blocks. Located southeast of Beacon Point at Lago Mar Section 1 and south of Section 2.
- b. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 5. A subdivision of 45.62 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 43 lots, 5 reserves and 2 blocks. Located northwest of Beacon Point at Lago Mar Section 1 and west of Section 2.
- c. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 6. A subdivision of 15.46 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 76 lots, 4 reserves and 2 blocks. Located northwest of Beacon Point at Lago Mar Section 5 and west of Section 7.

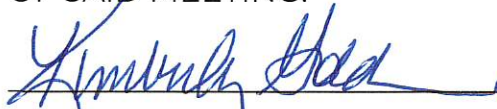
- d. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 7. A subdivision of 33.21 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 64 lots, 4 reserves and 2 blocks. Located north of Beacon Point at Lago Mar Section 5, northwest of Section 9 and east of Section 6.
- e. Consider and take action on the Preliminary Plat for Nicolet Bend Drive. A subdivision of 2.92 acres of land out of the Alexander Farmer League, A-11, Texas City. Extending south from Holland Road to Beacon Point at Lago Mar Section 5.

(5) GENERAL UPDATES

(6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

(7) ADJOURNMENT

THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON FEBRUARY 14, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Kimberly O. Golden, Secretary

PLANNING BOARD MINUTES

February 3, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, February 3, 2025, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennet (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), and Brianna Galicia (Engineering & Planning Administrative Assistant). Guests were: Daniel Ortiz, CW Scheibe, Chris Green, Ian Stewart, and Henry Gomez.

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

1) ROLL CALL

The following members answered roll call: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Member Aric Owens, Commissioner Thelma Bowie, and Commissioner Jami Clark.

2) APPROVAL OF MINUTES

A motion to approve the minutes of January 13, 2025, was made by Commissioner Thelma Bowie/ Commissioner Jami Clark. All other members present voted aye.

3) PUBLIC COMMENTS

There were no public comments.

4) REGULAR AGENDA

- a. Consider and take action on the Development Plan for the TCISD Dance Studio Addition & Culinary Renovation. Located at 1431 9th Avenue North at the southwest corner of the existing Texas City High School.**

Ms. Golden introduced the Texas City ISD project as the 4,680 sqft addition of a Dance Studio and the renovation of 3,133 sqft for the Culinary Arts area. Ms. Golden stated the project is adding 4,680 sqft addition to the southwest corner of the existing Texas City High School. She stated the plan has been reviewed and is compliant with everything and that there is no significant impact to drainage, traffic flow, or circulation. She referenced the Fire Marshal's written comment that it must be ensured that all fire protection and life safety devices cover this area, which comment will be addressed during the process of plan review for the building permit. Ms. Golden stated there was no objection to approval of the Development Plan as submitted.

Member Aric Owens questioned if there was going to be a locker room available for the children in which Mr. Chris Green (Architect) replied yes, there will be one available for use.

A motion was made by Co-Chairman Perry O'Brien/Commissioner Jami Clark to approve the Development Plan for the TCISD Dance Studio Addition & Culinary

Renovation. Located at 1431 9th Avenue North at the southwest corner of the existing Texas City High School. All other members voted aye.

b. Consider and take action on the Development Plan for the TCISD New Ag Barn. Located at 3301 25th Avenue North – south of the Texas City Biosphere.

Ms. Golden noted the diversity of opportunities TCISD has for its students from dancing to culinary arts to hands on experience with livestock management. Texas City currently has an existing agricultural education facility that sits on 1.10 acres and is located behind, south of the Texas City Biosphere. She stated TCISD has a project to demolish the existing barn and construct a new 17,680 sq ft facility. According to the signage it indicates the barn will be used for cattle and pig. This project also has plans to renovate the existing parking lot including restriping and adding wheel stops.

Ms. Golden informed all that if this were to be anybody else's barn it most likely wouldn't be compliant with the zoning district, but because it is part of the school district and being operated as a public education facility it fits in the current zoning in District A – Single Family Residential. She stated there are no records of any complaints regarding the use of the existing facility for educational purposes. She noted the location behind the City's Biosphere is a good place for the barn and for the Biosphere. Ms. Golden stated staff have no objection to approval of the Development Plan as submitted.

Commissioner Thelma Bowie questioned if it was strictly just cattle and pig or if any other animals would be located at the facility. Co-Chairman O'Brien stated that was going to be his question as well. CW Scheibe replied there will be other small animals possibly goats and chickens. The picture of only the cattle and pigs were just for the sake of the graphics. Chairman Campbell asked if they installed the automatic sprayer for pests & bugs, he believes it could be a waste of money. Commissioner Jami Clark asked why it is a waste of money and Chairman Campbell replied because no matter if you spray, since it is livestock, the pest & bugs will be attracted to areas as such. Mr. Scheibe replied yes, it was a requirement that they install it and believe it cost under \$100,000 because it was not a super complex system.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Development Plan for the TCISD New Ag Barn. Located at 3301 25th Avenue North – south of the Texas City Biosphere. All other members present voted aye.

c. Consider and take action on the Development Plan for College of the Mainland PSC Training Tower. Located at 1200 N. Amburn Road in Texas City.

Ms. Golden reminded the Board that the Board had previously considered and approved an overall site plan for the College of the Mainland bond projects and had also approved a joint development plan for the Public Safety Center (PSC) and Continuing & Corporate Education Center (CCEC). She stated that building permits have been issued for both the PSC and CCEC and construction is in progress. The PSC Training Tower was excluded from those previous applications and approvals so the PSC could receive expedited review and approval.

Ms. Golden stated the PSC Training tower is 470 sq ft facility to be located at the southeast corner of the COM Campus. This facility consists of five floors of mostly open staircases for student mobility and endurance training to simulate real word rescue scenarios. She informed all that this is only a training tower and not a fire tower. This facility will not be operated with fire, smoke, or other noxious fumes or conditions. She also mentioned that Public Works has discussed with COM's engineers and project team the possibility the import of fill may create on site ponding due to the presence of an existing swale. It is understood COM will address this potential issue with the building officials and Public Works during the building permitting review and inspections process.

Ms. Golden stated upon the condition of the training tower not being operated with fire, smoke, or other noxious fumes and that COM will resolve any on-site ponding issues caused by importing fill to the site, the staff have no objection to approval of the development plan for the PSC Training Tower. Co-Chairman O'Brien stated he is in full support of training and safety but wanted to know what specific training will be done at the facility. Daniel Ortiz replied there will be physical fitness training going up and down the towers with their gear, floor breakouts, rope training to learn how to propel off the towers, and hose training to ensure nothing gets tangled up.

Chairman Campbell asked if this is something our local fire department can have access to or is it strictly for the fire academy. Mr. Scheibe stated it is currently only for the fire academy but has no doubt that Dr. Nicholes would be open to making arrangements for local fire departments to use the facility if requested and if available.

A motion was made by Commissioner Jami Clark/ Commissioner Thelma Bowie to approve the Development Plan for College of the Mainland PSC Training Tower upon the condition of the training tower not being operated with fire, smoke, or other noxious fumes and that COM will resolve any on-site ponding issues caused by importing fill to the site . Located at 1200 N. Amburn Road in Texas City. All other members present voted aye.

d. Consider and approve a revision to the Final Plat for Lago Mar Pod 9 Section 2 to change the name of Beacon Shore Lane to Ocean Ritz Lane.

Ms. Golden stated Lago Mar Pod 9 Section 2 is part of a master-planned Lago Mar residential development that will ultimately contain approximately 4,000 lots. Pod 9 Section 2 subdivided 58.50 acres into 200 residential lots of 55 sq ft and 60 sq ft widths. The final plat of Pod 9, Section 2 received approval from the Planning Board on December 5, 2022 and is now nearing completion of construction of the infrastructure. During the closeout process Ms. Golden stated that it came to attention that the naming of a street as Beacon Shore Lane could create confusion due to the Beacon Point at Lago Mar Subdivision being located on the east side of I45. Pod 9 Section 2 is located at the far northwest quadrant the residential section of Lago Mar. Ms. Golden said there was concern of this creating confusion for first responders, delivery services, and the U.S. Postal Services.

Ms. Golden said staff recommended changing the proposed name of the street from Beacon Shore Lane to something else. The developer proposed Ocean Ritz Lane which name was reviewed and found not to conflict with any other existing street name. Ms

Golden stated there would be no change to the number or arrangement of the lots, only to the name of the street on the plat when recorded. Chairman Campbell questioned how they are changing the name if the street is already there. Ms. Golden replied because the plat has not been recorded the change can be made with minimal impact or confusion because no building permits have been issued for this section. She also stated it is easier to fix now while no permits have been issued rather than coming back with an amending plat which would be more complicated.

A motion was made by Commissioner Thelma Bowie/Commissioner Jami Clark to approve changing the name of Beacon Shore Lane to Ocean Ritz Lane on the Final Plat for Lago Mar Pod 9 Section 2 before it was recorded. All other members presented voted aye.

5) GENERAL UPDATES

Ms. Golden brought to everyone's attention that they now have a copy of the 2025 meeting schedule in their binders and that Veronica will be emailing them a copy, too.

6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

There was no other business.

7) ADJOURNMENT

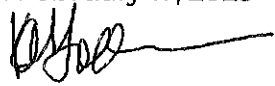
A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to adjourn. All members present voted aye.

Kimberly Golden, Secretary

Date

Minutes approved by the Planning Board at its meeting on _____.

STAFF REPORT

To: Planning Board - Regular Meeting on February 17, 2025
From: Kim Golden, Engineering & Planning 
CC: Doug Kneupper, P.E.
Date: February 14, 2025
Re: Beacon Point at Lago Mar Sections 4, 5, 6 and 7 – Preliminary Plats

Background: Beacon Point at Lago Mar is part of a master-planned residential development that will ultimately contain approximately 4,000 lots. It is the first master plan approved in the Lago Mar PUD on the east side of Gulf Freeway (I-45). A revised Master Plan for the remaining portions of Lago Mar residential was approved by the City on August 19, 2020. The master plan for Beacon Point at Lago Mar was approved by the Planning Board on December 5, 2022, and by the City Commission on December 7, 2022. Preliminary Plats for Sections 1, 2 and 3 were approved by the Planning Board on April 4, 2023. The Final Plats for Sections 1 and 2 were approved on September 18, 2023, and for Section 3 on August 5, 2024. Infrastructure construction is nearing completion for all three sections and in the close-out process. Due to the timely submittal and completion of plats, the Master Plan for Beacon Point at Lago Mar remains valid.

Beacon Point is a shift in development to the east side of the Gulf Freeway (I-45), but still within the Lago Mar PUD. The lots will be subject to the same HOA which operates for Lago Mar on the west side of the Gulf Freeway.

Although Beacon Point at Lago Mar is located within the approved Lago Mar PUD, the developer is not Land Tejas. Through assignment, the developer of Beacon Point at Lago Mar is Affinity Lago Clara, LLC, which has common majority ownership with Chessmark Homes, a builder-developer. The companies operate independently. Quiddity Engineering (f/k/a Jones & Carter) continues to serve as the design engineers which provides for continuity in the design and construction of the infrastructure systems.

The development lies within the boundaries of the GCMUD No. 57. The Utility Service Agreement was approved by the City Commission on February 7, 2024.

Requested Action: The applicant is requesting Preliminary Plat approval for Phase II which consists of four (4) sections as follows:

Section	Acres	# of Lots	Typical Lot Size
4	21.41	95	55ft
5	45.62	43	65ft and 70ft
6	15.46	76	50ft
7	33.21	64	60ft
	115.7	278	

The sections have various reserves as follows:

Section	Acres	Purpose
4	0.06	Drainage and incidental utility purposes
5 – A, C	32.13, 0.09	Drainage, detention and incidental utility purposes
5 – B, D, E	0.02, 0.03, 0.37	Open Space, landscaping, incidental utility purpose
6 – A, B, C, D	0.37, 0.05, 0.04, 0.15	Open Space, Landscape, incidental utility purpose
7 – A, B	16.80, 0.06	Drainage, Detention, incidental utility purposes
7 – C, D	0.21, 0.19	Open Space, Landscape, Incidental utility purpose

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 phase 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. Preliminary one-line drawings showing the locations of utility lines, drainage and detention features, and the street patterns, have been submitted for review and approved.

Sections 4, 5, 6 and 7 will develop 278 single-family residential lots in Phase II of the Beacon Point at Lago Mar subdivision with a lot size mix as indicated in the following table. The table below summarizes the lot mix to date for Phases I and II when considered together and shows a balance in the development of a variety of lot sizes.

Lot Size	Section	Ph I	PhII	Total to date	% to date	Master Plan %
40						7%
45	1	120		120	23%	16%
50	2, 6	90	76	166	32%	28%
55	4		95	95	18%	16%
60	3,7	33	64	97	19%	27%
65	5		11	4	2%	2%
70	5		32	32	6%	4%
		243	278	521		

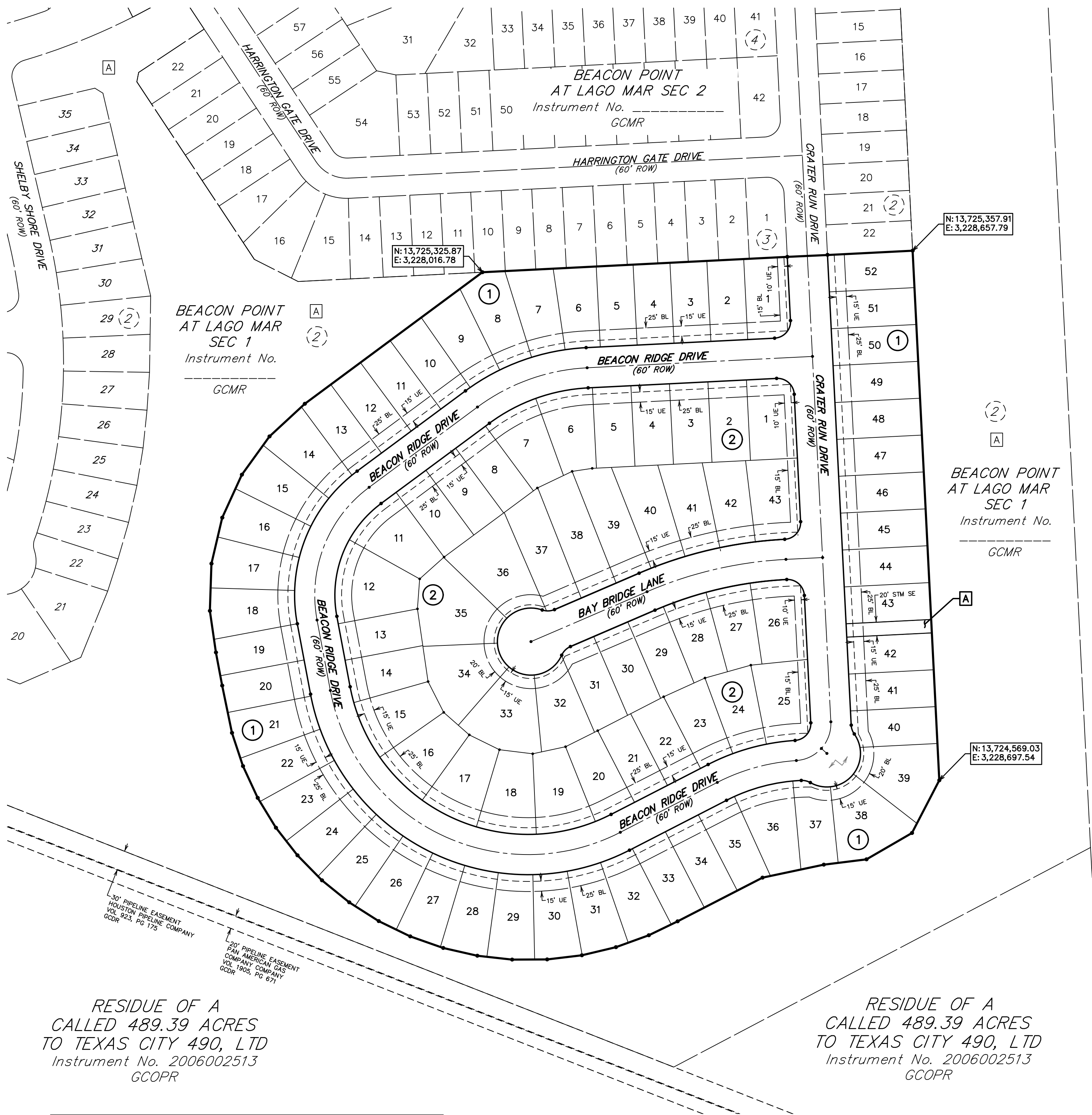
Roadway access from the northbound frontage road was constructed in Phase I. A second access from the extension of Holland Rd will be developed in Phase II.

Water and sewer facilities were extended to the subdivision in Phase I with a 16-in watermain along the I-45 frontage road, and the addition of a sanitary sewer lift station and force main which connects with Lift Station 29. Water mains of 12 and 8 inches will be extended throughout the subdivision with Phase II together with gravity mains.

