

Zoning Change - TownHarbour Estates PUD (PUD-21-0002)

Request

Make a recommendation to City Council to rezone approximately 37.2 acres by repealing the Planned Unit Overlay District (-PUD) and creating a new PUD for properties zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and “RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay), legally described as Tracts 2, 2-1, 2-2, 3 and 4 of the M. Muldoon Survey, the southern 10 feet of Lot 34, Lot 35, Block 5 and Lots 1 thru 16, Block 9 of the Lakeside Addition Subdivision, generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094) and east of South Shore Boulevard in the 600 block of Lakeside Drive in League City, Texas.

The applicant proposes to repeal the existing Town Harbour Estates Planned Unit Development (PUD) and create a new PUD document in the northeast corner of League City consisting of approximately 103 residential lots on the southern shore of Clear Lake in League City. A retained signature feature of the development is a water canal where watercraft may enter and exit to Clear Lake along with other amenities such as a community marina, outdoor gathering areas, and an exercise trail. Since the applicant is proposing a new PUD document for the development, an updated PUD document has been attached.

The development regulations specified within the new PUD document will supersede those in the Unified Development Code (UDC). Otherwise, the development will comply with the requirements of the UDC. Additionally, the PUD document will be included with the ordinance, making the specific development regulations for TownHarbour Estates PUD enforceable.

**Applicant/
Owner**

Joe Watson of Axis Point Developers, LLC.

City Council

Public Hearing & First Reading – July 27th, 2021; *Second Reading – August 10th, 2021*

Location

Generally located on the west side of Lakeside Drive, north of Marina Bay Drive (FM 2094), and east of South Shore Boulevard in the 600 block of Lakeside Drive.

**Citizen
Response**

129 – Notices Mailed to Property Owners within 200 feet
0 – Communications of Support Received
0 – Communications of Opposition Received

Attachments

1. Zoning Map
2. Aerial Map
3. PUD document (with Master Plan)

The Commission should consider the following in its deliberation, which shall be utilized to substantiate its findings.

Background

August 10, 1999 – The property was initially zoned as “SD-C” (Suburban Development Commercial) and R-1 (Single-Family Residential). The “SD” zoning was used to “classify undeveloped property until such time as a permanent land use classification could be established.”

August 30, 2005 – The property was rezoned to “CM” (Commercial Mixed Use) and “RSF-7” (Single-family residential with a minimum lot size of 7,000 square feet) as part of League City’s City-wide Text and Map Rezoning of 2005.

August 12, 2006 – The Lakeside Subdivision portion of the development was rezoned from

“RSF-7” to “RSF-5”. The entire subdivision was rezoned since the actual size of the lots in the subdivision better reflected the standards set forth in “RSF-5” zoning district as well as would prevent future issues that would have prevented citizens from rebuilding on their lots after a catastrophic event.

November 14, 2017 – City Council approved Resolution No. 2017-196, which consented to the annexation of approximately 37 acres of property for the proposed Town Harbour Estates development into the Bay Colony West Municipal Utility District.

October 9, 2018 – City Council adopted Ordinance No. 2018-30, approving the Town Harbour Estates PUD.

April 22, 2021 – The Applicant held a neighborhood meeting at League City’s South Shore Harbour Resort to create a new PUD. The submitted sign-in sheet indicates approximately 14 neighbors attended.

April 27, 2021 – The Applicant submitted a rezone request to the Planning Department requesting a new TownHarbour Estates Planned Unit Development.

June 18, 2021 - Notice of public hearings published in the newspaper. Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the property.

July 6, 2021 - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

July 27, 2021 – City Council is scheduled to conduct a public hearing and consider request on first reading.

August 10, 2021 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The property is relatively flat with sporadic trees throughout and no natural water courses running through the property. There are wooden remnants of docks and previous structures along the coastline of Clear Creek and there are a number of protected trees on the property. All of the vegetation and wooden debris along the waterline will be removed during the clearing/construction phase for the infrastructure.

Direction	Surrounding Zoning	Surrounding Land Use
North	Clear Lake and "RSF-5"	Clear Lake and Lakeside Subdivision
South	"RMF-2-PUD", "RMF-1.2-PUD and "CG-PUD"	Undeveloped Multi-Family Property, Assisted Living Facility and Commercial Offices
East	"CG" and "RSF-5"	Undeveloped Commercial Property and Lakeside Subdivision
West	ROW, "RMF-1.2-PUD"	Enterprise Drive (Private) and Multi-Family Apartment Complexes

Conformity with Comprehensive Plan

The Future Land Use Map in the 2035 Comprehensive Plan identifies the area as “Enhanced Auto Dominant Residential.” The intent of the Enhanced Auto Dominant Residential area focuses on the automobile where driveways are a larger percentage of single- or multi-family frontages with setbacks deep enough to allow for parking. Garages also become a dominant part of the architecture with lots being smaller in size. Overall, lot coverage and impervious coverage is greater while spaces between buildings is smaller. The proposed development is compliant with the proposed Future Land Use Map.

Justification of the Planned Unit Development

The intent of the proposed TownHarbour Estates PUD is to encourage high quality development by providing for greater flexibility in developing the master plan over the course of the project to adjust and to adapt to various market and design driven issues over time. In return for allowing such flexibility, this development will provide additional on and off-site enhancements and amenities such as:

- Partnering with League City in a Developer's Agreement to:
 - 1) Expand (dedication of right-of-way) and reconstruct approximately 1,700 feet of Lakeside Drive between Marina Bay Drive (FM 2094) and West Drive.
 - 2) Reconstruct approximately 250 feet of West Drive to incorporate the gated entry.
 - 3) Design and construct drainage infrastructure to incorporate the existing stormwater drainage from adjacent Lakeside Addition into the proposed development.
 - 4) Reconstruct the intersection of Lakeside Drive at Marina Bay Drive (FM 2094) to incorporate dedicated turn lanes.
- Install hardscaping and landscaping along the entry roads (Lakeside Drive and West Drive) leading into the center of the development.
- Install hardscaping and heavily landscaping the interior of the development with view sheds towards Clear Lake inclusive of passive and active parks including docks, seating areas, raised gardening and bird watching.
- Raise the houses above the proposed Base Flood Elevation (BFE) as well as to the City's Floodplain Ordinance.

Parkland/Open Space & Tree Mitigation

The development is required to provide a minimum of 1.37 acres of parkland. The Parks Director has approved park areas comprised of 1.40 acres of parkland for the TownHarbour Estates PUD. An additional 8.1 acres of open space is also being provided as part of the development, which provides a total of approximately 9.5 acres of parkland and open space. The Parks fees will be assessed at the fee in place at the time the plat is recorded. The fee is currently \$3,000 per dwelling unit.

A Tree Disposition Plan was submitted for the original PUD, which indicated there were a total of 865 caliper inches of protected trees on the property at the time. Since then, League City has updated its Tree Preservation ordinance and the Applicant is currently in the process of updating the Tree Disposition Plan based on the new ordinance. As a result, any tree mitigation will adhere to the current requirements.

Access and Traffic Impacts

The primary point of access is Marina Bay Drive (FM 2094) via Lakeside Drive, West Drive and private local streets. The streets inside the gated portion of the development will be private which requires approval of a Private Streets Agreement, which are attached to the PUD document (See Exhibit G). Secondary access is provided by two gated accesses: one from Enterprise Avenue to the west and one from Bluebonnet Street to the east. Both gated accesses will be for emergency vehicles only.

Utilities

The utilities will be designed and constructed to the standards of League City General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department and the Texas Commission on Environmental Quality (TCEQ).

On November 14, 2017, City Council approved Resolution #2017-196, consenting to the annexation of the property proposed for the TownHarbour Estates PUD into the Bay Colony West Municipal Utility District.

Water, sanitary sewer, and stormwater utilities exist to the boundaries of the proposed development. Engineering staff indicates that, based on the City's current Master Water/Wastewater Plan, there is adequate capacity available to serve the proposed development.

Electrical utilities will be constructed to standards set forth by the City of League City's Subdivision and Development regulations. In addition, all electrical equipment (i.e. transformers and switchgear) will be underground or pad mounted.