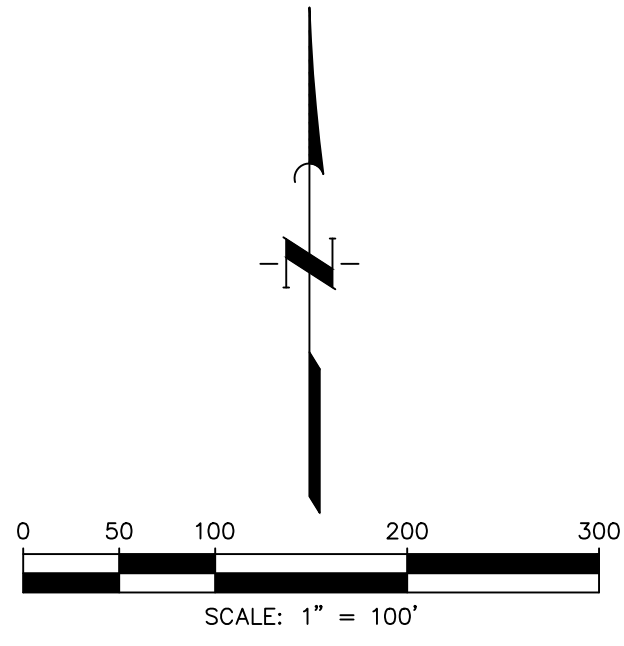
Section 3 in Phase I includes a 3.77-acre reserve for recreational use. Concept plans for the building out of the recreational facilities have been received and are in review. Construction of the park facilities is expected to begin during the construction of Phase II.

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 Plats for Beacon Point at Lago Mar Sections 4, 5, 6 and 7 do this. **Staff have reviewed the Preliminary Plat with all the supporting documents and recommends approval upon condition that the four sections, 4, 5, 6 and 7 be developed together to assure balanced development and build out of the various sized lots in accordance with the requirements of the PUD.**

RESTRICTED RESERVE [A]
Restricted to Drainage and
Incidental Utility Purposes
Only
0.06 AC
2,540Sq. Ft.



CALLLED 100.0006 ACRES
TO JERRY D TOMPSON
MARGIE TOMPSON AND
JEREMY B MCCOLLUM
Instrument No. 9627929
GCOPR



CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	55.00'	89°11'07"	85.61'	S41°42'31"W	77.23'	54.22'
C2	300.00'	2°3'0"52"	123.12'	S74°32'38"W	122.26'	62.44'
C3	300.00'	106°32'49"	557.88'	N63°56'23"W	480.90'	402.09'
C4	200.00'	64°08'27"	223.89'	N21°24'15"E	212.38'	125.32'
C5	300.00'	3°3'38'29"	176.15'	N70°17'43"E	173.63'	90.69'
C6	600.00'	20°24'01"	213.63'	S76°54'56"W	212.51'	107.96'
C7	25.00'	90°00'00"	39.27'	N42°06'57"E	35.36'	25.00'
C8	25.00'	32°11'12"	14.04'	N76°27'52"W	13.86'	7.21'
C9	50.00'	155°01'40"	135.29'	N42°06'54"E	97.63'	225.79'
C10	25.00'	32°30'52"	14.19'	S19°08'29"E	14.00'	7.29'
C11	25.00'	90°02'15"	39.29'	N47°54'09"W	35.37'	25.02'
C12	25.00'	42°50'00"	18.69'	S45°17'55"W	18.26'	9.81'
C13	50.00'	265°40'01"	231.84'	S23°17'04"E	73.33'	53.93'
C14	25.00'	42°50'00"	18.69'	N88°07'56"E	18.26'	9.81'
C15	25.00'	89°58'09"	39.26'	N42°06'02"E	35.35'	24.99'
C16	25.00'	90°00'00"	39.27'	N47°53'03"W	35.36'	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°21'16"E	60.00'
L2	N87°06'57"E	127.00'
L3	S27°25'18"W	88.49'
L4	S59°57'14"W	78.23'
L5	S82°51'46"W	64.09'
L6	S78°02'20"W	93.34'
L7	S62°47'12"W	142.24'
L8	S64°09'44"W	47.72'
L9	S70°06'52"W	52.14'
L10	S76°39'17"W	52.14'
L11	S83°11'41"W	52.14'
L12	S89°44'06"W	52.14'
L13	N83°43'30"W	52.14'
L14	N77°11'06"W	52.14'
L15	N70°38'41"W	52.14'
L16	N64°06'17"W	52.14'
L17	N57°33'52"W	52.14'
L18	N51°01'28"W	52.14'
L19	N44°29'04"W	52.14'
L20	N37°56'39"W	52.14'
L21	N31°24'15"W	52.14'
L22	N24°51'50"W	52.14'
L23	N18°19'22"W	52.15'
L24	N11°43'53"W	71.99'
L25	N10°39'59"W	50.25'
L26	N08°16'44"W	62.57'
L27	N01°54'58"E	70.35'
L28	N13°13'30"E	70.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N24°32'02"E	70.35'
L30	N35°50'35"E	70.35'
L31	N47°14'15"E	71.53'
L32	S47°54'16"E	11.10'
L33	S62°47'12"W	162.53'
L34	N10°39'59"W	106.74'
L35	N53°28'28"E	200.87'
L36	S87°06'57"W	54.65'
L37	N87°06'57"E	127.00'
L38	N87°06'57"E	127.00'
L39	N87°06'57"E	306.14'
L40	N81°19'30"E	30.27'
L41	S64°30'16"W	57.40'
L42	N53°28'28"E	172.98'
L43	N48°13'59"E	48.71'
L44	N04°18'08"E	44.82'
L45	S08°19'28"E	109.45'
L46	S26°56'07"E	51.49'
L47	S48°44'00"E	50.75'
L48	S63°47'16"E	50.00'
L49	S82°58'33"E	50.00'
L50	N77°50'10"E	50.00'
L51	N63°30'48"E	53.57'
L52	N62°47'12"E	110.50'
L53	S65°37'32"W	67.59'
L54	S74°18'12"W	70.99'
L55	S84°14'32"W	84.93'

Legend:

- AC "Acres"
- BL "Building Line"
- CF "Clerk's File"
- Esmt "Easement"
- "T". "Found 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng. Property Corner")"
- GCOR "Galveston County Deed Records"
- GCOR "Galveston County Deed Records"
- GCOPR "Galveston County Official Public Records"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq. Ft. "Square Feet"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. & PG. "Volume and Page"
- WLE "Waterline Easement"
- ⓪ "Block Number"
- Set 3/4-inch Iron With Cap Stamped "Quiddity Eng. Property Corner"
- "Street Name Break"

General Notes:

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
- Each lot is restricted to single-family residential uses only.
- Each lot shall provide a minimum of two off-site parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
- The lots in this subdivision are governed by a Homeowners Association requiring the payments of fees. Failure to pay such fees subjects you to attachment of a lien on your property by the association.
- As of the date of the survey, according to the FEMA Map No. 48167C0245G, dated August 15, 2019 the subject tract is situated within Unshaded Zone X, which are areas determined to be outside the 0.2% annual chance flood.
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone No. 4204, and may be converted by applying the combined scale factor 0.99986706.
- All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values.
- 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.
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.

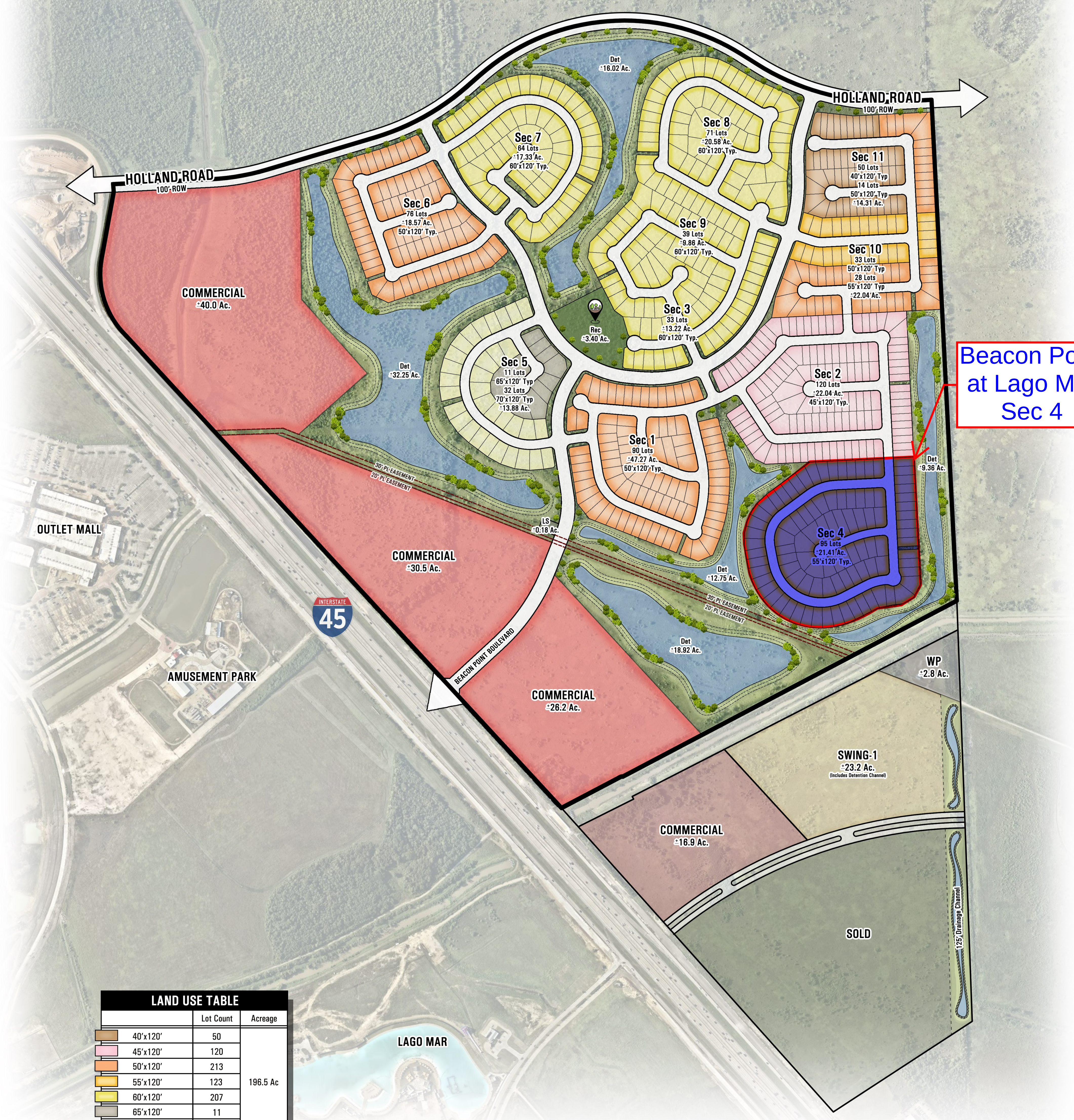
PRELIMINARY PLAT
**BEACON POINT
AT LAGO MAR**
SEC 4
A SUBDIVISION OF 2141 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
95 LOTS 1 RESERVE 2 BLOCKS
FEBRUARY 2025

OWNER
AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company
480 WILDWOOD FOREST DRIVE, SUITE 801
THE WOODLANDS, TEXAS 77380
(281) 598-1111

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 1049400
6330 West Loop South, Suite 150 • Houston, TX 77054 • 713.777.5337

BEACON POINT

±386.13 Acres
Texas City, Texas



LAND USE TABLE		
	Lot Count	Acreage
40'x120'	50	196.5 Ac
45'x120'	120	
50'x120'	213	
55'x120'	123	
60'x120'	207	
65'x120'	11	
70'x120'	32	
Open Space/Other	-	-
Commercial	-	96.7 Ac
Detention	-	89.3 Ac
Rec	-	3.4 Ac
Lift Station	-	0.2 Ac
TOTAL	756 Lots	386.1 Ac



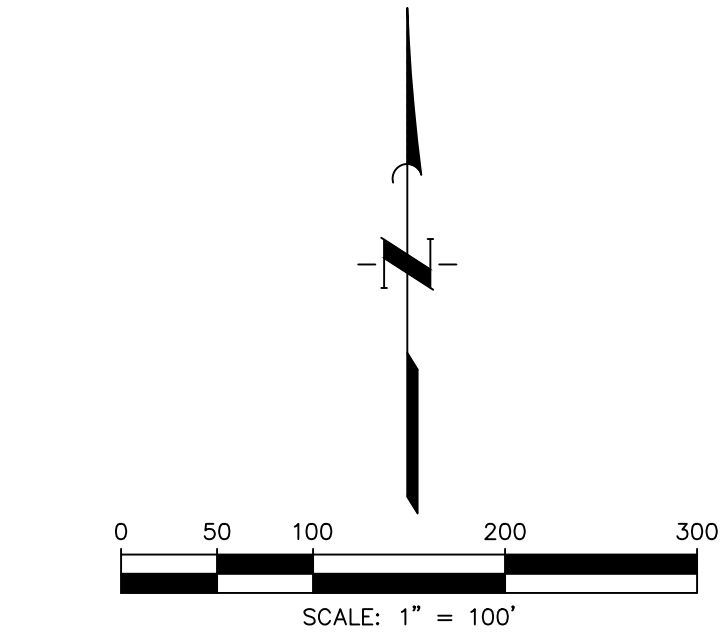
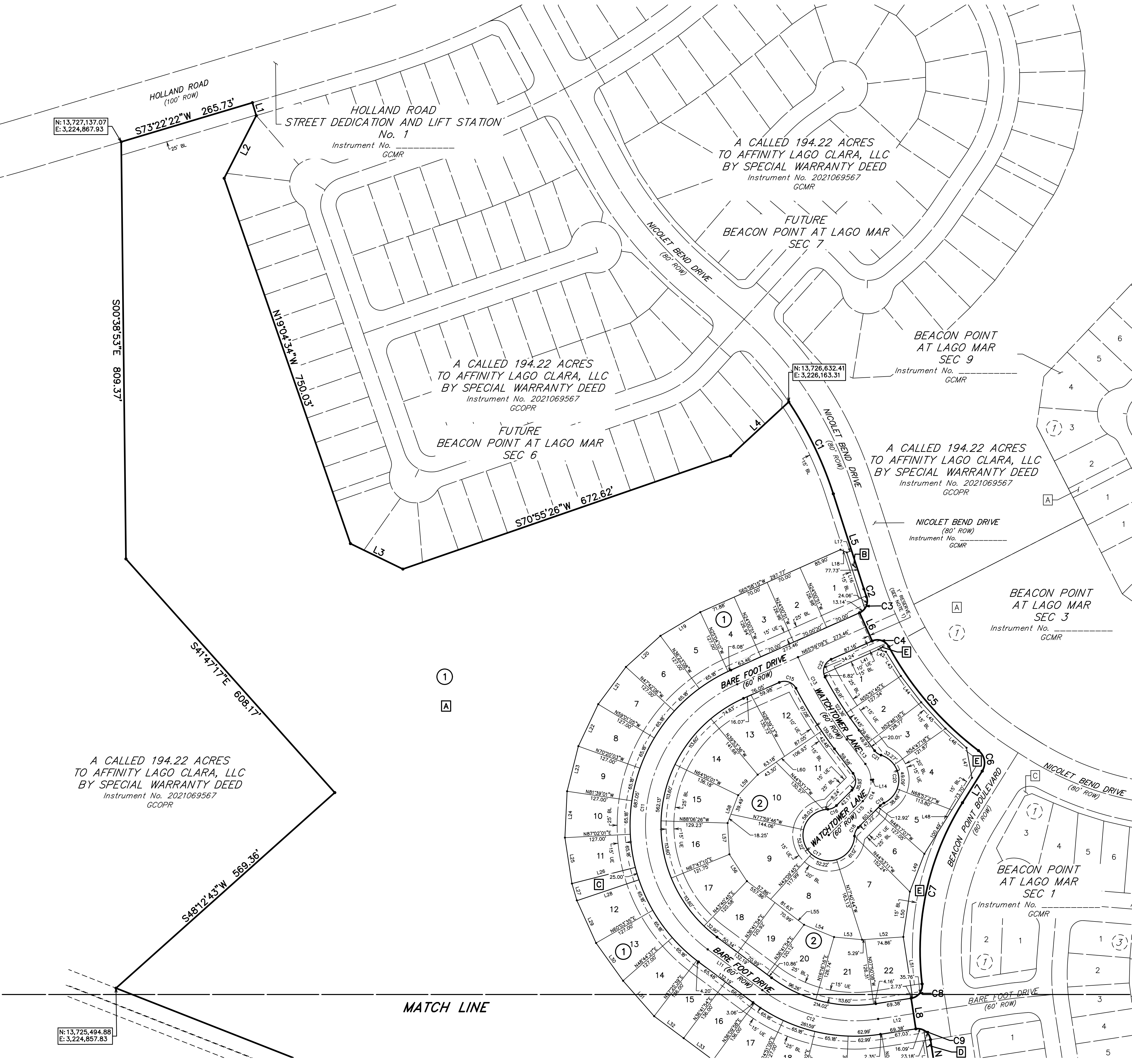
RESTRICTED RESERVE [A]
Restricted to Drainage,
Detention, and Incidental
Utility Purposes Only
32.13 AC
1,399,780 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.02 AC
1,087 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Drainage,
Detention, and Incidental
Utility Purposes Only
0.09 AC
3,778 Sq. Ft.

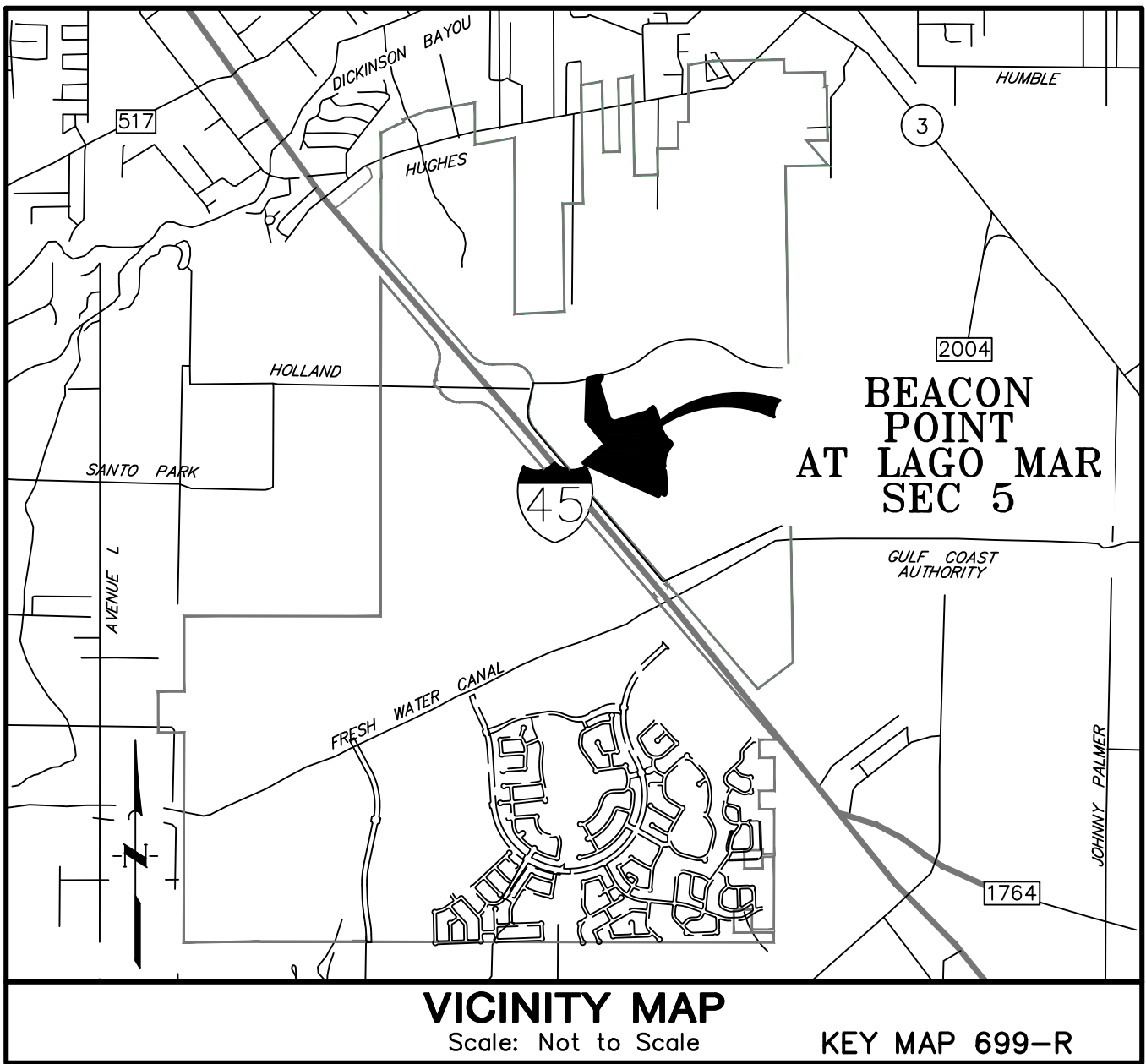
RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.03 AC
1,210 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.37 AC
16,120 Sq. Ft.



- Legend:
- AC "Acres"
 - BL "Building Line"
 - CF "Clerk's File"
 - Esmt "Easement"
 - "r" "Found 3/4-inch Iron Rod
(With Cap Stamped "Quiddity Property Corner")"
 - GCDR "Galveston County Deed Records"
 - GCMR "Galveston County Map Records"
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 - No "Number"
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 - Stm SE "Storm Sewer Easement"
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 - VOL . PG "Volume and Page"
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 - Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as per Certification"
 - "Street Name Break"

FOR
LINE & CURVE TABLE
SEE SHEET 2



- General Notes:
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.
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 - 9) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.

PRELIMINARY PLAT

Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of street, water, sewer, and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the _____ day of _____, 20____, this preliminary plat was duly approved by
the Planning Board of the City of Texas City.

Secretary of the City of Texas City
Planning Board

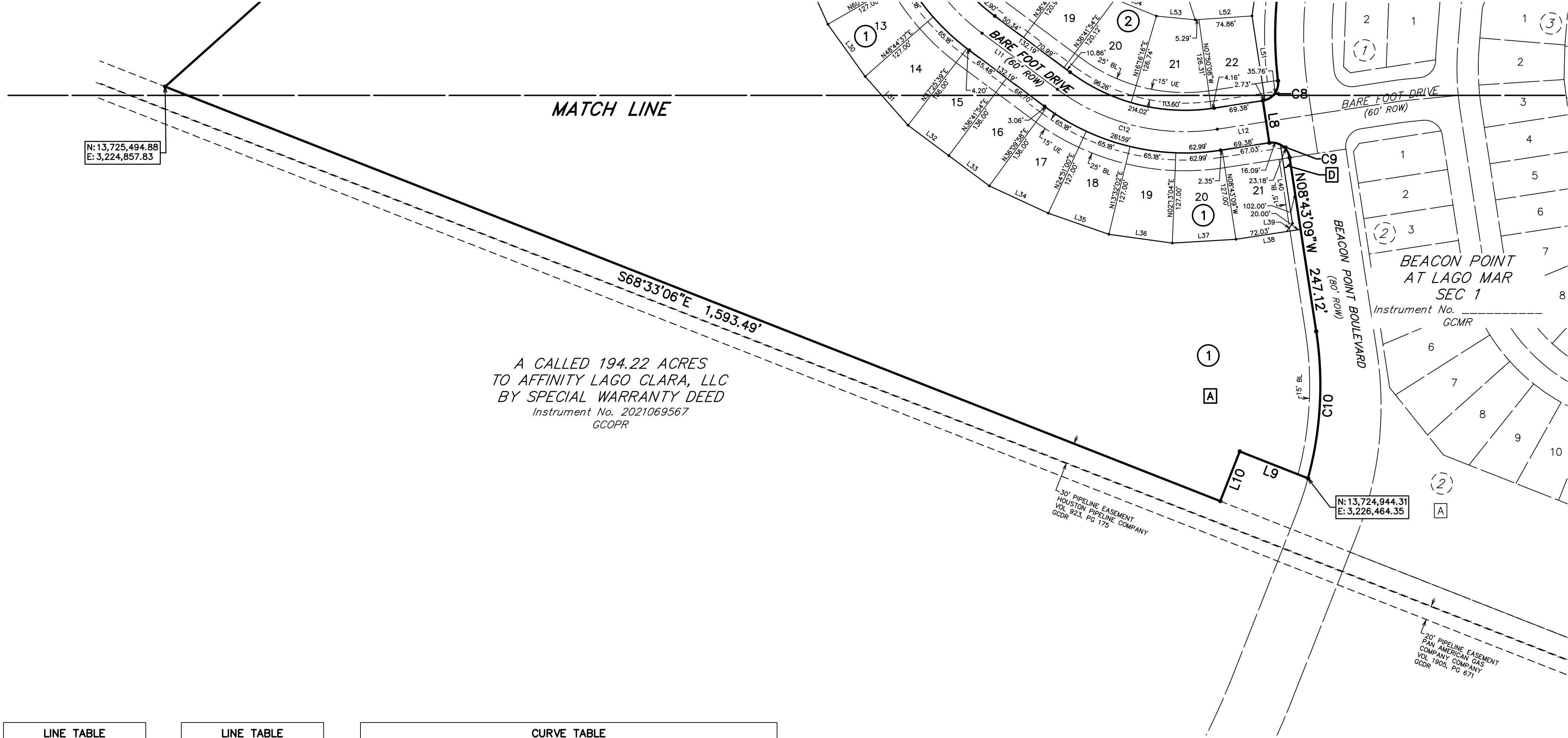
Chairman of the City of Texas City
Planning Board

PRELIMINARY PLAT BEACON POINT AT LAGO MAR SEC 5

A SUBDIVISION OF 45.62 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
43 LOTS 5 RESERVES 2 BLOCKS
FEBRUARY 2025

OWNER
AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company
480 WILDWOOD FOREST DRIVE, SUITE 801
THE WOODLANDS, TEXAS 77380
(281) 598-1111

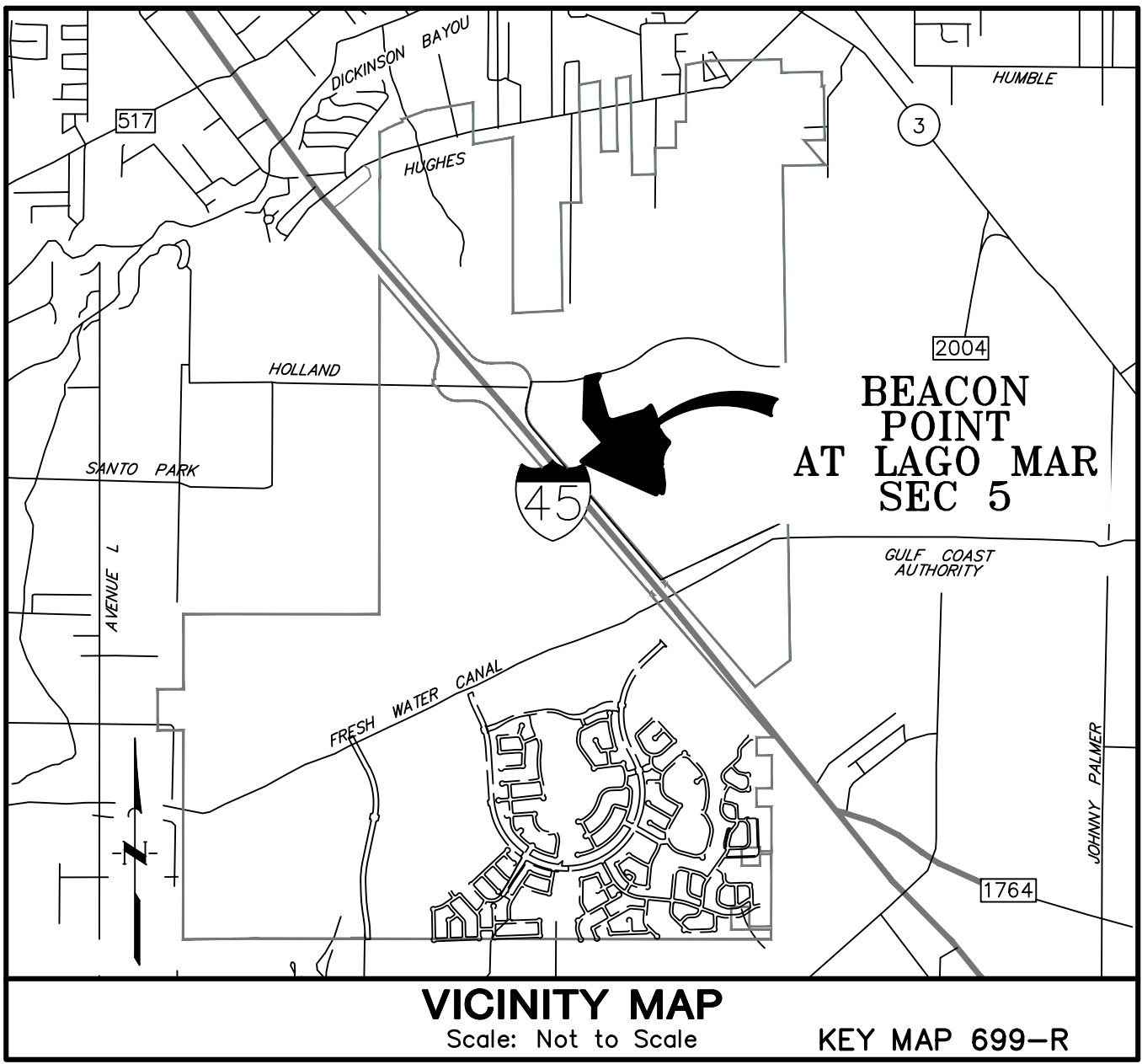
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 1049400
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°37'38"W	26.18'
L2	N27°08'54"E	136.74'
L3	N64°04'34"W	113.14'
L4	S47°15'18"W	154.01'
L5	N17°51'05"W	194.01'
L6	N24°00'51"W	60.00'
L7	N32°02'21"E	72.30'
L8	N08°43'09"W	60.00'
L9	S68°33'06"E	103.11'
L10	N21°26'54"E	75.00'
L11	N53°18'06"W	132.19'
L12	N81°16'51"E	69.38'
L13	S37°13'44"E	59.58'
L14	S87°16'39"W	3.90'
L15	N45°06'43"E	93.16'
L16	S17°51'05"E	114.34'
L17	S72°08'55"W	10.00'
L18	N65°55'58"W	13.36'
L19	S59°16'21"W	90.11'
L20	S47°57'23"W	90.11'
L21	S36°38'24"W	90.11'
L22	S25°19'26"W	90.11'
L23	S14°00'28"W	90.11'
L24	S02°41'30"W	90.11'
L25	S08°39'28"E	90.11'
L26	N75°43'02"E	126.95'
L27	S16°22'01"E	34.62'
L28	N71°22'33"E	127.00'
L29	S24°16'56"E	90.11'
L30	S35°35'54"E	90.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S41°17'37"E	91.44'
L32	S53°16'17"E	71.41'
L33	S53°19'05"E	71.03'
L34	S65°06'46"E	91.44'
L35	S70°48'29"E	90.11'
L36	S82°07'27"E	90.11'
L37	N86°36'21"E	89.44'
L38	N81°16'51"E	92.03'
L39	S36°16'51"W	14.14'
L40	N08°43'09"W	112.00'
L41	N65°59'09"E	116.09'
L42	N72°39'12"W	15.01'
L43	N31°53'38"W	55.26'
L44	N37°39'59"W	64.52'
L45	N42°38'12"W	69.35'
L46	N47°42'07"W	55.32'
L47	S10°21'08"E	59.18'
L48	N32°02'21"E	174.19'
L49	N21°01'16"E	78.60'
L50	N08°14'02"E	88.71'
L51	S08°43'09"E	119.85'
L52	N86°07'46"E	80.15'
L53	S84°33'55"E	54.70'
L54	S67°41'52"E	62.83'
L55	N52°39'41"W	139.50'
L56	N33°12'31"W	62.17'
L57	N03°15'13"W	60.80'
L58	N20°42'46"E	57.74'
L59	N43°38'17"E	55.01'
L60	N55°42'36"E	150.23'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	710.00'	16°02'43"	198.83'	N25°52'27"W	198.18'	100.07'
C2	640.00'	1°25'07"	15.85'	N18°33'39"W	15.84'	7.92'
C3	25.00'	85°15'21"	37.20'	N23°21'28"E	33.86'	23.01'
C4	25.00'	85°15'21"	37.20'	N71°23'11"W	33.86'	23.01'
C5	640.00'	24°02'39"	268.57'	N40°46'49"W	266.61'	136.29'
C6	30.00'	84°50'30"	44.42'	N10°22'54"W	40.47'	27.41'
C7	540.00'	38°58'44"	367.37'	N12°32'59"E	360.32'	191.11'
C8	25.00'	88°13'14"	38.49'	N37°10'14"E	34.80'	24.24'
C9	25.00'	90°00'00"	39.27'	N53°43'09"W	35.36'	25.00'
C10	500.00'	23°51'52"	208.26'	N03°12'47"E	206.75'	105.66'
C11	300.00'	119°17'15"	624.59'	S06°20'31"W	517.74'	512.23'
C12	300.00'	45°25'02"	237.80'	S76°00'38"E	231.63'	125.55'
C13	807.00'	13°12'53"	186.13'	S30°37'18"E	185.72'	93.48'
C14	55.00'	82°20'27"	79.04'	N03°56'29"E	72.41'	48.10'
C15	25.00'	86°25'32"	37.71'	N70°48'05"W	34.24'	23.49'
C16	25.00'	42°50'00"	18.69'	N66°31'43"E	18.26'	9.81'
C17	50.00'	265°40'01"	231.84'	S44°53'17"E	73.33'	53.93'
C18	25.00'	42°50'00"	18.69'	S23°41'43"W	18.26'	9.81'
C19	25.00'	20°01'45"	8.74'	S55°07'35"W	8.69'	4.41'
C20	50.00'	137°19'55"	119.84'	N03°31'30"W	93.15'	128.02'
C21	25.00'	34°57'43"	15.25'	S54°42'36"E	15.02'	7.87'
C22	25.00'	94°06'11"	41.06'	S18°56'03"W	36.60'	26.86'



PRELIMINARY PLAT
BEACON POINT
AT LAGO MAR
SEC 5

A SUBDIVISION OF 45.62 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS

43 LOTS 5 RESERVES 2 BLOCKS

FEBRUARY 2025

OWNER
AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company
480 WILDWOOD FOREST DRIVE, SUITE 801
THE WOODLANDS, TEXAS 77380
(281) 598-1111

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 10646100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

STATE OF TEXAS §
COUNTY OF GALVESTON §

That AFFINITY LAGO CLARA, LLC, a Texas Limited Liability Company, by Donald P. Klein, Manager, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the herein above described property as Beacon Point at Lago Mar Sec 5, 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 purposes 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 or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or 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 and 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 anyone.