**Floodplain &
Dredging
Permits**

On June 6, 2018, the United States Army Corps of Engineers (USACE) approved the applicant's request to dredge the canal from the Clear Lake Channel along the shoreline of Clear Lake. In addition, the applicant will be required to follow the conditions mentioned in the approval letter.

The entire TownHarbour Estates project is currently located in the 100-year floodplain. The Developer will elevate the building pads to the proposed floodplain level currently identified by the FEMA maps. The soil provided from dredging the canal will be used to raise the property outside of the floodplain.

**Developer's
Agreement**

As a result of continued discussions between the Applicant and the City of League City, a Developer's Agreement is being created to incorporate additional off-site infrastructure improvements largely focusing on the improvement/expansion of Lakeside and West Drives as well as stormwater drainage in the Lakeside Subdivision area. Due to the fact that the on and off-site work will be dependent upon each other, should the PUD request be approved, a condition is recommended that the Developer's Agreement be approved by City Council prior to any development approvals.

**Exceptions
(Variances)**

Below is a list of variances for consideration:

1. Concept Plan:

Requirement: Concept Plans are incorporated into the PUD document for consideration and later comparison with future master plan and their revisions.

Proposal: Substitute the Master Plan for the Conceptual Plan in the PUD document.

Recommendation: Staff recommends approval given the fact that the proposed development is a small residential development and would save the development time.

2. Block Length:

Requirement: Maximum length between intersections (Block length) is 1,200 feet.

Proposal: Allow for an increase of the maximum block length to approximately 1,700 feet as shown in the Master Plan.

Recommendation: Staff recommends approval, conditionally that the proposed distance as shown in the master plan is not lengthened and given that the adjacent existing Lakeside Addition Subdivision does not have an intersection to connect with between West Drive and Bluebonnet Street.

3. Cul-de-Sac Length:

Requirement: Maximum length between the center of an intersection and a cul-de-sac is 880 feet in length.

Proposal: Lengthen the maximum cul-de-sac length by approximately 50 feet for the private street on the west side of the canal to 930 feet in length.

Recommendation: Staff recommends approval, conditionally that the proposed distance and lot widths as shown in the master plan is not lengthened and given the relatively small number of residential lots (28) within the private roadway segment. The roadway end is also designed as a hammerhead configuration in accordance with requirements for emergency services.

4. Right-of-Way Width:

Requirement: The minimum right-of-way width for all roadways is to be a minimum of 60 feet in width.

Proposal: It is proposed to have the roads at the end of the street and the emergency access to have rights-of-way at 50 feet in width.

Recommendation: Staff recommends approval, conditionally that only those roadway segments identified will be 50 feet in width. The segments are also in areas of minimal vehicular traffic due to their locations in the development.

5. Primary Entry Sign:

Requirement: Subdivision signs along arterial roadways are permitted to be a maximum of 16 square feet in size, a maximum of 8 feet in height and located outside of the right-of-way.

Proposal: Construct a lighthouse themed monument on private property being approximately 8-foot square at its base and 20-feet in height on which the development name would be placed.

Recommendation: Staff recommends approval with the conditions:

- 1) The sign not to be placed in Restricted Reserve 'M' as it may be acquired for right-of-way in the future, and;
- 2) All exterior lighting shall be full cut off (downlit only) and of a sufficient light level so as not to have any light spillage on to any adjacent nearby properties, cause glare to the neighborhood or the traveling public.

6. Secondary Entry Sign:

Requirement: Sign Ordinance does not account for subdivision signs on any roadway classification below an arterial street.

Proposal: Provide an off-set secondary entry sign proposed at the gated entry from West Drive, approximately 1,800 feet from the intersection of Lakeside Drive and Marina Bay Drive (FM 2094).

Recommendation: Staff recommends approval of a sign no more than 12 square feet in size and not more than 8-feet above the ground, located on one of the entry way walls with the condition that any associated exterior lighting shall use full cut off fixtures (downlit only) and of a sufficient light level so as not to have any light spillage on to any adjacent nearby properties, cause glare to the neighborhood or the traveling public.

Public Benefit vs. Imposed Hardship

Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

Should the requests be approved by City Council, the following would occur:

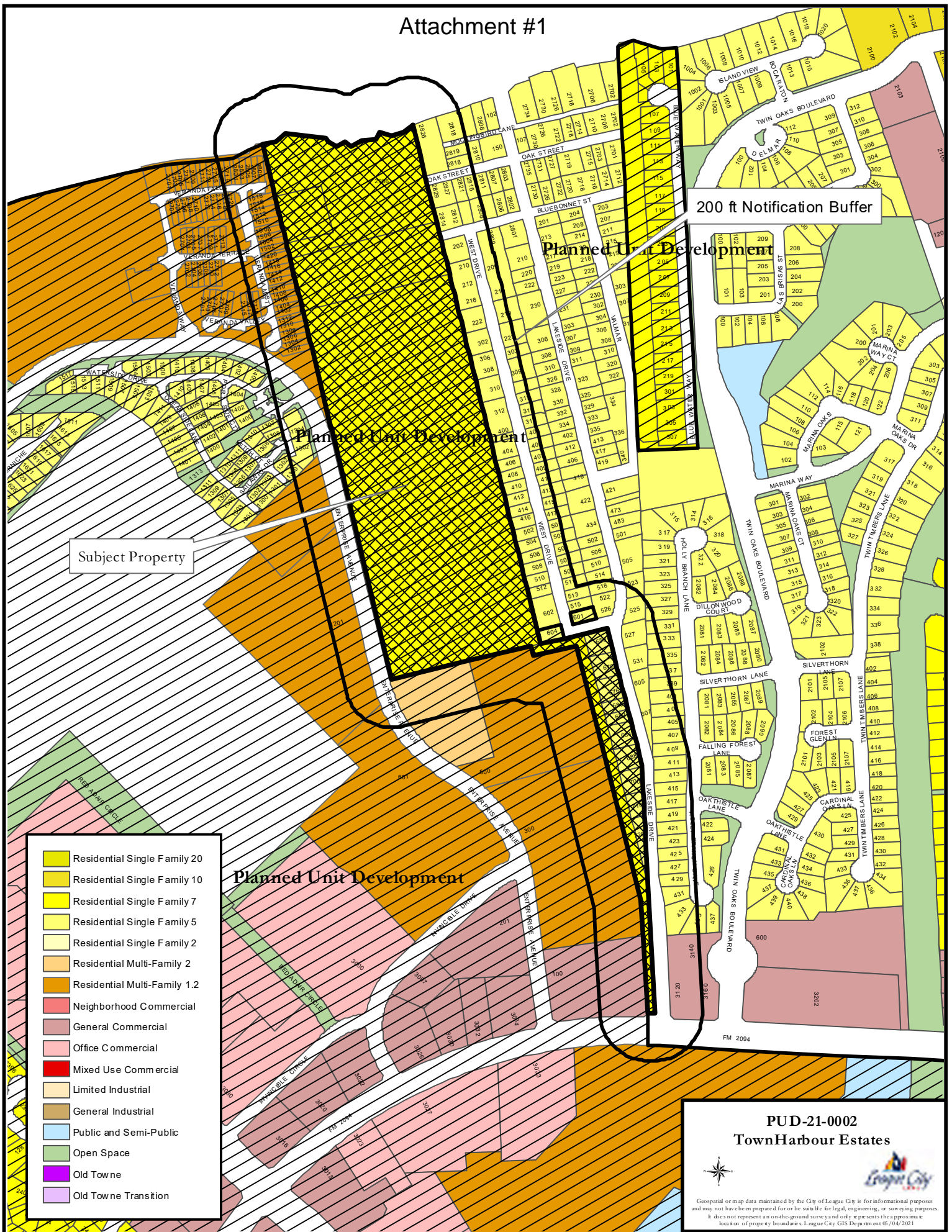
- The six (6) requested variances mentioned above would be approved,
- A Developer’s Agreement associated with this PUD for additional off-site improvements would be required prior to any approvals for the development,
- A 0.12-acre tract, not included in the new PUD area, would be rezoned to “RSF-5”,
- The existing PUD document will be repealed with the new PUD document taking its place,
- The attached Private Streets Agreement would be approved,
- The portion of West Drive between Lakeside Drive and the entrance to the development would be changed to TownHarbour Drive.