AFFINITY LAGO CLARA, 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 rights unto the public against every person whomsoever 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 _____, 20____.

AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company,

By: _____
Donald P. Klein, Manager

To the best of my knowledge, there are no liens against this property.

Donald P. Klein, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Donald P. Klein, Manager of AFFINITY LAGO CLARA, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 Public in and for the State of Texas

Print Name

My commission expires: _____

On the _____, day of _____, 20____, 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 Beacon Point at Lago Mar Sec 5 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.

AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company,

By: _____
Donald P. Klein, Manager

Witnesses:

On the _____ of _____, 20____.

This is to certify that all improvements to Beacon Point at Lago Mar Sec 5 have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

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

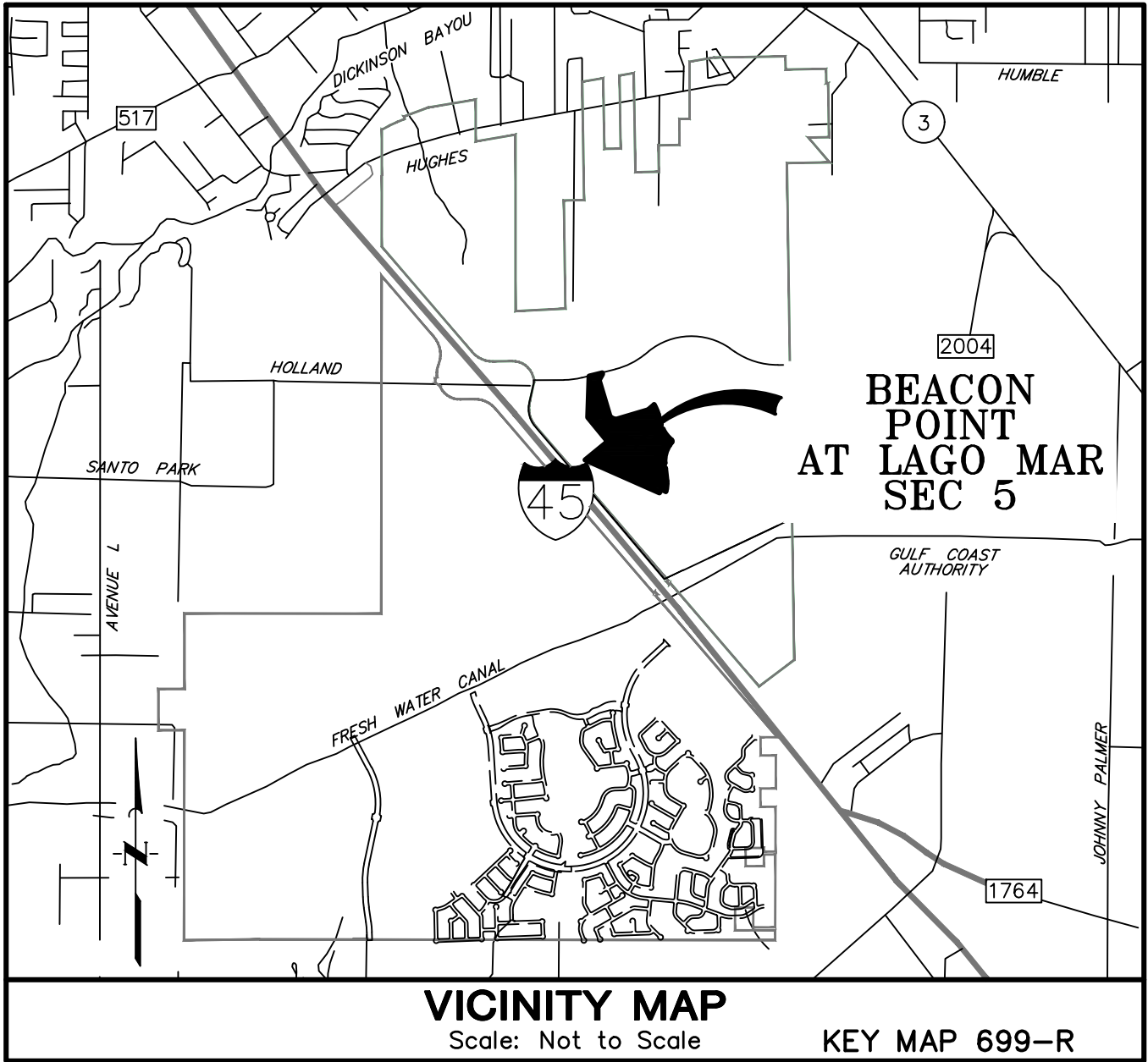
KNOWN ALL MEN BY THESE PRESENTS: I, the undersigned Steven Jares, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that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

Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned C. Chad Cagle, a 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.

C. Chad Cagle, P.E.
Registered Professional Engineer
Texas Registration No. 127624

STATE OF TEXAS §
COUNTY OF GALVESTON §



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 _____, 20____, at _____ O'clock, _____m, and duly recorded on _____, 20____, at _____ O'clock, _____m, in Instrument # _____, Galveston County Map Records.

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

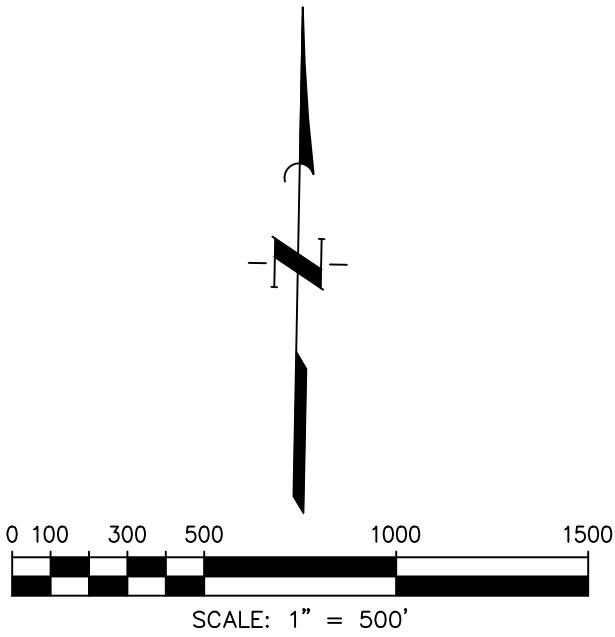
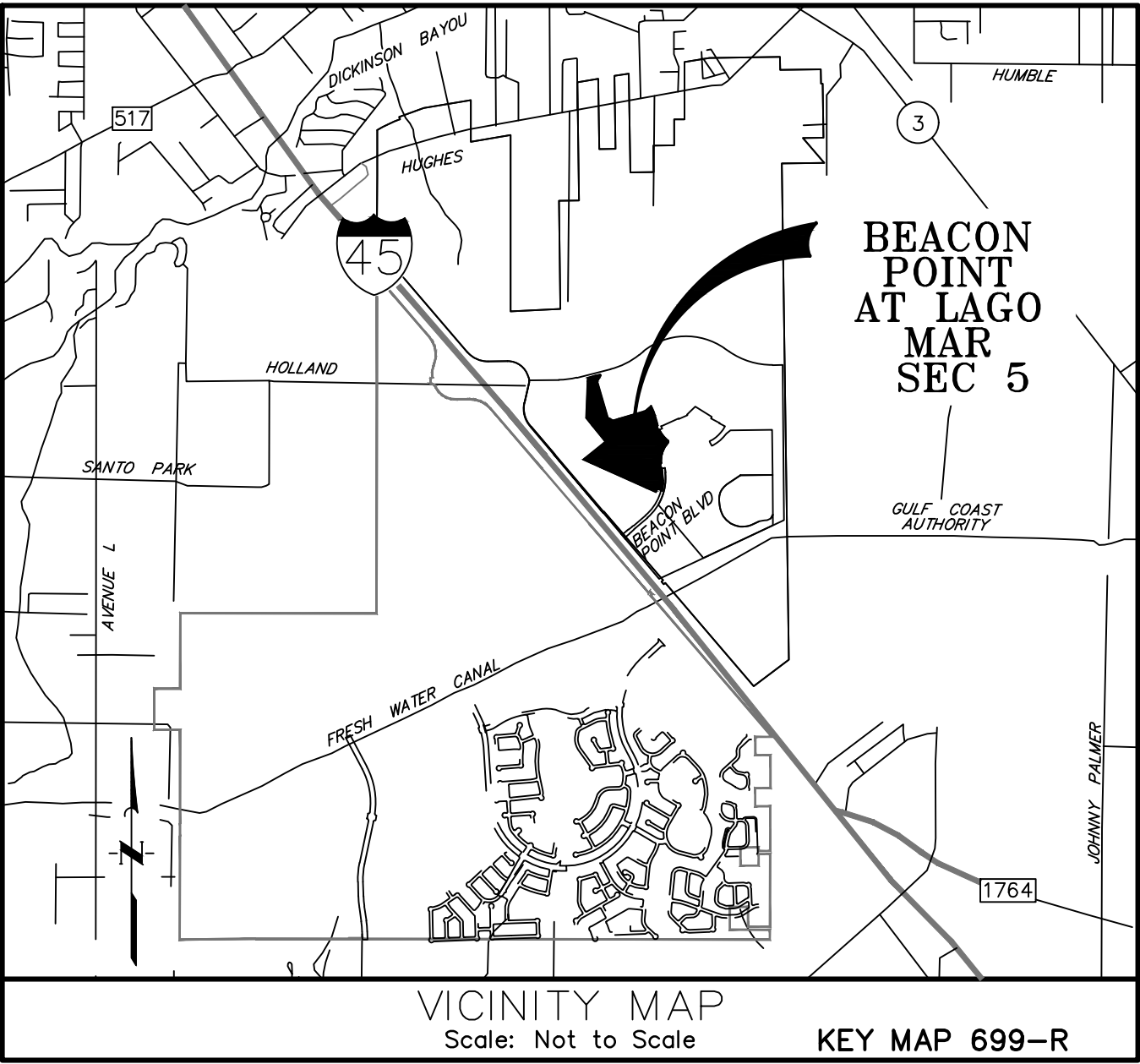
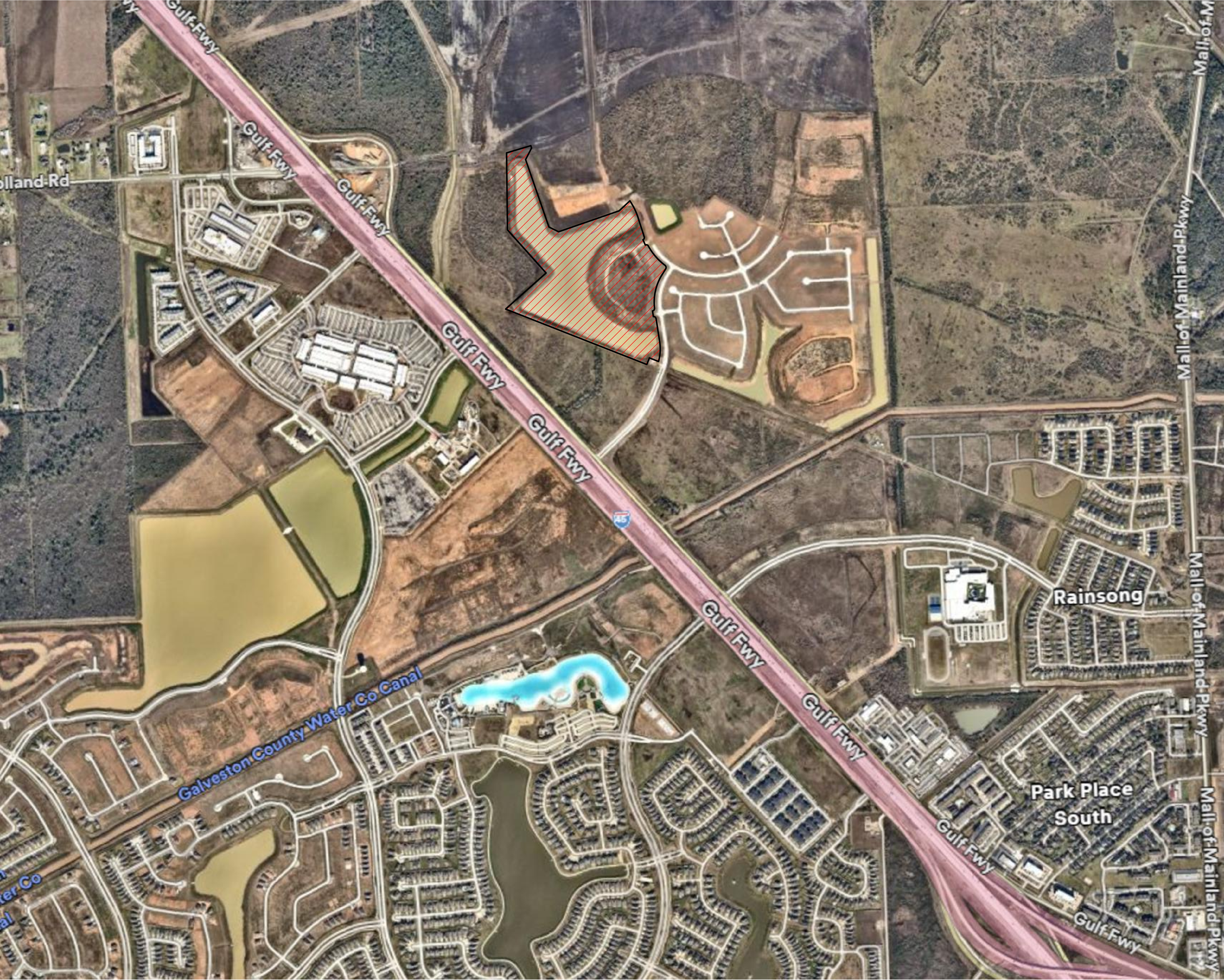
Dwight D. Sullivan
Galveston County, Texas

By: _____
Deputy

PRELIMINARY PLAT
BEACON POINT
AT LAGO MAR
SEC 5
A SUBDIVISION OF 45.62 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
43 LOTS 5 RESERVES 2 BLOCKS
FEBRUARY 2025

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BEACON POINT
AT LAGO MAR
SEC 5

A SUBDIVISION OF 45.62 ACRES OF LAND
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43 LOTS 5 RESERVE 2 BLOCKS
FEBRUARY 2025

**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6390 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

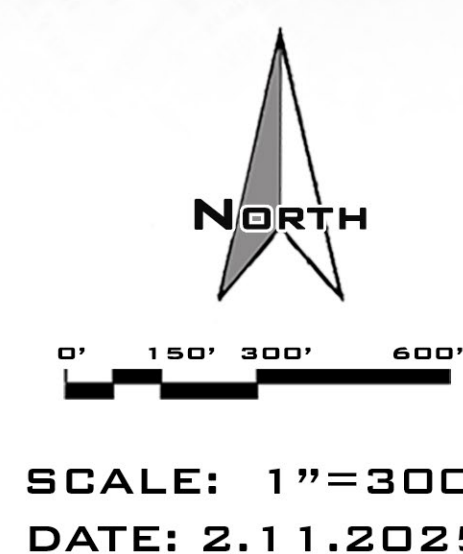
BEACON POINT

±386.13 Acres
Texas City, Texas



Beacon Point
at Lago Mar
Sec 5

LAND USE TABLE		
	Lot Count	Acreage
40'x120'	50	196.5 Ac
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50'x120'	213	
55'x120'	123	
60'x120'	207	
65'x120'	11	
70'x120'	32	96.7 Ac
Open Space/Other	-	
Commercial	-	
Detention	-	
Rec	-	
Lift Station	-	0.2 Ac
TOTAL	756 Lots	386.1 Ac

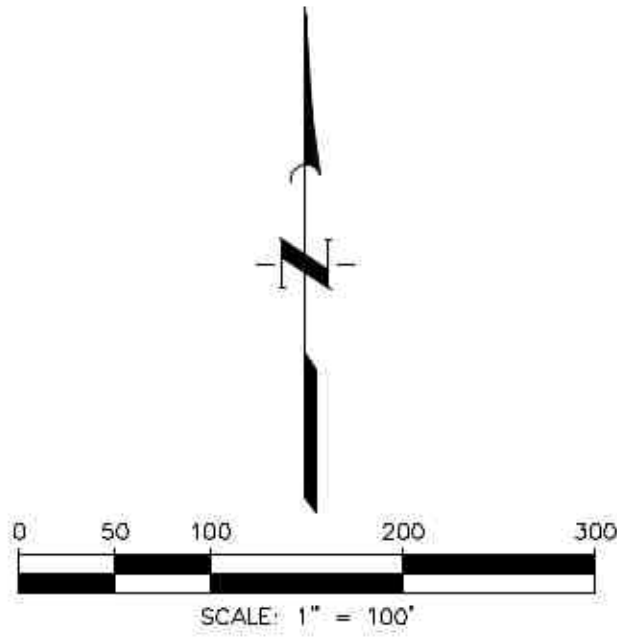
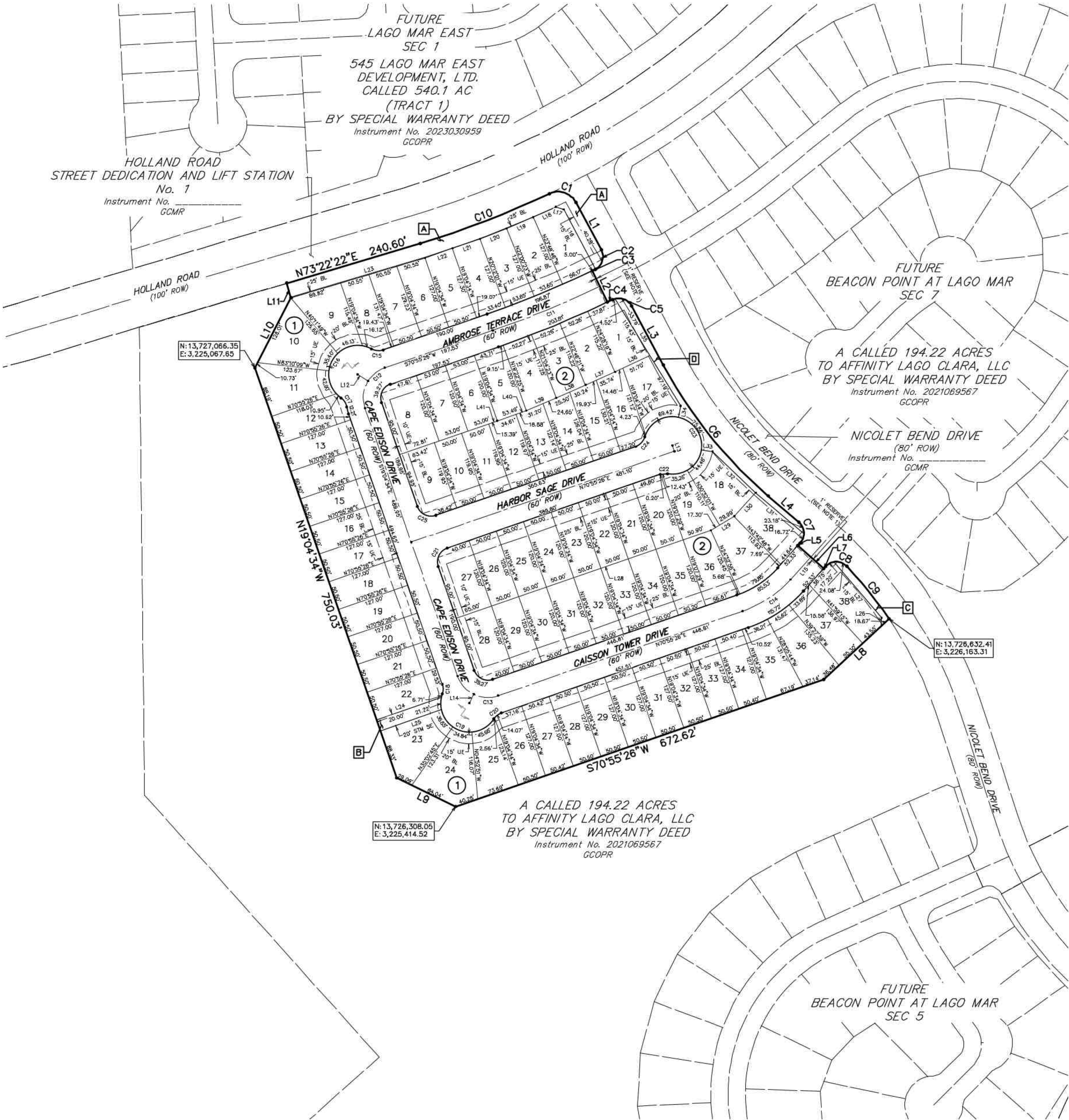


RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.37 AC 16,153 Sq. Ft.

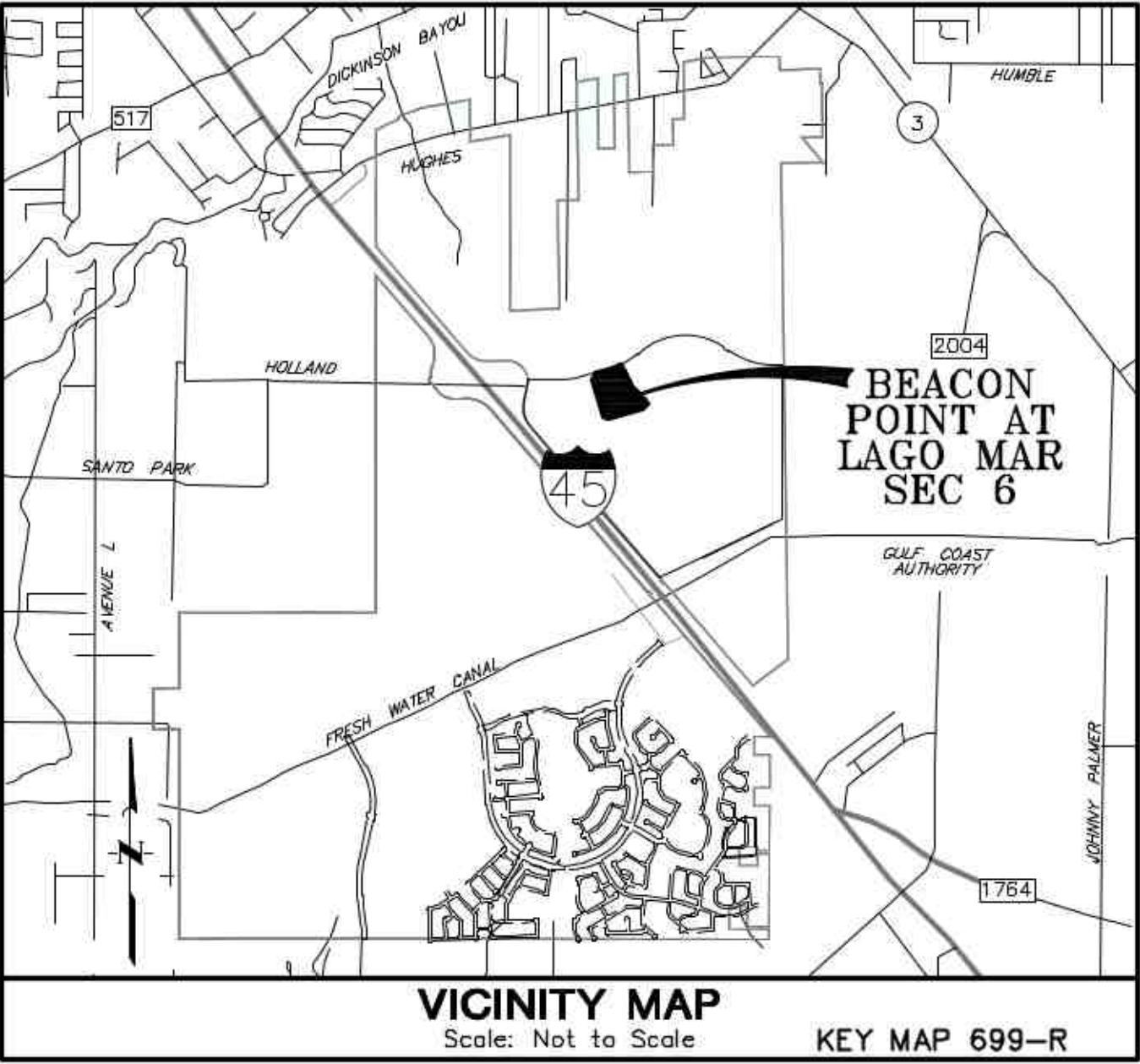
RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.05 AC 2,276 Sq. Ft.

RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.04 AC 1,591 Sq. Ft.

RESTRICTED RESERVE D Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.15 AC 6,658 Sq. Ft.



FOR
LINE & CURVE TABLE
SEE SHEET 2



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 - Easmt "Easement"
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Secretary of the City of Texas City
Planning Board

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Planning Board

PRELIMINARY PLAT BEACON POINT AT LAGO MAR SEC 6

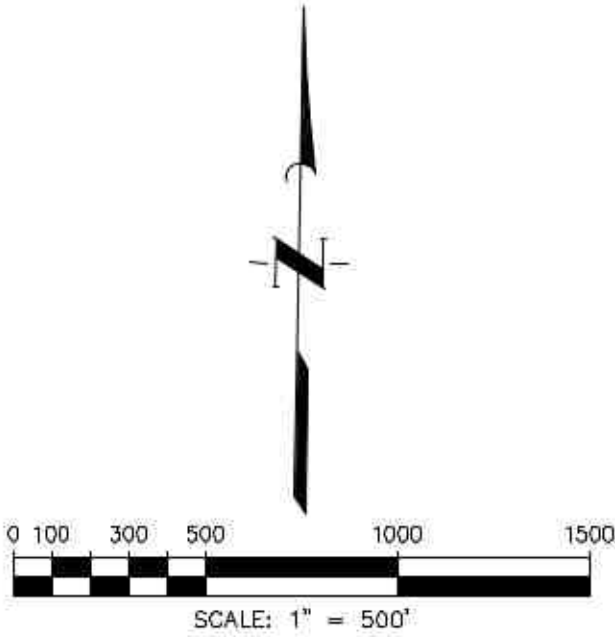
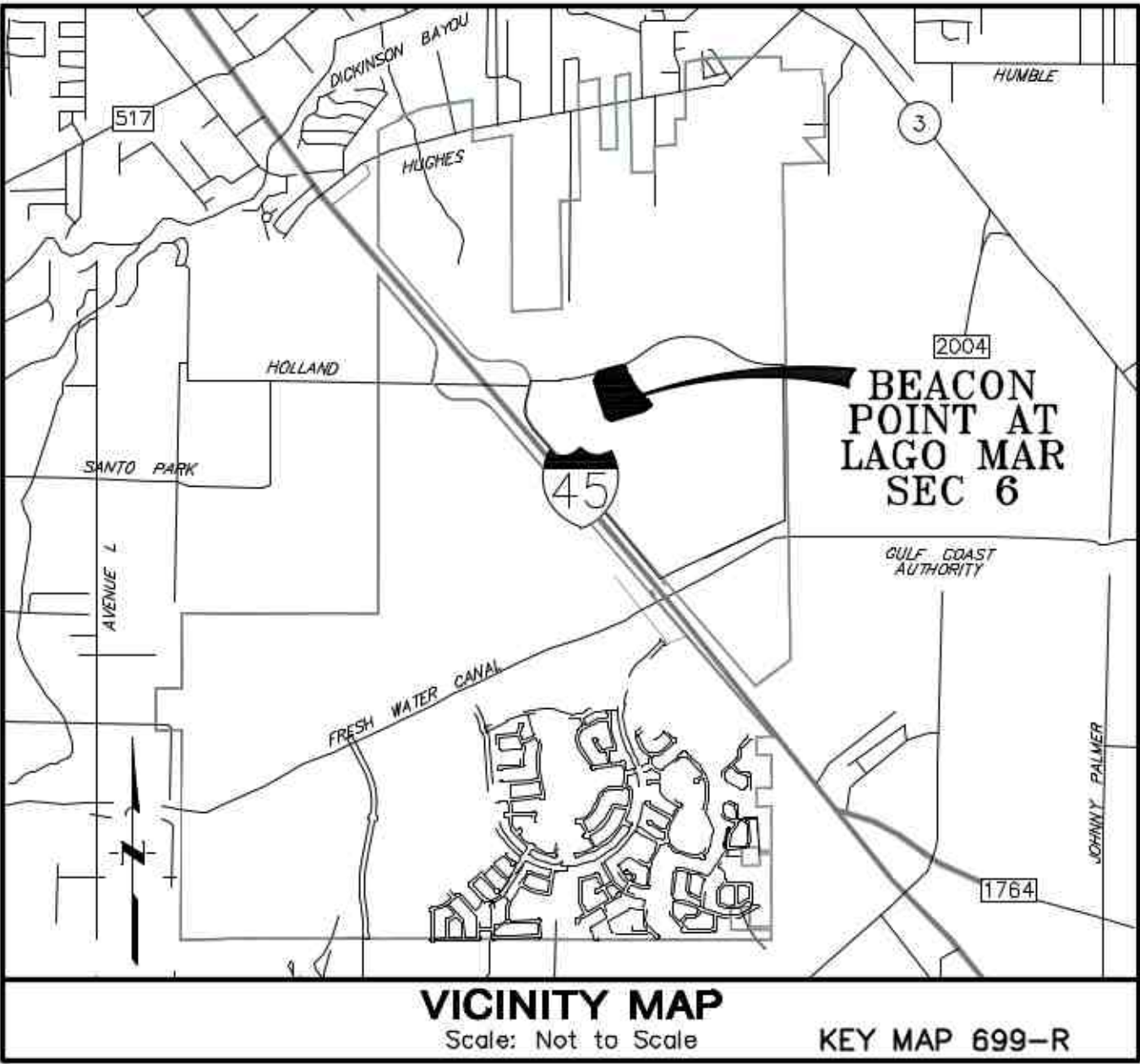
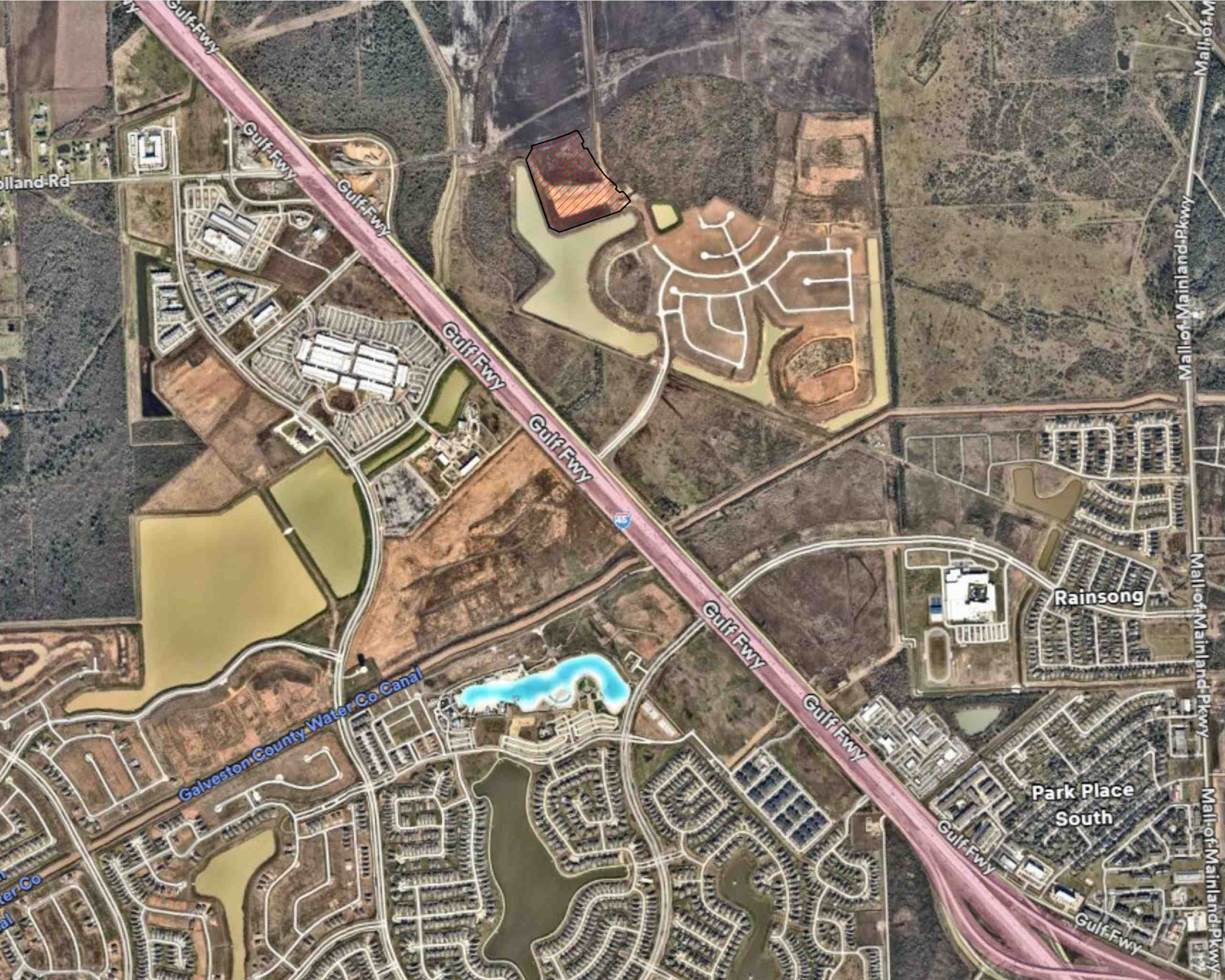
A SUBDIVISION OF 15.46 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11