Recommendation Given that the request complements the Comprehensive Plan's Future Land Use Plan and that the proposed PUD meets the requirements of the Unified Development Code, staff recommends approval of the PUD with conditional approval of variance requests 1 thru 6 and subject to the approval of a Developer's Agreement by City Council.

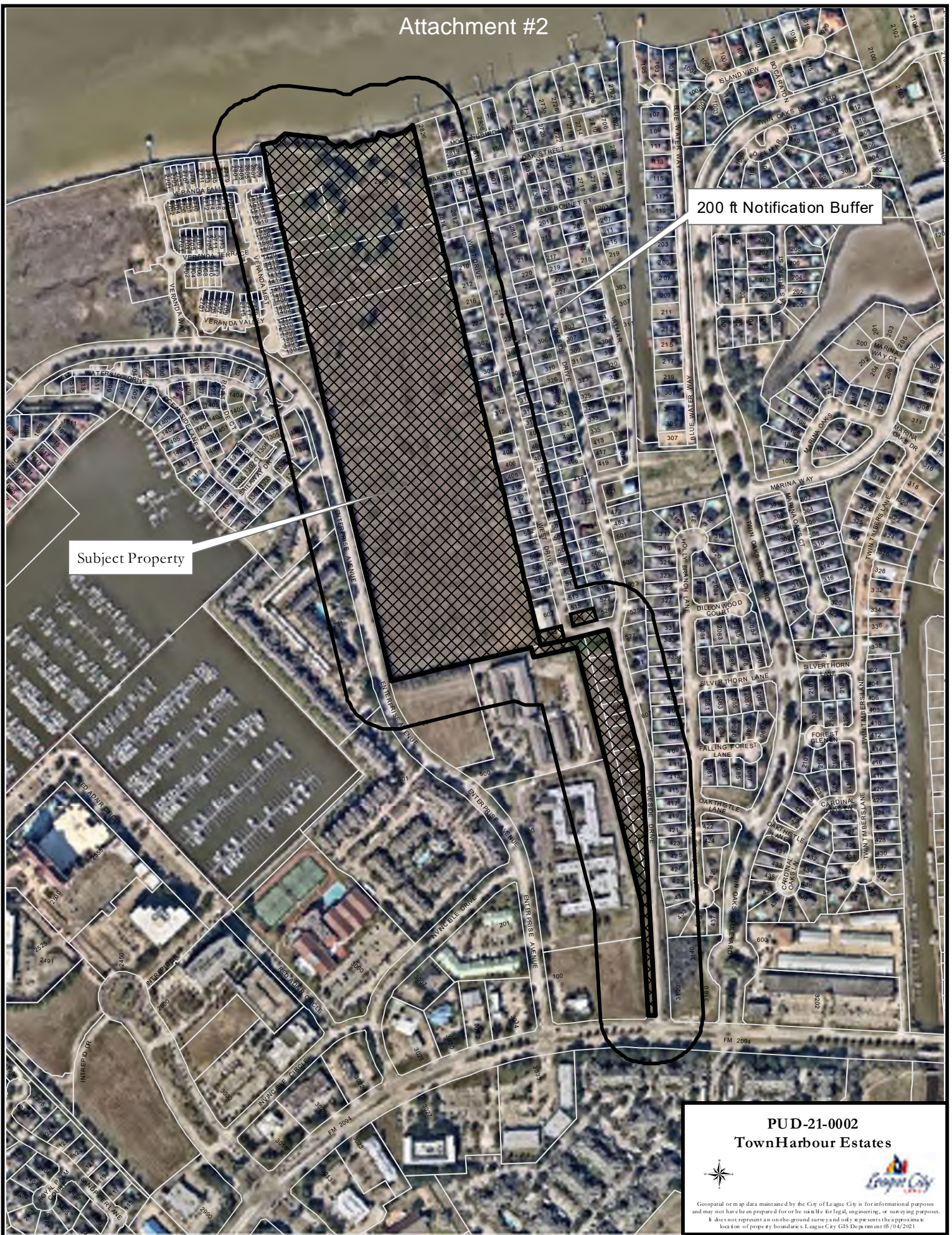
Proposed Motion Motion to approve Zone Change Application, PUD-21-0002 (TownHarbour Estates) with the associated PUD document, conditional approval of variance requests 1 thru 5 and the approval of a Developer's Agreement.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.

Attachment #1



Attachment #2



TownHarbour Estates Planned Unit Development Overlay District

**Prepared for:
Axis Point Developers**

**Prepared by:
City of League City Planning Department**



July 2021

Table of Contents

I. Introduction

II. Site Inventory

- A. Current Zoning
- B. Existing On-Site Conditions / Vegetation / Tree Protection
- C. Existing Physical Constraints

III. Proposed Description

- A. Compliance with Comprehensive Plan
- B. Description
 - a. Justification for PUD Overlay District
 - b. Development Schedule / Proposed Population
 - c. Proposed Land Uses / Zoning
 - d. Access, Mobility & Private Streets
 - e. Park Dedication / Park Fees and Open Space
 - 1. Additional Amenities
 - f. Subdivision Signage
 - 1. Primary Entry Sign
 - 2. Secondary Entry Sign
 - 3. Amenity Signs
 - g. Utilities
 - 1. Water Distribution System
 - 2. Wastewater Collection System
 - 3. Storm Drainage System
 - 4. Flood Levels and Potential Flooding
- C. Exceptions (Variances)

Attached Exhibits

Exhibit A - Area Location Map

Exhibit B - Project Aerial Map

Exhibit C – Land Title Survey

Exhibit D - Master Plan

Exhibit E – Zoning Map

Exhibit F – Water, Sewer, Stormwater Overlays

Exhibit G – Private Streets Agreement

I. Introduction

The TownHarbour Estates Planned Unit Development (PUD) is a 37.16-acre master planned community for approximately 103 residential homes on the southern shore of Clear Lake in League City. The development is more specifically located along on the north side of Farm to Market Road 2094, east of Farm to Market Road 270, and west of State Highway 146, approximately 4 miles east of Interstate 45 as depicted in Exhibit A.

This PUD document was prepared by the City of League City Planning Department as a result of an application for a Planned Unit Development (PUD) overlay on behalf of Axis Point Developers. This PUD has been developed in accordance with Section 3.10 of the League City Unified Development Code (UDC) titled *PUD Planned Unit Development Overlay District* (See Chapter 125: Article 3 of the League City Code of Ordinances). The PUD being proposed is intended to replace the original Town Harbour PUD that was adopted by City Council as Ordinance No. 2018-30 on October 9, 2018.

II. Site Inventory

A. Current Zoning

The properties are currently zoned “RSF-7-PUD” (Single-Family Residential with a minimum lot size of 7,000 square feet within a Planned Unit Development Overlay) and “RSF-5-PUD” (Single-Family Residential with a minimum lot size of 5,000 square feet within a Planned Unit Development Overlay).

B. Existing On-Site Conditions / Vegetation / Tree Protection

The property is relatively flat with no natural water courses running through the property. Ground elevations range from approximately 7 feet above sea level along the shores of Clear Lake to just over 11 feet above sea level in the southeast corner.

Overall, the property is largely mowed grass with sporadic trees growing throughout the property. There are some submerged structures in the northeast corner in Clear Lake. All of the vegetation and any existing structures will be cleared and removed during the clearing/construction phase for the infrastructure.

A Tree Disposition Plan was previously submitted for the property for the original PUD which indicated there were a total of 865 caliper inches of protected trees on the property. The Applicant is updating the Tree Disposition Plan and will coordinate with the City Arborist on mitigation of the site.

The mitigation of trees shall follow the City’s current mitigation requirements. (See Chapter 125, Article 7 of the League City UDC). The mitigation will occur during the development phase of the project. The City Arborist shall have the discretion to approve or deny a location for a tree based on professional standards of arbor care. The City Arborist must approve a Tree Planting Plan prior to the installation of any trees to be calculated towards any mitigation. Mitigated trees that die and/or are removed from the development must be replaced with a similar tree of the same caliper size at the time of removal.