TEXAS CITY, GALVESTON COUNTY, TEXAS

76 LOTS 4 RESERVES 2 BLOCKS
JANUARY 2025

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BEACON POINT AT LAGO MAR SEC 6

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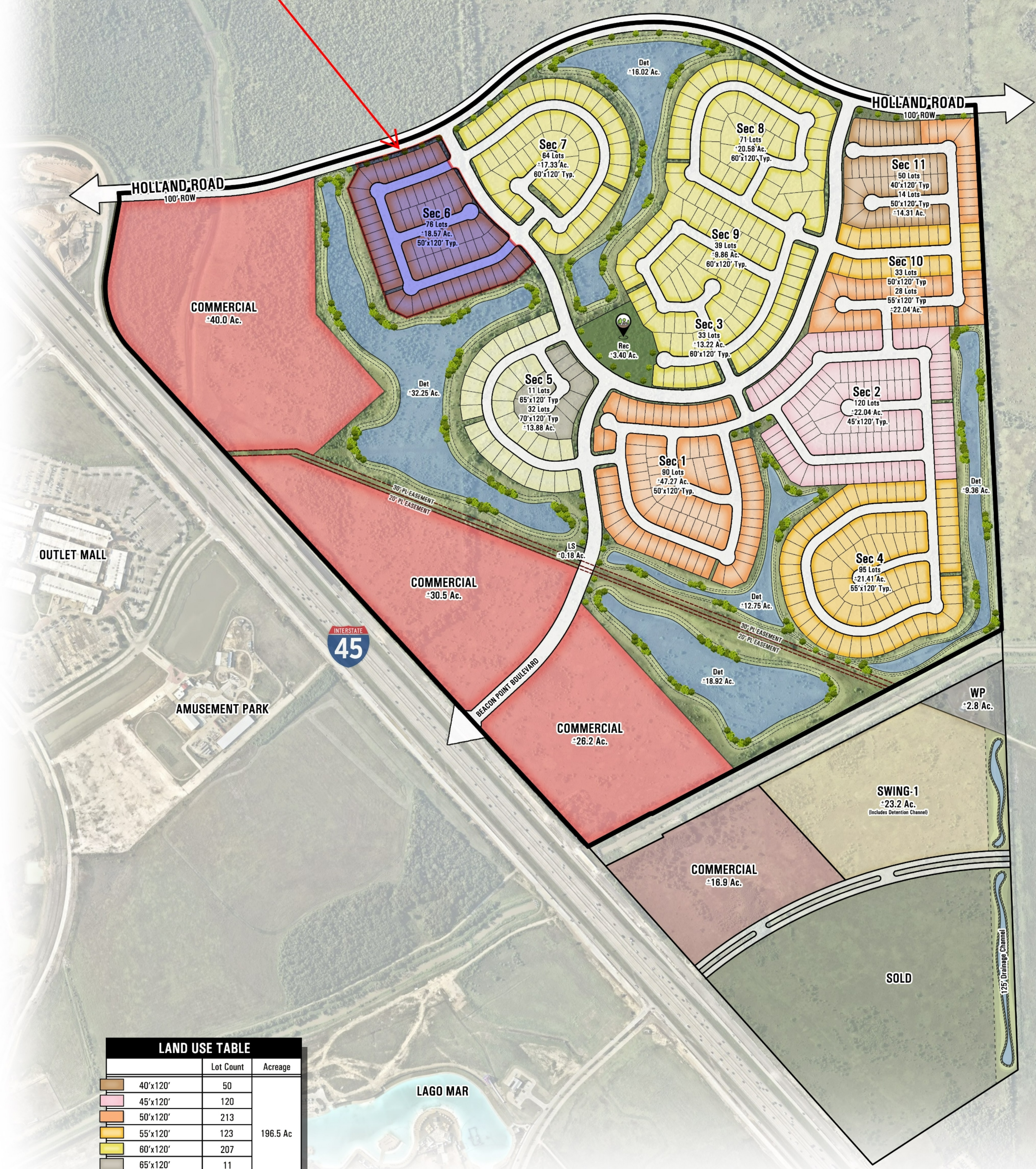


Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

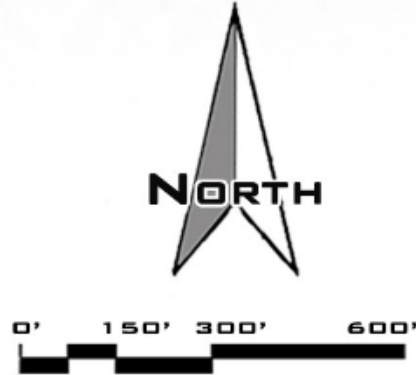
BEACON POINT

±386.13 Acres
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Beacon Point
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Sec 6



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70'x120'	32	96.7 Ac
Open Space/Other	-	
Commercial	-	
Detention	-	
Rec	-	
Lift Station	-	0.2 Ac
TOTAL	756 Lots	386.1 Ac



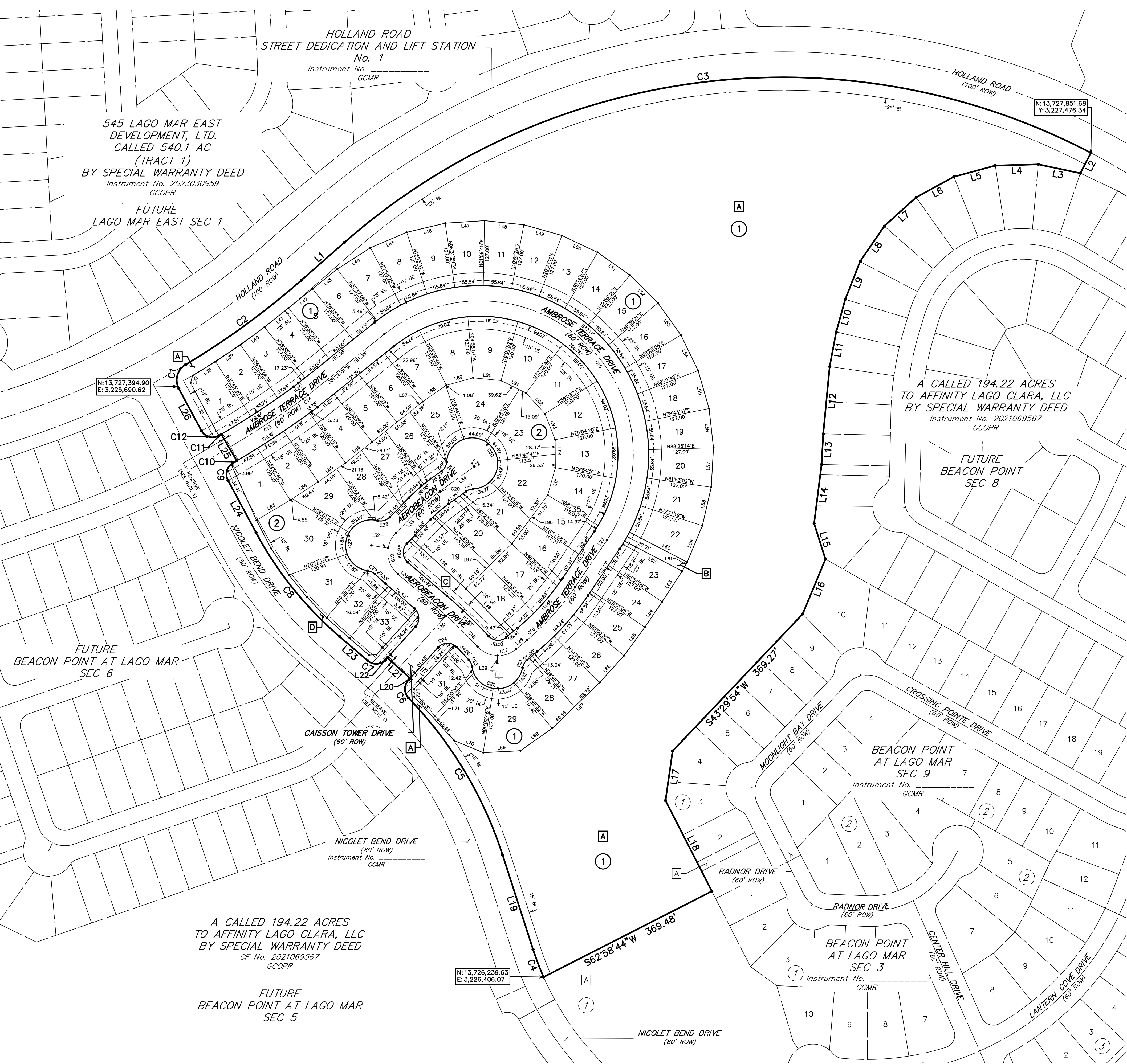
SCALE: 1"=300'
DATE: 2.11.2025

RESTRICTED RESERVE A Restricted to Drainage, Detention, and Incidental Utility Purposes Only 16.80 AC 732,013 Sq. Ft.

RESTRICTED RESERVE B Restricted to Drainage, Detention, and Incidental Utility Purposes Only 0.06 AC 2,540 Sq. Ft.

RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.21 AC 9,141 Sq. Ft.

RESTRICTED RESERVE D Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.19 AC 8,104 Sq. Ft.



- Legend:
- AC "Acres"
 - BL "Building Line"
 - CF "Clerk's File"
 - Emt "Easement"
 - " "Found 3/4-inch Iron Rod (With Cap Stamped "Quiddity Property Corner")"
 - GCDR "Galveston County Deed Records"
 - GCMR "Galveston County Map Records"
 - GCOPR "Galveston County Official Public Records"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as per Certification"
 - "Street Name Break"

FOR
LINE & CURVE TABLE
SEE SHEET 2

- General Notes:
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the public.
 - 2) Each lot is restricted to single-family residential uses only.
 - 3) Each lot shall provide a minimum of two off-site parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
 - 4) The lots in this subdivision are governed by a Homeowners Association requiring the payments of fees. Failure to pay such fees subjects you to attachment of a lien on your property by the association.
 - 5) As of the date of the survey, according to the FEMA Map No. 48167C0245G, dated August 15, 2019 the subject tract is situated within Unshaded Zone X which are areas determined to be outside the 0.2% annual chance flood.
 - 6) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone No. 4204, and may be converted by applying the combined scale factor 0.99986706.
 - 7) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values.
 - 8) 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.
 - 9) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.

PRELIMINARY PLAT

Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of street, water, sewer, and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the _____ day of _____, 20____, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

Secretary of the City of Texas City
Planning Board

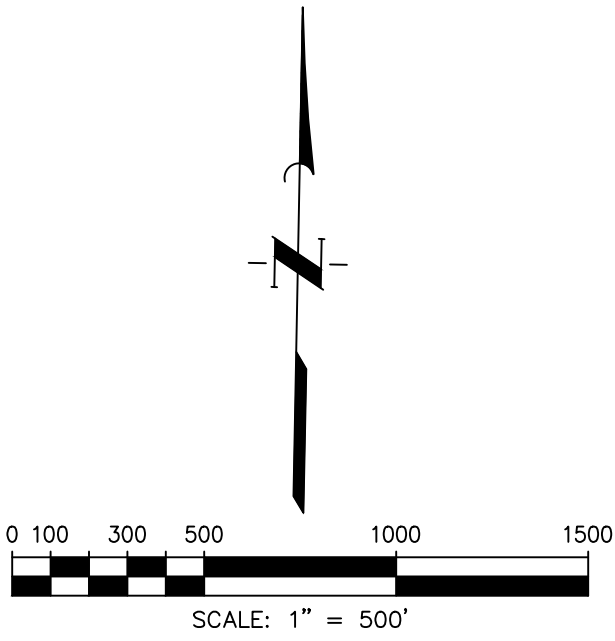
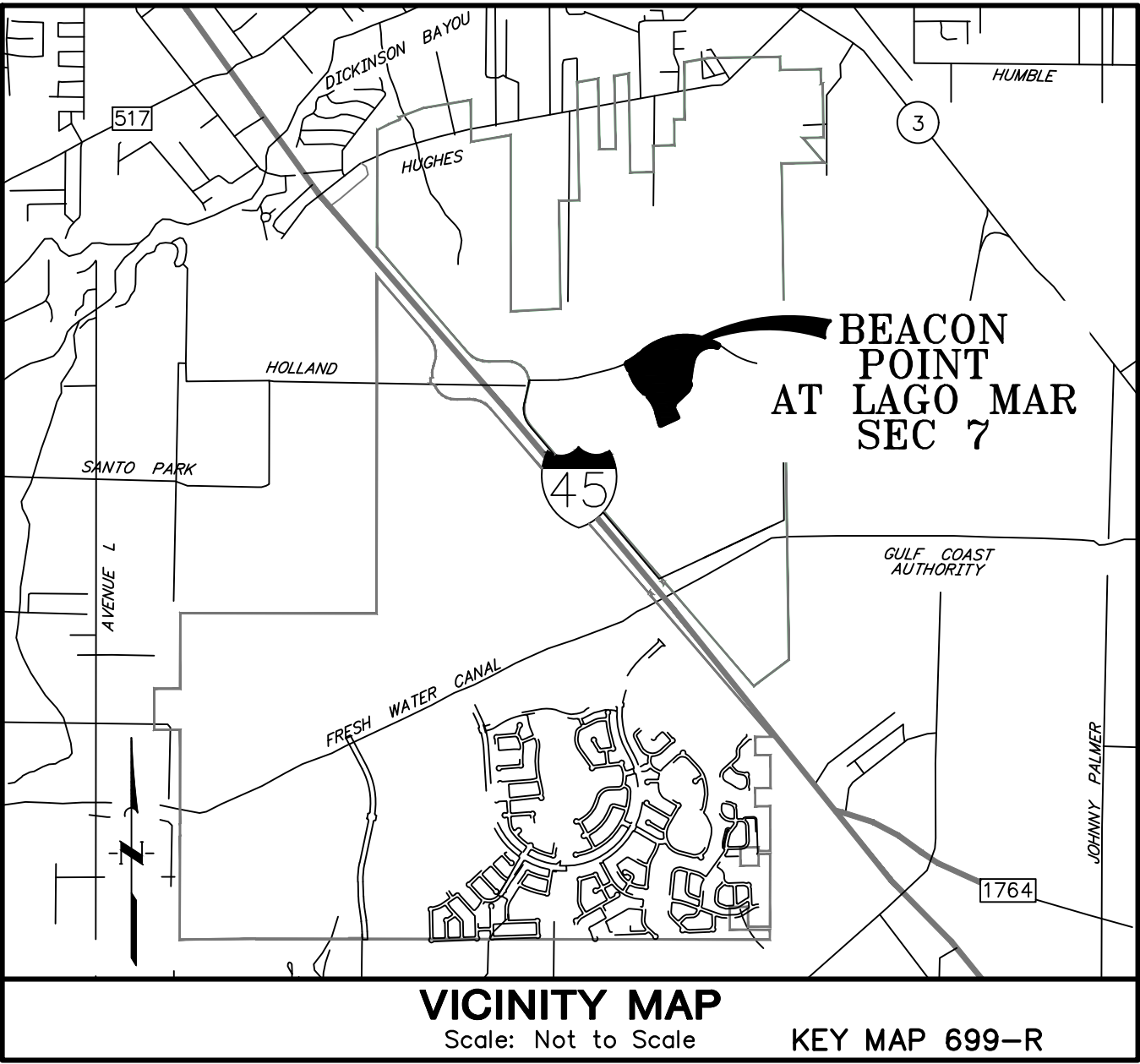
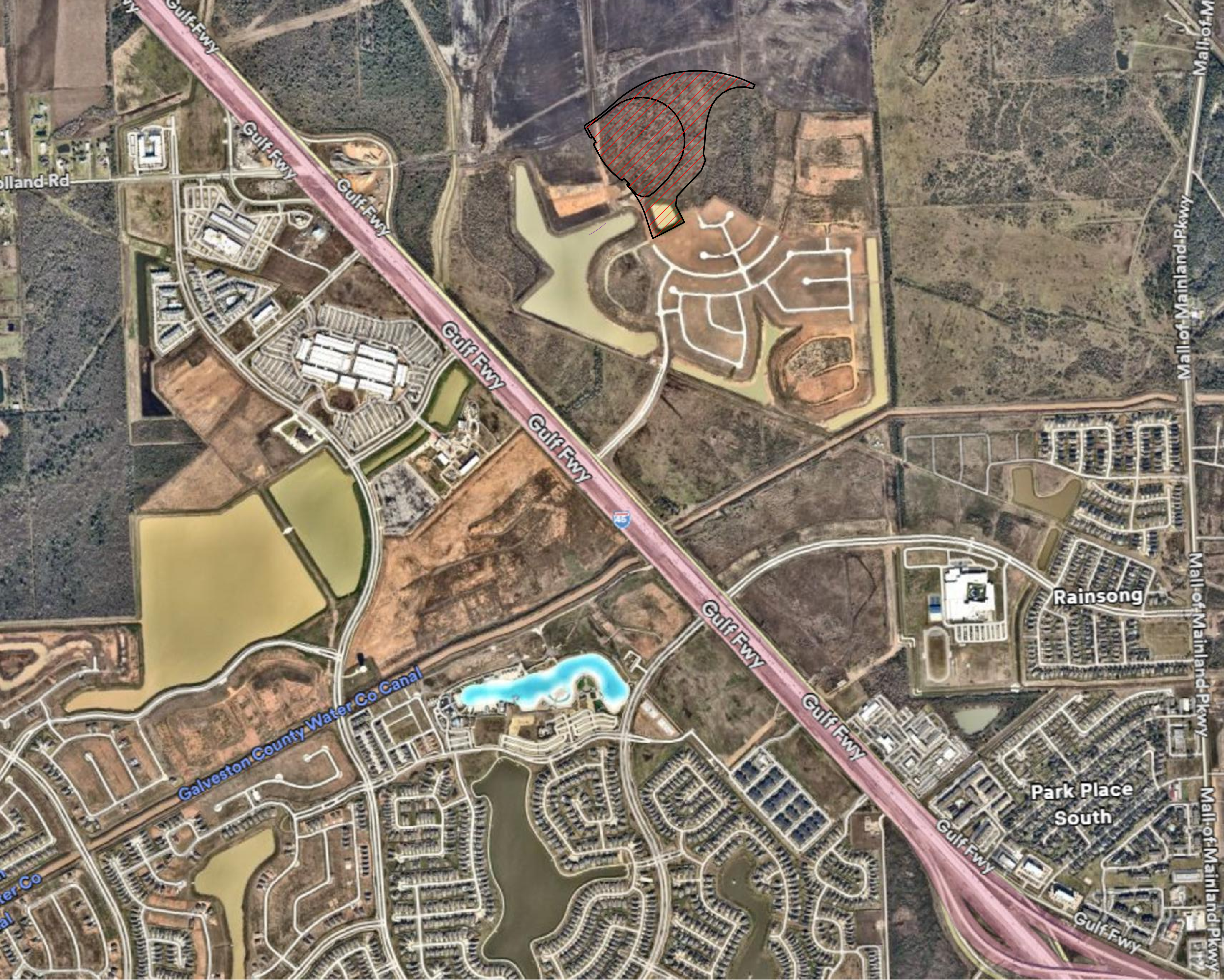
Chairman of the City of Texas City
Planning Board

PRELIMINARY PLAT BEACON POINT AT LAGO MAR SEC 7

A SUBDIVISION OF 33.21 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
64 LOTS 4 RESERVES 2 BLOCKS
JANUARY 2025

OWNER
AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company
480 WILDWOOD FOREST DRIVE, SUITE 801
THE WOODLANDS, TEXAS 77380
(281) 598-1111

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337



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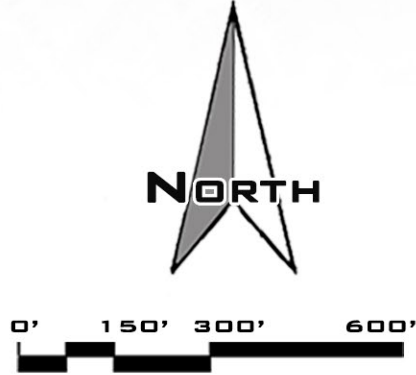
BEACON POINT

±386.13 Acres
Texas City, Texas

Beacon Point
at Lago Mar
Sec 7



LAND USE TABLE		
	Lot Count	Acreage
40'x120'	50	196.5 Ac
45'x120'	120	
50'x120'	213	
55'x120'	123	
60'x120'	207	
65'x120'	11	
70'x120'	32	
Open Space/Other	-	96.7 Ac
Commercial	-	
Detention	-	
Rec	-	
Lift Station	-	
TOTAL	756 Lots	386.1 Ac



SCALE: 1"=300'
DATE: 9.3.2024

STAFF REPORT

To: Planning Board - Regular Meeting on February 17, 2025

From: Kim Golden, Engineering & Planning 

CC: Doug Kneupper, P.E.

Date: February 14, 2025

Re: Nicolet Bend Drive – Preliminary Plat

Background: Nicolet Bend Drive is a second point of access for Phase II of Beacon Point at Lago Mar. The first point of access, Beacon Point Blvd, connects to the northbound frontage road of the Gulf Freeway (I-45) and was constructed as part of Phase I. Beacon Point Blvd will be accepted during closeout of Phase I. Phase I developed 243 lots. Phase II will develop a total of 317 more lots for a total of 560 developed lots when Phase II is fully platted. This number of lots requires an independent, second point of access. Nicolet Bend Drive is that second point of access.

Preliminary Plats for Sections 4, 5, 6 and 7 of Beacon Point at Lago Mar are being presented to the Planning Board contemporaneously with the Preliminary Plat for Nicolet Bend Dr. The Preliminary Plat for Section 3B (renamed Section 9) which is developing 39 lots in Phase II was previously approved by the Planning Board on December 2, 2024.

Requested Action: The applicant is requesting Preliminary Plat approval for an 80ft right of way and 2.92 acres to develop the approximate 1500 feet connection of Nicolet Bend Drive to Holland Rd. 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.

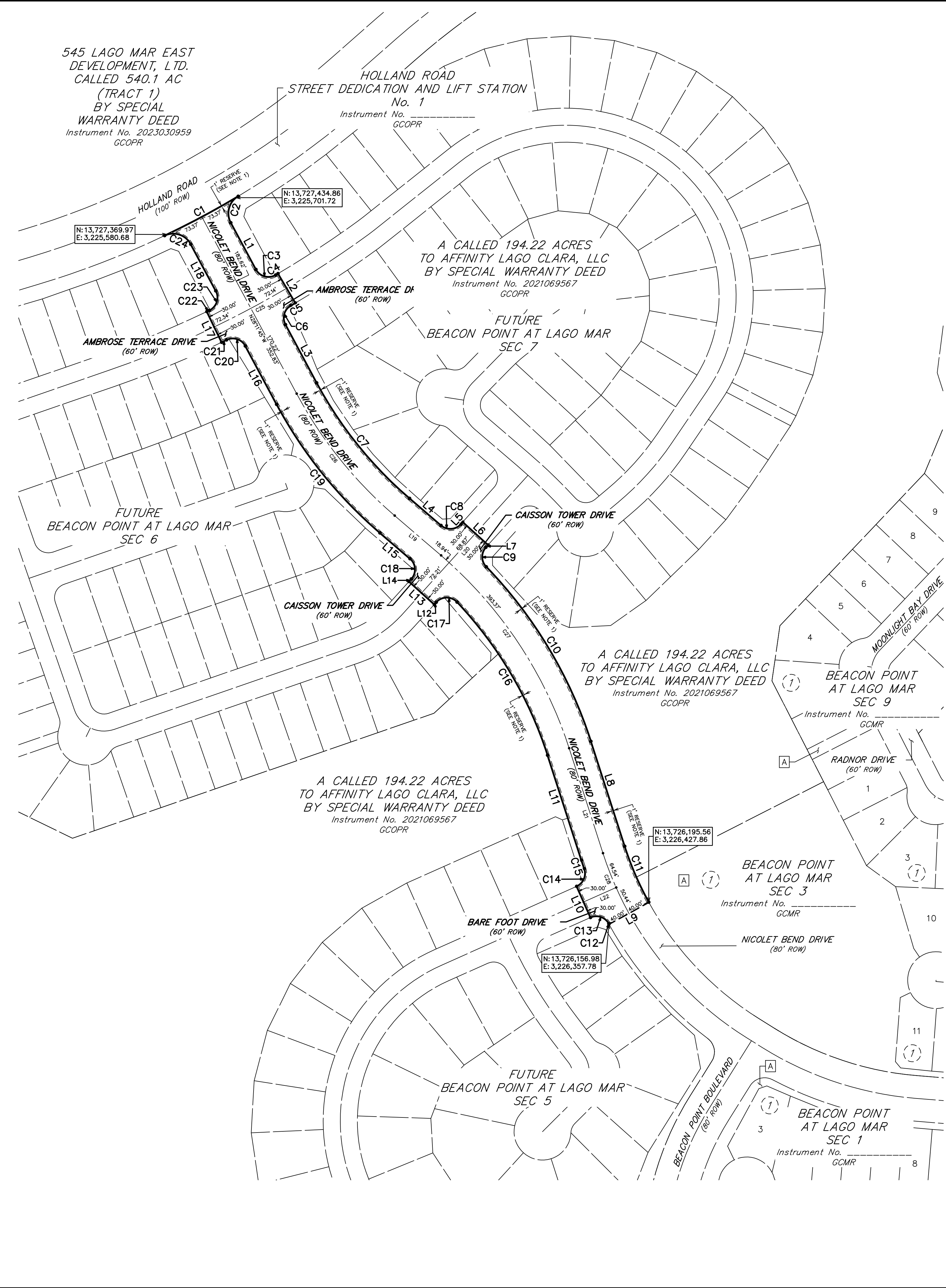
Staff Review/Analysis: The Preliminary Plat is intended to be an opportunity to review the lot configuration, utility layout, and street patterns. Preliminary one-line drawings showing the locations of utility lines, drainage and detention features, and the street patterns, have been submitted for review and approved. In addition to the extension of the street, extension of the 12-inch water main, 12-inch sanitary sewer gravity main and 24-inch storm sewer will be included in the construction project.

The Preliminary Plat and one-lines for the Holland Rd extension have been reviewed and comments returned to the developer. A resubmittal is expected soon. Completion, inspection, testing and acceptance of Nicolet Bend Drive and the

"the place where COMMUNITY MATTERS"

extension of Holland Rd will be conditions for the recording of the final plats for Beacon Point at Lago Mar Sections 4, 5, 6, 7 and 9.

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 Nicolet Bend Drive does this. Staff have reviewed the Preliminary Plat with all the supporting documents and offer no objections to approval.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°11'45"E	93.25'
L2	S30°28'58"E	60.00'
L3	S28°11'45"E	116.29'
L4	S49°20'58"E	73.00'
L5	N42°05'50"E	5.00'
L6	S47°54'10"E	60.00'
L7	S42°05'50"W	5.73'
L8	S17°51'05"E	194.01'
L9	S61°10'09"W	80.00'
L10	N24°00'51"W	60.00'
L11	N17°51'05"W	194.01'
L12	S42°05'50"W	5.00'
L13	N47°54'10"W	60.00'
L14	N42°05'50"E	6.04'
L15	N49°20'58"W	69.71'
L16	N28°11'45"W	116.51'
L17	N25°42'12"W	60.00'
L18	N28°11'45"W	93.02'
L19	N49°20'58"W	107.43'
L20	S42°05'50"W	141.08'
L21	N17°51'05"W	194.01'
L22	N65°59'09"E	62.72'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1550.00'	5°25'28"	146.74'	N61°48'14"E	146.69'	73.43'
C2	35.00'	87°17'16"	53.32'	S15°26'53"W	48.31'	33.38'
C3	25.00'	92°07'07"	40.19'	S74°15'19"E	36.00'	25.94'
C4	1702.00'	0°10'06"	5.00'	N59°36'05"E	5.00'	2.50'
C5	1762.00'	0°17'56"	9.19'	S59°40'00"W	9.19'	4.59'
C6	25.00'	88°00'43"	38.40'	S15°48'36"W	34.74'	24.15'
C7	710.00'	21°09'13"	262.13'	S38°46'22"E	260.65'	132.58'
C8	25.00'	88°33'12"	38.64'	N86°22'26"E	34.91'	24.38'
C9	25.00'	86°07'50"	37.58'	S00°58'05"E	34.14'	23.37'
C10	790.00'	26°10'54"	361.00'	S30°56'32"E	357.86'	183.71'
C11	560.00'	10°58'46"	107.31'	S23°20'28"E	107.15'	53.82'
C12	640.00'	0°04'21"	0.81'	N28°47'41"W	0.81'	0.41'
C13	25.00'	85°15'21"	37.20'	N71°23'11"W	33.86'	23.01'
C14	25.00'	85°15'21"	37.20'	N23°21'28"E	33.86'	23.01'
C15	640.00'	1°25'07"	15.85'	N18°33'39"W	15.84'	7.92'
C16	710.00'	25°26'45"	315.32'	N30°34'28"W	312.74'	160.30'
C17	25.00'	94°36'19"	41.28'	S89°24'00"W	36.75'	27.09'
C18	25.00'	91°26'48"	39.90'	N03°37'34"W	35.80'	25.64'
C19	790.00'	21°09'13"	291.67'	N38°46'22"W	290.01'	147.51'
C20	25.00'	87°49'08"	38.32'	N72°06'19"W	34.68'	24.07'
C21	1762.00'	0°18'41"	9.58'	S64°08'27"W	9.58'	4.79'
C22	1702.00'	0°10'06"	5.00'	N64°12'45"E	5.00'	2.50'
C23	25.00'	92°19'27"	40.28'	N17°57'58"E	36.07'	26.04'
C24	35.00'	87°17'17"	53.32'	N71°50'23"W	48.31'	33.38'
C25	1732.00'	4°46'45"	144.47'	N61°54'25"E	144.43'	72.28'
C26	750.00'	21°09'13"	276.90'	N38°46'22"W	275.33'	140.04'
C27	750.00'	31°29'53"	412.31'	N33°36'02"W	407.14'	211.51'
C28	600.00'	10°58'46"	114.98'	N23°20'28"W	114.80'	57.66'

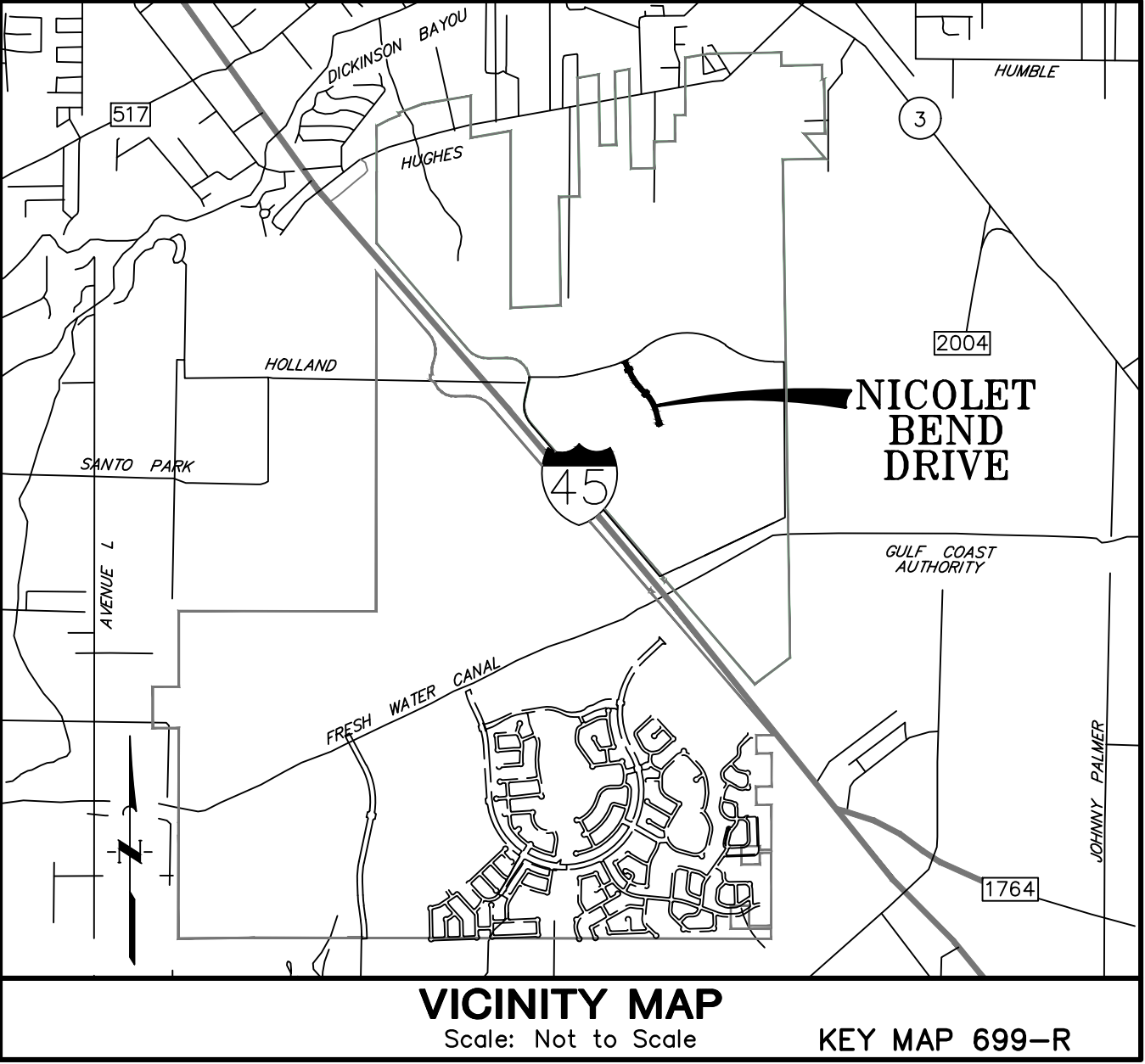
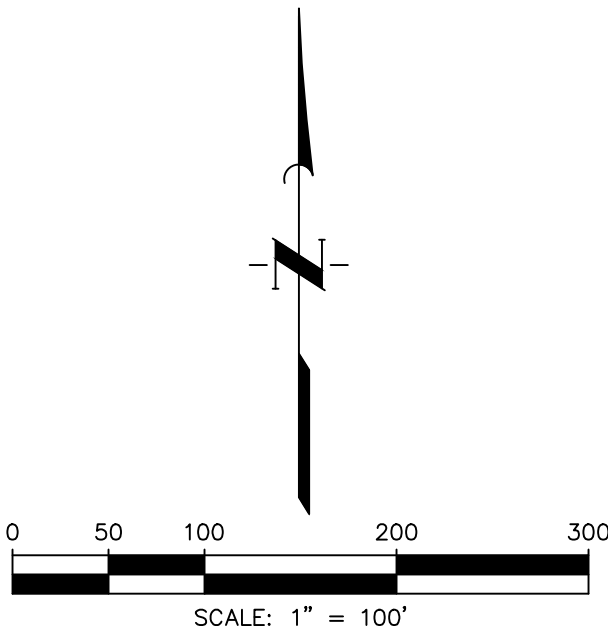
PRELIMINARY PLAT

Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of street, water, sewer, and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the _____ day of _____, 20____, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

Secretary of the City of Texas City
Planning Board

Chairman of the City of Texas City
Planning Board



- Legend:
- AC "Acres"
 - BL "Building Line"
 - CF "Clerk's File"
 - Easmt "Easement"
 - F" "Found 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng. Property Corner")"
 - GCOR "Galveston County Deed Records"
 - GCMR "Galveston County Map Records"
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 - No. "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
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 - UE "Utility Easement"
 - VOL . . PG "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron (with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

- General Notes:
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 2) As of the date of the survey, according to the FEMA Map No. 48167C02456, dated August 15, 2019 the subject tract is situated within Unshaded Zone X as areas determined to be outside the 0.2% annual chance flood.
 - 3) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone No. 4204, and may be converted by applying the combined scale factor 0.99986706.
 - 4) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values.
 - 5) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.