C. Existing Physical Constraints

A summary of the existing physical constraints that affect the property are depicted on the survey in Exhibit C and are listed below:

- A 10-foot-wide waterline easement located along the southern property line of the large rectangular tract and between an easement along the eastern side of Enterprise Drive to the west and the southern right-of-way of West Drive.

- A 10-foot-wide utility easement (for above ground power lines) that lies along the eastern property lines of Lots 1 thru 15, Block 9 of the Lakeside Subdivision and directly adjacent to and along the western right-of-way line of Lakeside Drive.

DRAFT

III. Project Description

A. Compliance with Comprehensive Plan

League City's Future Land Use Plan, classifies the area as "Enhanced Auto Dominant Residential." The intent of the Enhanced Auto Dominant Residential district is to fully accommodate automobiles. Driveways take up a larger percentage of the roadway frontage, front setbacks are deep enough to allow for parking and garages are a more prominent portion of the front façade of the residences. Landscaping remains as important as in more suburban areas, yet lot coverage and distance between properties is smaller than those of a typical suburban character.

B. Description

The 37.16-acre TownHarbour Estates project is a partially gated, water-front/water-accessible, residential master planned community comprised of 103 single-family residential lots as depicted in Exhibit D. The community will be developed in three (3) phases.

TownHarbour Estates' most recognizable feature will be a 100-foot wide private, navigable, man-made central canal which will extend over 2,000 feet from Clear Lake, southwards along the center of the main property. A marina will be located near the entrance to Clear Lake and accessible on both sides of the canal by the adjacent waterfront lots and from the development's private streets. The residential properties will consist of:

- 8 Clear Lake Estate Lots along the shore of Clear Lake with a minimum lot sizes being approximately 60' wide and 221' in length. These lots will also have an increased front building setback of 35 feet;
- 23 Residential 70' wide Canal Lots set along both sides of the canal towards Clear Lake with a minimum lot size being approximately 70' in width and 145' in length;
- 31 Residential 60' wide Canal Lots set along both sides and towards the inland side of the canal with a minimum lot size being approximately 60' in width and 145' in length;
- 29 Residential Off-Water lots along the west side of the development with a minimum lot size 60' in width and 120' in length;
- 12 Residential Lots located along Lakeside Drive and West Drive with a minimum lot size being approximately 65' in width by 127' in length. NOTE: These lots will not be located within the gated portion of the development.

a. Justification for PUD Overlay District

The intent of this PUD document is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics and its location in accordance with the PUD regulations of the Unified Development Code.

A revised Planned Unit Development (PUD) Overlay district is being sought for the TownHarbour Estates for greater flexibility in developing the master plan over the course of the project to adjust and adapt to various design issues. In return for allowing such flexibility, this development will provide additional on and off-site enhancements and amenities such as:

- Partnering with League City in a Developer's Agreement to:
 - 1) Expand (dedication of right-of-way) and reconstruct approximately 1,700 feet of Lakeside Drive between Marina Bay Drive (FM 2094) and West Drive.
 - 2) Reconstruct approximately 250 feet of West Drive to incorporate the gated entry.
 - 3) Design and construct drainage infrastructure to incorporate some of the existing stormwater drainage from adjacent Lakeside Addition into the proposed development.
 - 4) Reconstruct the intersection of Lakeside Drive at Marina Bay Drive (FM 2094) to incorporate dedicated turn lanes.

- Install hardscaping and landscaping along the entry roads (Lakeside Drive and West Drive) leading into the center of the development.
- Install hardscaping and heavily landscaping the interior of the development with view sheds towards Clear Lake inclusive of passive and active parks including docks, seating areas, raised gardening and bird watching.

Since the PUD document is attached to the adopting ordinance, items specified in this document are enforceable. Any interpretations of the PUD shall be made by the Executive Director for Development Services or their designee. All items that are not specifically discussed within this PUD document shall be addressed through the League City UDC (See Chapter 125 of the League City Code of Ordinances).

b. Development Schedule / Proposed Population

The Applicant estimates that it will take approximately 2 years for all lots to be platted once the infrastructure approvals are given for the TownHarbour Estates PUD. It is anticipated that around 50 homes would be constructed per year with a proposed overall population of approximately 290 residents.

As mentioned previously, development is proposed to be constructed in three phases as is shown in Exhibit D. A description of the phasing is below:

Phase I:

The first phase will consist of the 12 residential lots along the west side of Lakeside Drive. Construction and platting for this portion of the development is anticipated to take approximately 7 months. In conjunction with the work on Phase I, additional off-site work will be performed as a result of a separate Developer's Agreement approved by City Council. This off-site work includes the reconstruction of Lakeside Drive.

Phase II:

The second phase will consist of the central canal, the marina and all 61 residential lots west of the canal. Development and platting for this portion of the development is anticipated to take approximately 6 months.

Phase III:

The third phase will consist of the remaining 30 residential lots located east of the central canal. Development and platting for this portion of the development is anticipated to take approximately 4 months.

c. Proposed Land Uses / Zoning

The Land Use Table below provides a detailed tabulation of each land use and their respective acreages and percentage of the gross land area.

Land Use Category		Acreage (In Acres)	% of Gross Acreage
Constraints		6.65	17.89%
Streets		6.33	
Dedication of Right-of-way (Lakeside Drive)		0.32	
Community Elements		9.50	25.57%
HOA Parks		1.40	
TownHarbour Park (northern half)		0.525	
Arbor Park		0.434	
Harbour Way Park		0.143	
Sea Way Park		0.299	
Open Space		8.10	
Waters' Edge Park		0.122	
TownHarbour Park Open Space (southern half)		0.525	
Trails End Park		0.544	
East Cove Park		0.143	
West Cove Park		0.144	
Cove Harbour Marina		2.200	
Waters' Edge Canal		4.371	
Landscape Reserve M		0.051	
Single-Family Residential	# of Lots	21.01	56.54%
Clear Lake View Lots (60' X 221')	8	2.44	
Canal Lots (70' X 145')	23	5.36	
Canal Lots (60' X 145')	31	6.19	
Off-Water "Un-Gated" Lots (60' X 135')	12	2.23	
Off-Water "Gated" Lots (60' X 120')	29	4.79	
Total	103	37.16	100.00

The residential lots will be developed from the development standards for the base zoning districts except as noted in Section III.C., discussing PUD variances. The density of the dwelling units in the TownHarbour Estates PUD will not be increased. Given the proposed boundaries of the PUD, a zoning designation table is provided below.

Zoning Designation	Acreage	% of Gross Acreage
Residential Single Family 5 (RSF-5)	3.82	10.28%
Residential Single Family 7 (RSF-7)	33.34	89.72%
Total	37.16	100.00%

d. Access, Mobility & Private Streets

The project will have primary access from Marina Bay Drive (FM 2094), via Lakeside Drive, West Drive and local streets. Secondary access will be provided via two emergency only gated accesses; one from Enterprise Avenue to the west and one from Bluebonnet Street to the east.

The streets within the 33.34-acre rectangular tract encompassing both sides of the canal are private and are subject to a Private Streets Agreement (See Exhibit F) in accordance with the regulations in Section 5.14.13 of the League City UDC. Additionally, the agreement includes verbiage that will permit the Police Department to enforce traffic regulations on the private streets in accordance with Section 542.008 of the Texas Traffic Code. The Private Streets Agreement is adopted with this PUD.

As a result of the development, the segment of West Drive, from Lakeside Drive to the entrance of the gated portion of the development, will be renamed to “Townharbour Lane.” There are no properties addressed on this portion of West Drive.

e. Park Dedication / Park Fees and Open Space

The development is required to dedicate approximately 1.37 acres of HOA parkland. Approximately 1.40 acres is proposed to be dedicated, totaling 9.5 acres of parkland/open space for the entire development. Parks fees are assessed at the time the lots are platted. The existing 12 lots on Lakeside Drive are not required to pay parks fees since they already exist. All residences, including residences outside of the gated area, will have access to all parks, facilities and amenities across the entire TownHarbour Estates development.

1. Additional Amenities

In addition to the minimum parks and fees required by the League City Parks Ordinance, the project proposes landscaping and hardscaping throughout the community. The landscaping and hardscaping are in addition to any mitigated trees on the property and will be reviewed at the same time as the public infrastructure plans. All parks and associated amenities shall be completed upon recordation of the plat in which it is located. Several of the proposed enhancements are listed below:

- An aesthetically pleasing view down the centralized canal will be created with a community gathering area. The canal shall be lined with a limestone bulkhead and a shelf adjacent to the limestone walls where landscaping plants will be located.
- Many of the additional green spaces and parks within the community shall have passive and active areas constructed, such as:
 - A marina with a gazebo,
 - Decks for fishing,
 - Areas for picnic tables,
 - Seating areas around the interior of the development,
 - The installation of at least 20 birdhouses for the local bird population; and,
 - Exercise stations adjacent to sidewalks.

f. Subdivision Signage

All signs within the PUD shall be installed in accordance with the League City Sign Ordinance with the exceptions listed below:

1. Primary Entry Sign

TownHarbour Estates PUD will have its primary monument sign facing both directions along Marina Bay Drive (FM 2094). The entrance from Marina Bay Drive into TownHarbour Estates will be identified by a lighthouse style monument being approximately 8-feet wide at its base and 20-feet tall. This entry shall be landscaped with a row of trees at the rate of 1 tree for each 20 linear feet along Lakeside Drive (or clustered for a natural look) of tropical native plants

designed to be an aesthetically pleasing entrance into the community. This sign will not be located in Landscape Reserve “M”.

2. Secondary Entry Sign

A secondary entry sign will be affixed to one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8 feet above the ground. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties or cause glare to the neighborhood or the traveling public.

3. Amenity Signs

Small amenity signs are needed throughout the development to identify parks, marina, directions, usage rules, emergency contacts, plant species, etc. The amenities signs will be less than 4½ square feet in area and located outside the rights-of-way in accordance with the Sign Ordinance. No sign permits will be required for the amenity signs.

g. Utilities

The TownHarbour Estates PUD will be designed and constructed in conformance with criteria by the City of League City General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, the Texas Commission on Environmental Quality (TCEQ), United State Army Corps of Engineers (USACE) or any other local, state or federal entity with jurisdiction.

1. Water Distribution System

The overall water system within the development will be a public looped system to ensure that all service connections are provided with an ample supply of water at adequate pressure. One (1) Equivalent Dwelling Unit (EDU) is equivalent to 308 gallons of water per day. The TownHarbour Estates PUD shall have a maximum of 115 EDUs (35,420 gallons) of water for the development.

2. Wastewater Collection System

The public wastewater collection system will connect with the City of League City’s nearby sanitary sewer lines as shown in Exhibit F. One (1) EDU is equivalent to 250 gallons of sewage per day in which the development shall have a maximum of 115 EDUs (28,750 gallons) of sanitary sewer for the development.

3. Storm Drainage System

The public storm drainage system will be designed in accordance with state and municipal standards. The design will also incorporate additional stormwater infrastructure from the area as a result of the separate Developer’s Agreement.

The central canal is also being utilized as a part of the drainage system.

4. Flood Levels and Potential Flooding

The FEMA floodplain maps for Galveston County show that the entire development is within the 100-year floodplain (AE Zone). The spoils from the dredged soil will be used to raise the building pads above the base flood elevation in keeping with League City’s current floodplain requirements. This also requires approval from the Federal Emergency Management Agency (FEMA). During the review phase, the applicant is required to provide drawings showing that

all the provisions are being met. A permit from the USACE has been issued to work within and along the immediate shore of Clear Lake as well.

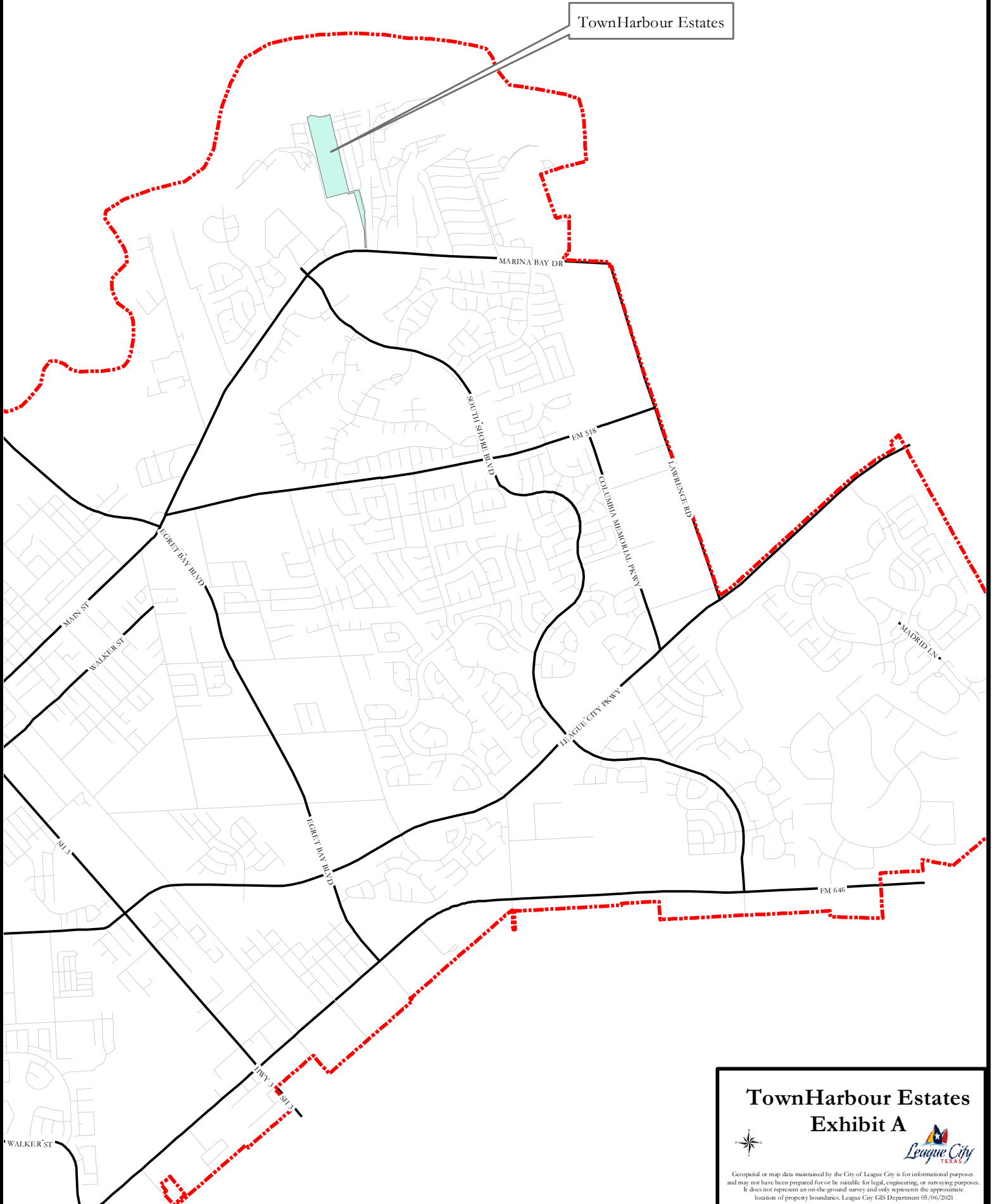
C. Exceptions (Variances)

The TownHarbour Estates PUD shall meet all the City's Code of Ordinances with the following exceptions:

1. Concept Plan: The TownHarbour Estates Master Plan (See Exhibit D) shall be substituted for the Conceptual Plan since it is an exclusively a residential PUD.
2. Block Length: The private street on the eastern side of the canal will have a block length greater than 1,200 feet to accommodate the design for the canal and emergency access. No distance greater than what is proposed on the master plan will be permitted.
3. Cul-de-Sac Length: The private street extending on the western side of the canal shall have a cul-de-sac length greater than 880 feet. No distance greater than what is proposed on the master plan will be permitted.
4. Right-of-Way Width: The private streets (Seaway Lane and Harbour Way Lane) where the development ends at the northern property will have rights-of-way of 50 feet in width in lieu of 60 feet. All remaining rights-of-way will be a minimum of 60 feet in width.
5. Primary Entry Sign: The primary entrance sign shall have a lighthouse themed monument which will be approximately 8 feet wide at its base and 20 feet in height. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties or cause glare to the neighborhood or traveling public. The sign will not be located in Landscape Reserve "M".
6. Secondary Entry Sign: A secondary entry sign will be permitted on one of two walls located at the gated entry into the community along West Drive. The maximum allowable signage will be 12 square feet in size with a maximum height of 8-feet. Any exterior lighting shall be full cutoff (downlit only) and of a sufficient level so as not to have any direct lighting spill onto adjacent nearby properties, cause glare to the neighborhood or traveling public.