NICOLET BEND DRIVE

A SUBDIVISION OF 2.92 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
JANUARY 2025

OWNER
AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company
480 WILDWOOD FOREST DRIVE, SUITE 801
THE WOODLANDS, TEXAS 77380
(281) 598-1111

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10804100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

STATE OF TEXAS §
COUNTY OF GALVESTON §

That AFFINITY LAGO CLARA, LLC, a Texas Limited Liability Company, by Donald P. Klein, Manager, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the herein above described property as Nicolet Bend Drive, 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 purposes 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 or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or 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 and 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 anyone.

AFFINITY LAGO CLARA, 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 rights unto the public against every person whomsoever 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 _____, 20____.

AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company.

By: _____
Donald P. Klein, Manager

To the best of my knowledge, there are no liens against this property.

Donald P. Klein, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Donald P. Klein, Manager of AFFINITY LAGO CLARA, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 Public in and for the State of Texas

Print Name

My commission expires: _____

On the _____, day of _____, 20____, 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 Nicolet Bend Drive 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.

AFFINITY LAGO CLARA, LLC
a Texas Limited Liability Company.

By: _____
Donald P. Klein, Manager

Witnesses:

On the _____ of _____, 20____.

This is to certify that all improvements to Nicolet Bend Drive have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

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

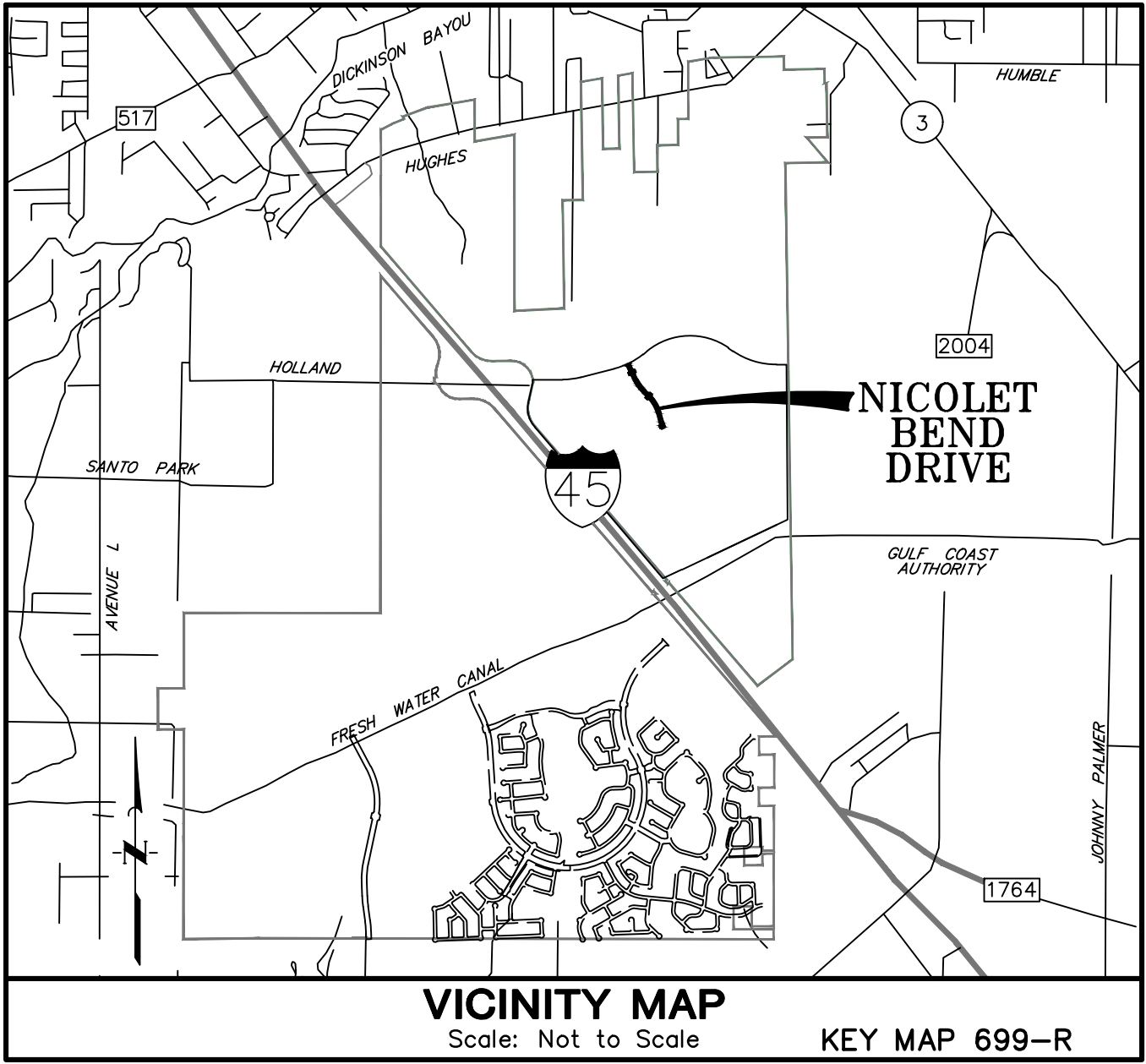
KNOWN ALL MEN BY THESE PRESENTS: I, the undersigned Steven Jares, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that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

Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned C. Chad Cagle, a 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.

C. Chad Cagle, P.E.
Registered Professional Engineer
Texas Registration No. 127624

STATE OF TEXAS §
COUNTY OF GALVESTON §



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 _____, 20____, at _____ 0'clock, _____m, and duly recorded on _____, 20____, at _____ 0'clock, _____m, in Instrument # _____, Galveston County Map Records.

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

Dwight D. Sullivan
Galveston County, Texas

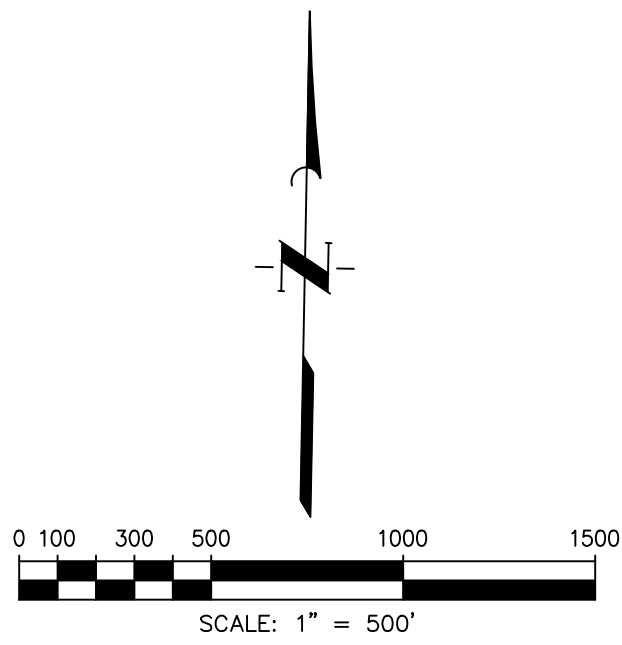
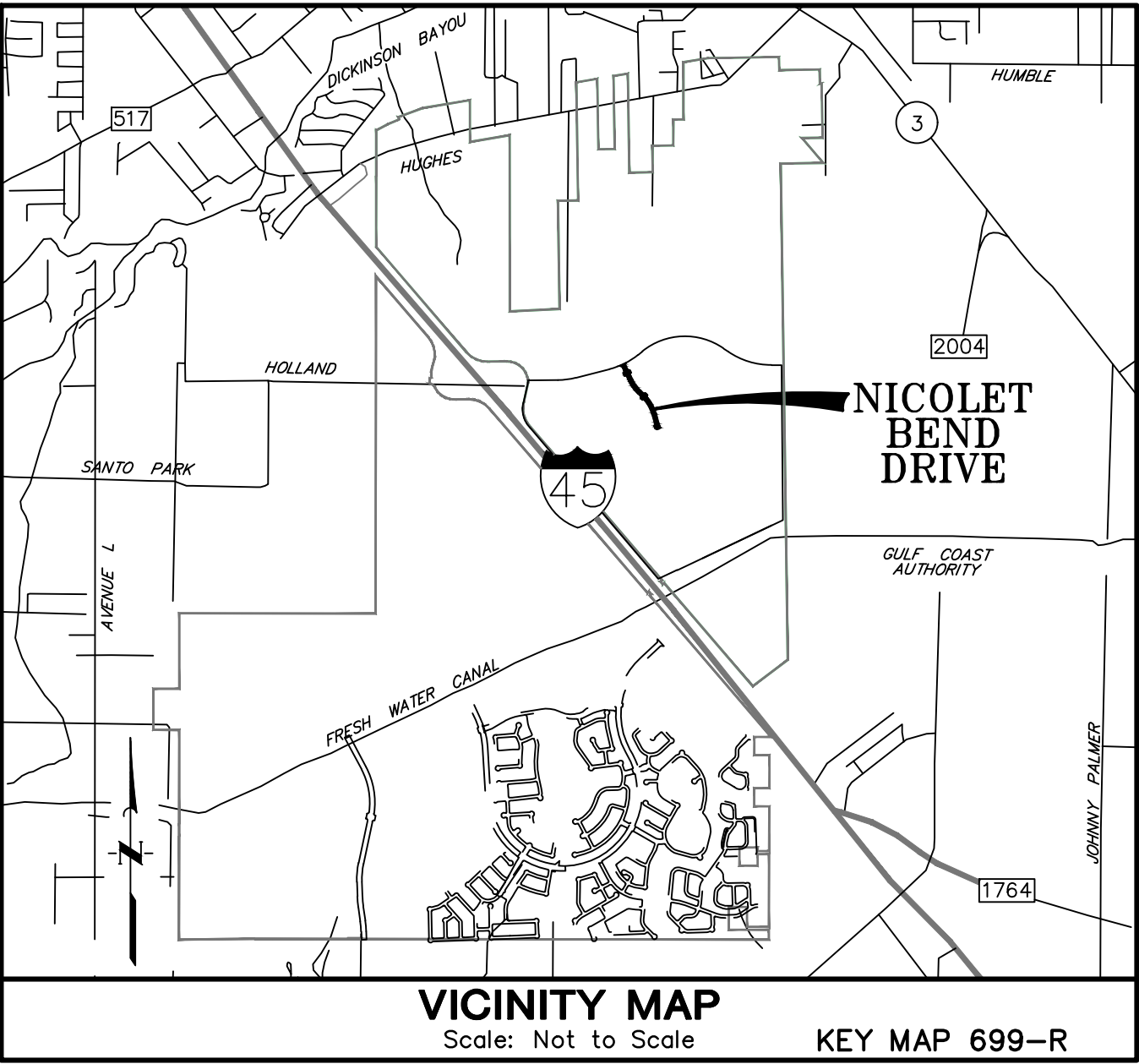
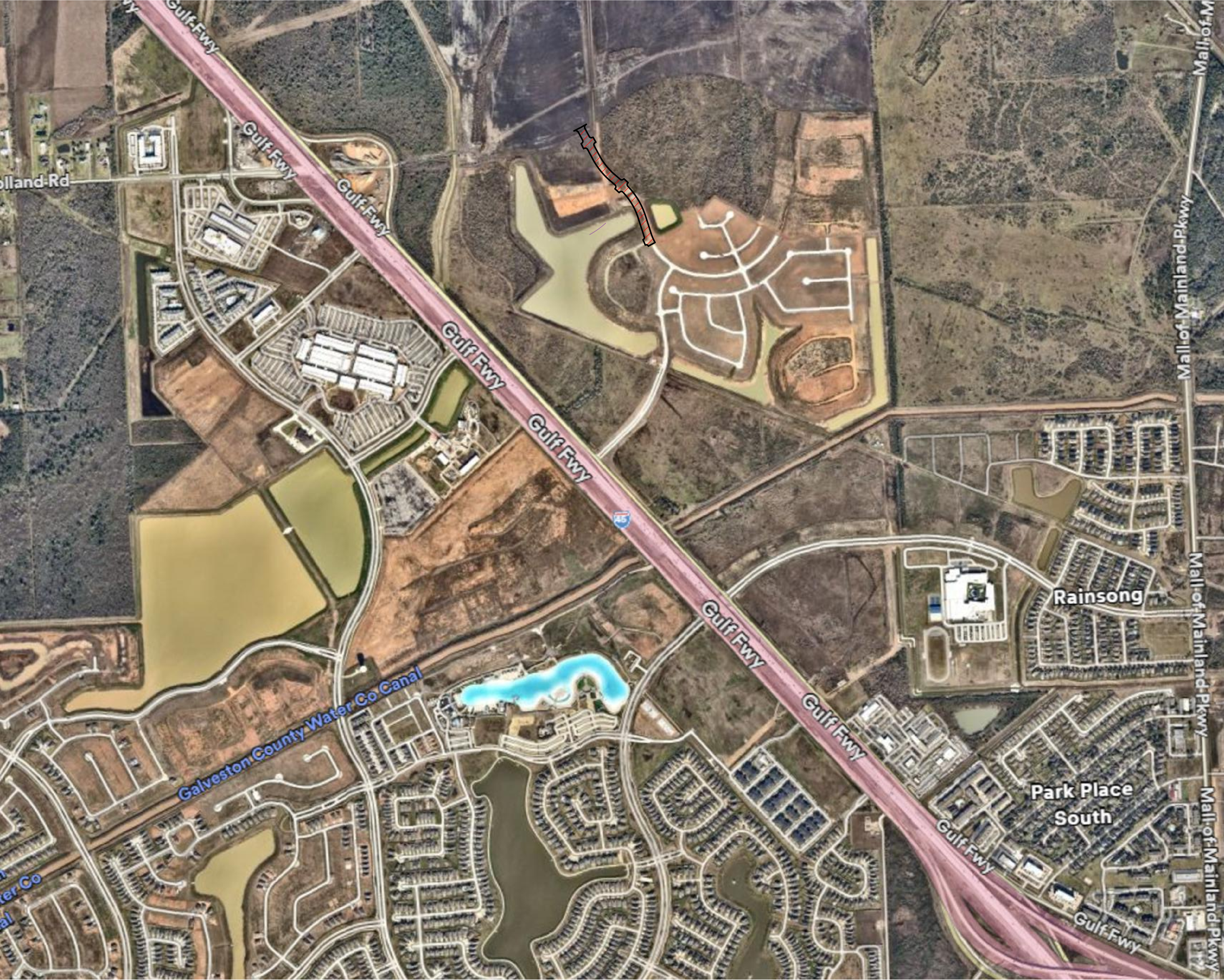
By: _____
Deputy

NICOLET BEND DRIVE

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ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10806100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



NICOLET BEND DRIVE

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OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS

FEBRUARY 2025



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6390 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

BEACON POINT

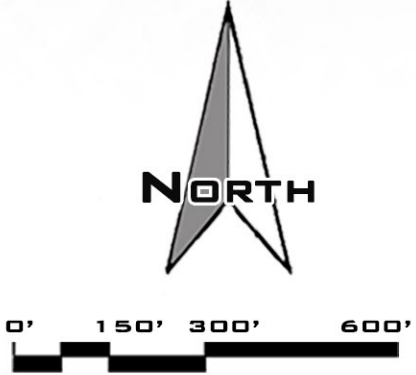
±386.13 Acres

Texas City, Texas

Beacon Point
at Lago Mar
Nicolet Bend
Drive



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DATE: 9.3.2024