Exhibit A

TownHarbour Estates

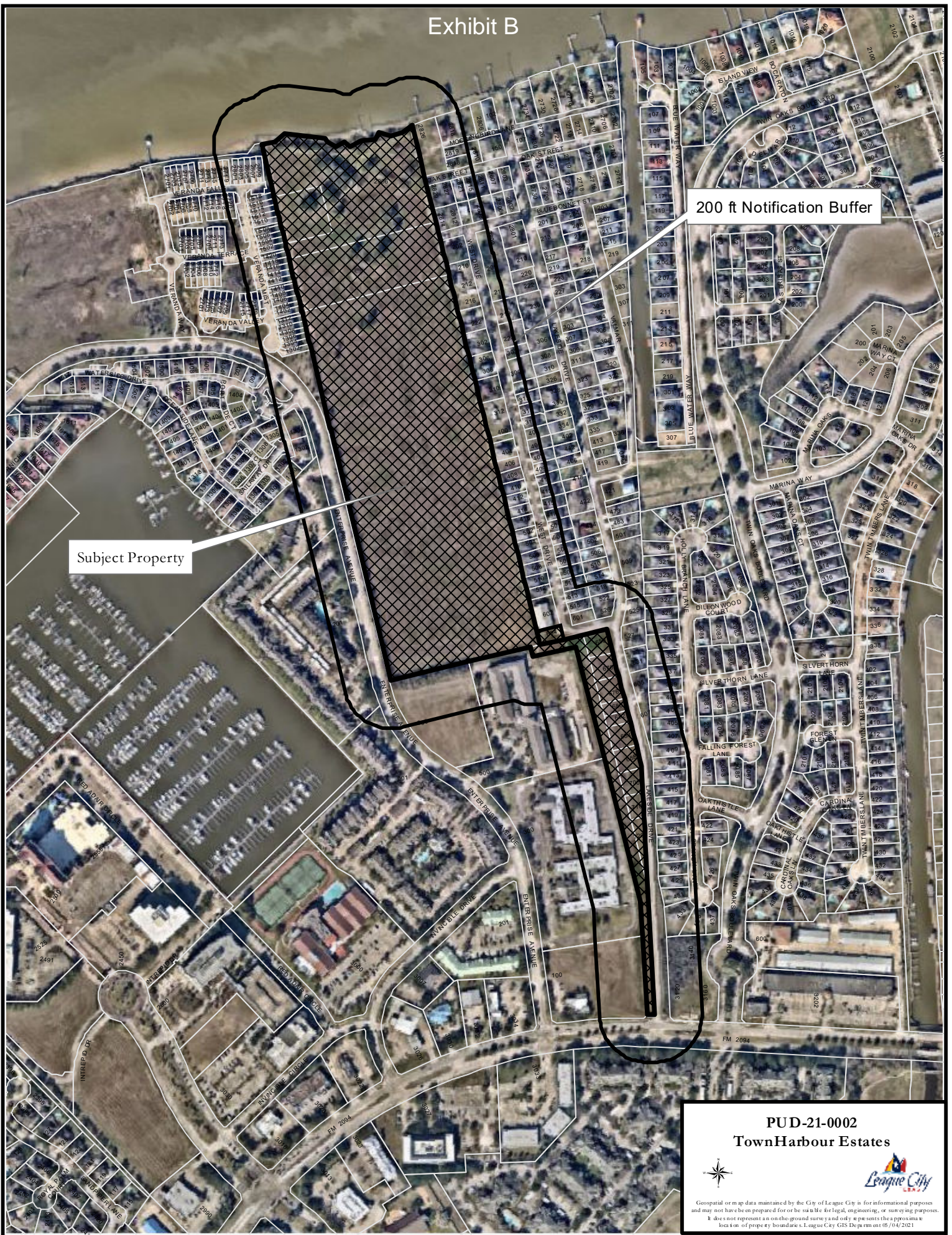


TownHarbour Estates
Exhibit A



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 05/06/2021

Exhibit B



Subject Property

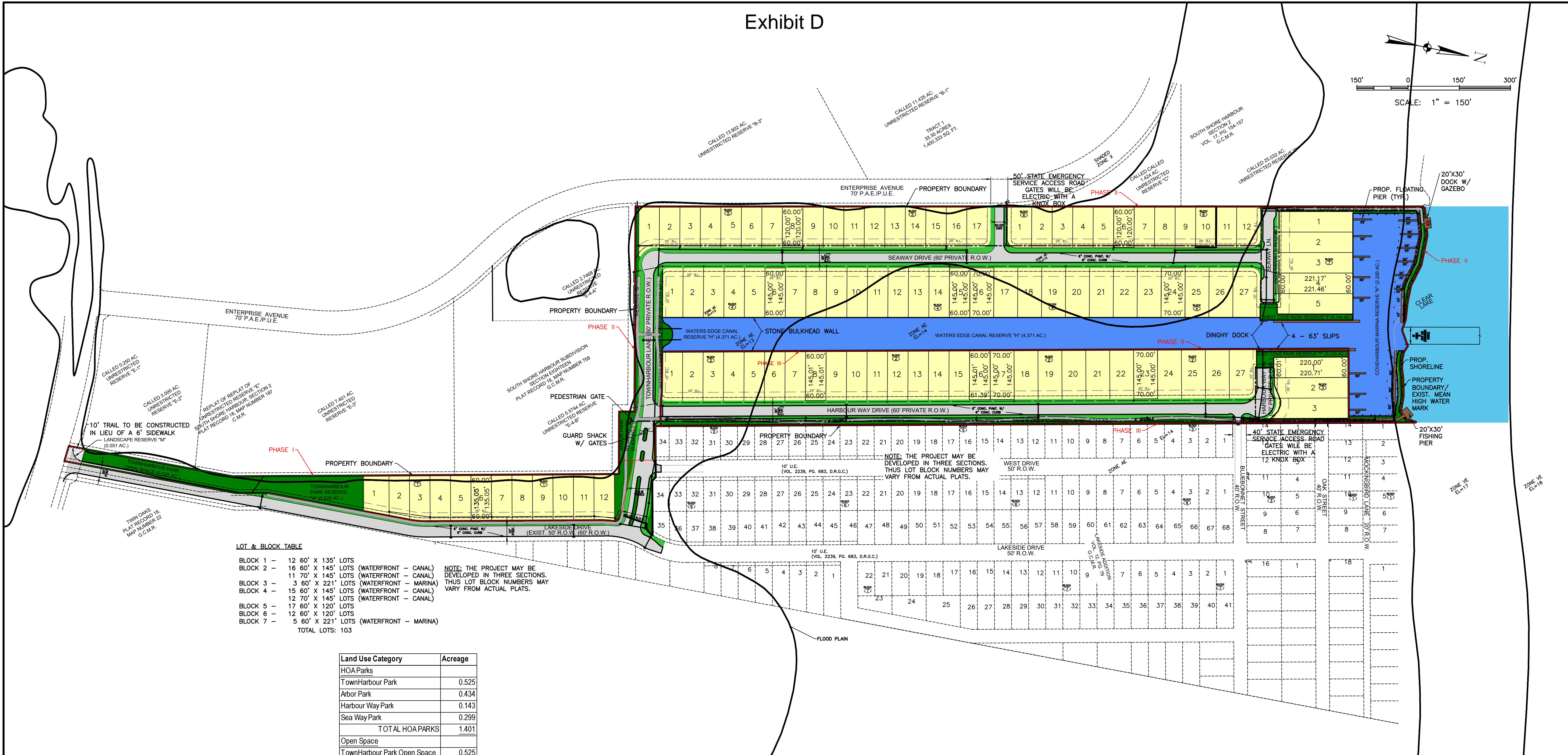
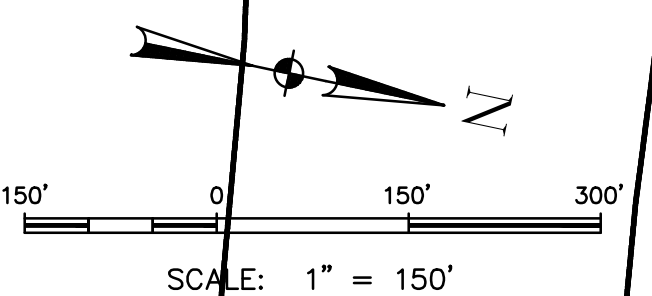
200 ft Notification Buffer

PUD-21-0002
TownHarbour Estates



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent a on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 05/04/2021

Exhibit D



LOT & BLOCK TABLE

BLOCK 1	-	12	60' X 135' LOTS
BLOCK 2	-	16	60' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 3	-	11	70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 4	-	3	60' X 221' LOTS (WATERFRONT - MARINA)
BLOCK 5	-	15	60' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 6	-	12	70' X 145' LOTS (WATERFRONT - CANAL)
BLOCK 7	-	17	60' X 120' LOTS
BLOCK 8	-	12	60' X 120' LOTS
BLOCK 9	-	5	60' X 221' LOTS (WATERFRONT - MARINA)
TOTAL LOTS: 103			

NOTE: THE PROJECT MAY BE DEVELOPED IN THREE SECTIONS. THUS LOT BLOCK NUMBERS MAY VARY FROM ACTUAL PLATS.

Land Use Category	Acres
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1

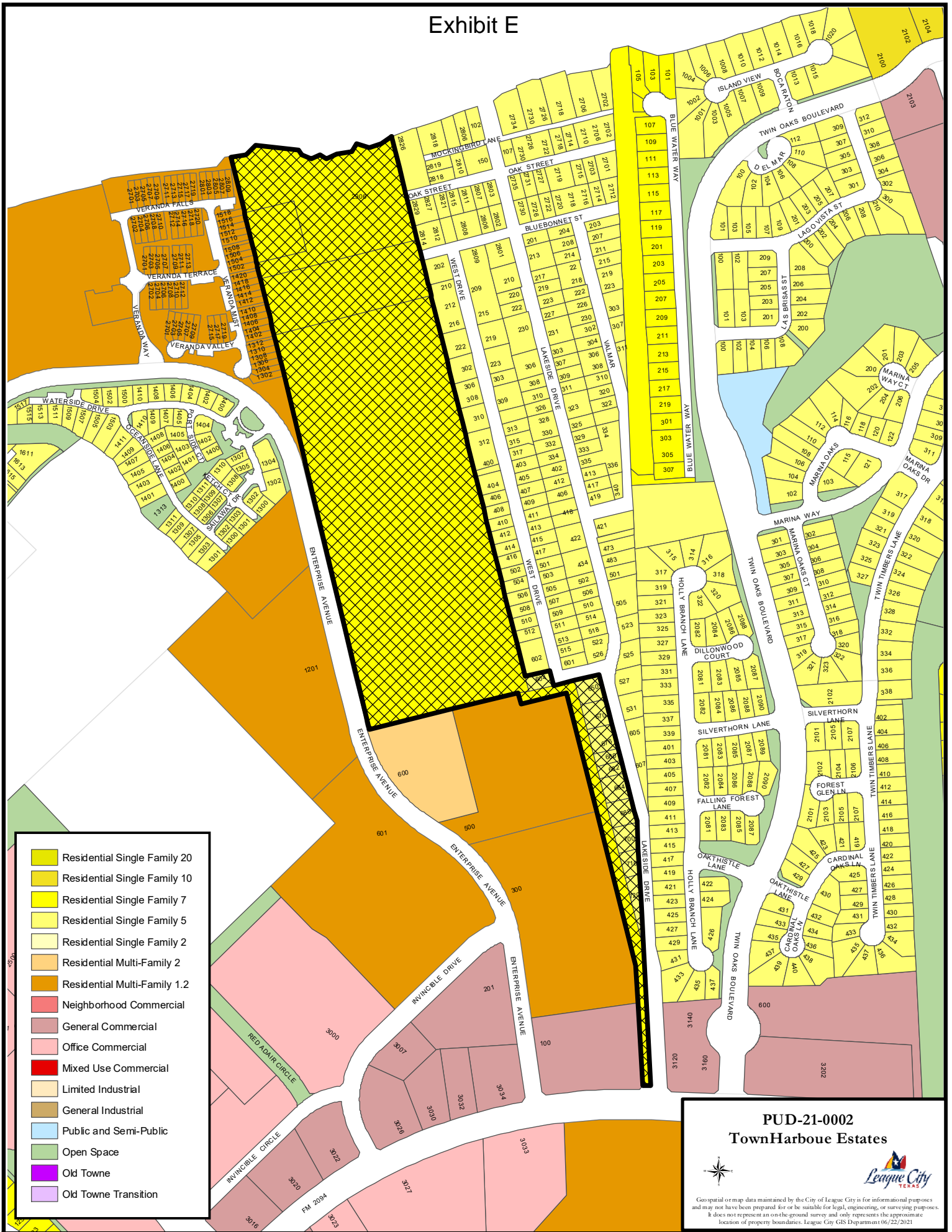
DANNENBAUM
ENGINEERING CORPORATION
T.B.P.E. FIRM REGISTRATION #392
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570

GALVESTON COUNTY
TOWNHARBOUR ESTATES
LEAGUE CITY, TEXAS

GENERAL PLAN

DESIGN BY: ESW	DATE: 6/14/2021	SHEET No. 01 OF 01
DRAWN BY: ESW	HORZ: 1" = 150'	JOB No. 4899-01
APPROVED: JAC	VERT:	

Exhibit E



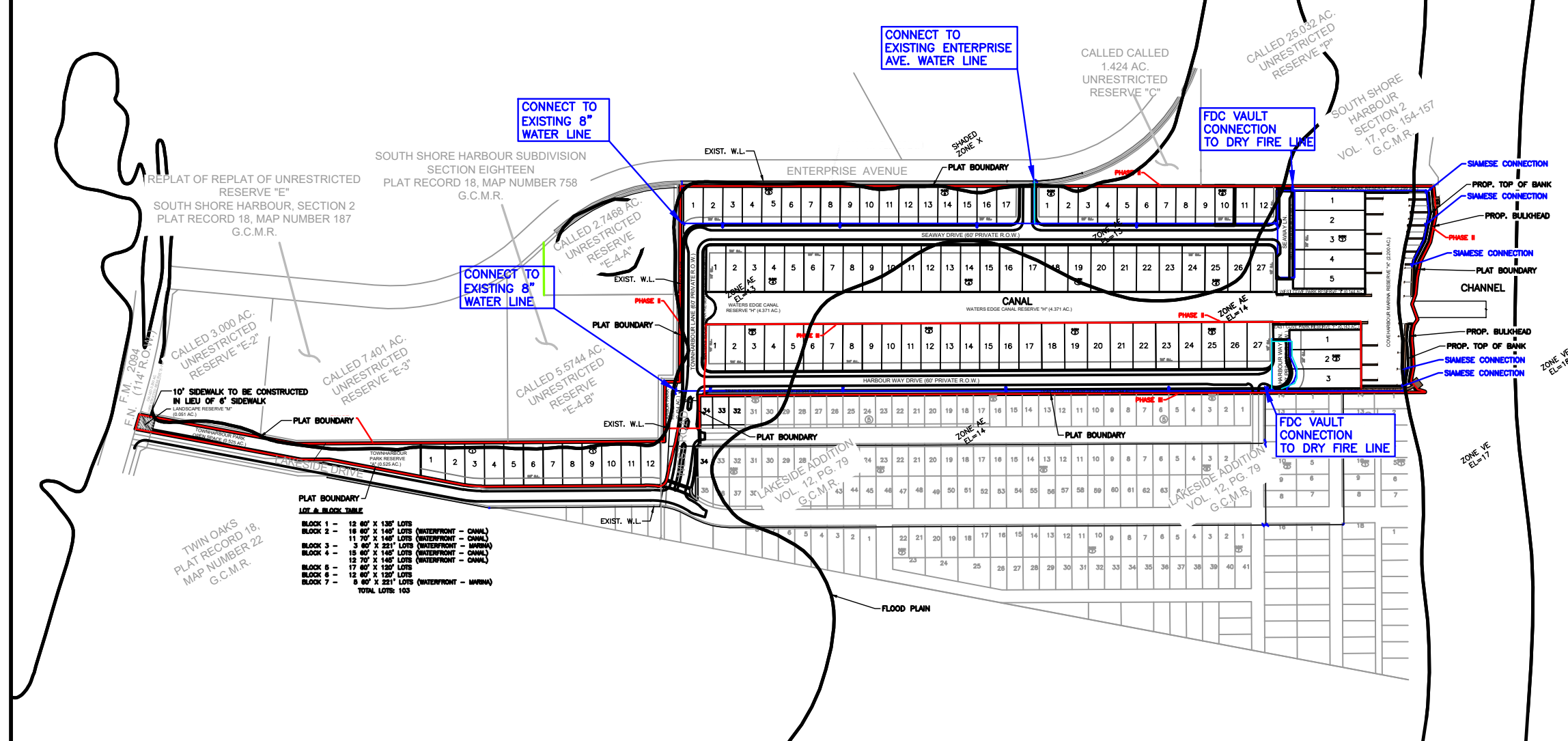
PUD-21-0002 TownHarboue Estates



Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 06/22/2021

Exhibit F

Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.43
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.40
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.54
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.05
Cove Harbour Marina	2.2
Waters Edge Canal	4.37
TOTAL OPEN SPACE	8.4



SEAL

THIS DOCUMENT IS
RELEASED FOR BIDDING
PURPOSES ONLY AND IS
NOT INTENDED FOR
CONSTRUCTION OR PERMIT
PURPOSES BY:

JACK A. CARTER
TEXAS P.E. No. 38401
DATE: 6/14/2021

DANNENBAUM

ENGINEERING COMPANY - HOUSTON, LLC
T.B.P.E. FIRM REGISTRATION #89998
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BAY COLONY WEST M.U.D.
LEAGUE CITY, TEXAS

TownHarbour Estates

GALVESTON COUNTY, TEXAS

WATER LINE UTILITY LAYOUT

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS		
APP: JAC	SCALE: N.T.S.	JOB NO. 4899-00

PER CITY MANAGER—
NEW WATER LINE PARALLEL TO
ENTERPRISE AVE. IS ACCEPTABLE.

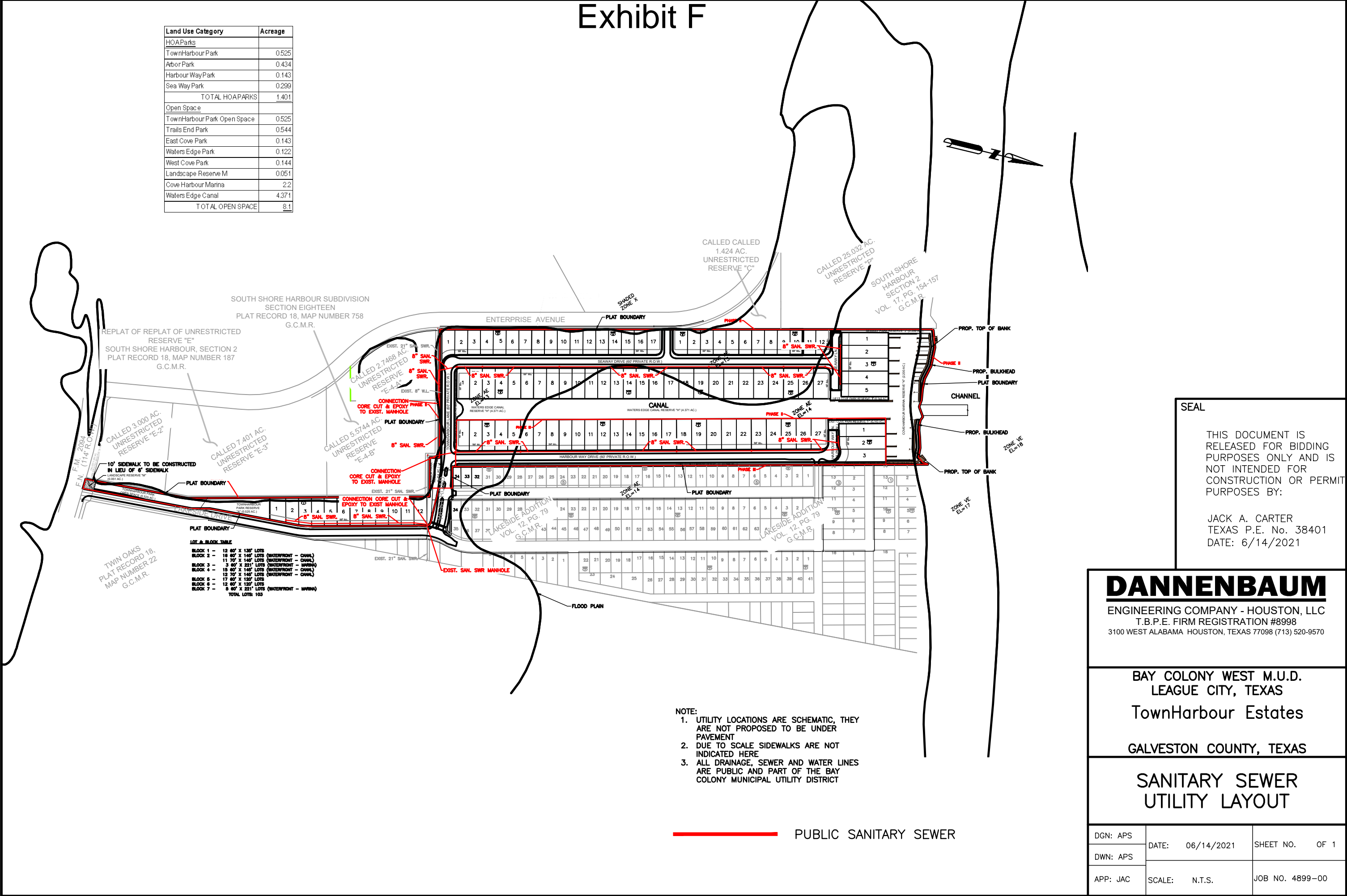
NOTE:

1. UTILITY LOCATIONS ARE SCHEMATIC, THEY ARE NOT PROPOSED TO BE UNDER PAVEMENT
2. DUE TO SCALE SIDEWALKS ARE NOT INDICATED HERE
3. ALL DRAINAGE, SEWER AND WATER LINES ARE PUBLIC AND PART OF THE BAY COLONY MUNICIPAL UTILITY DISTRICT

PUBLIC WATER LINE

Exhibit F

Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour Way Park	0.143
Sea Way Park	0.299
TOTAL HOA PARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1



SEAL

THIS DOCUMENT IS RELEASED FOR BIDDING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES BY:

JACK A. CARTER
TEXAS P.E. No. 38401
DATE: 6/14/2021

DANNENBAUM
ENGINEERING COMPANY - HOUSTON, LLC
T.B.P.E. FIRM REGISTRATION #8998
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

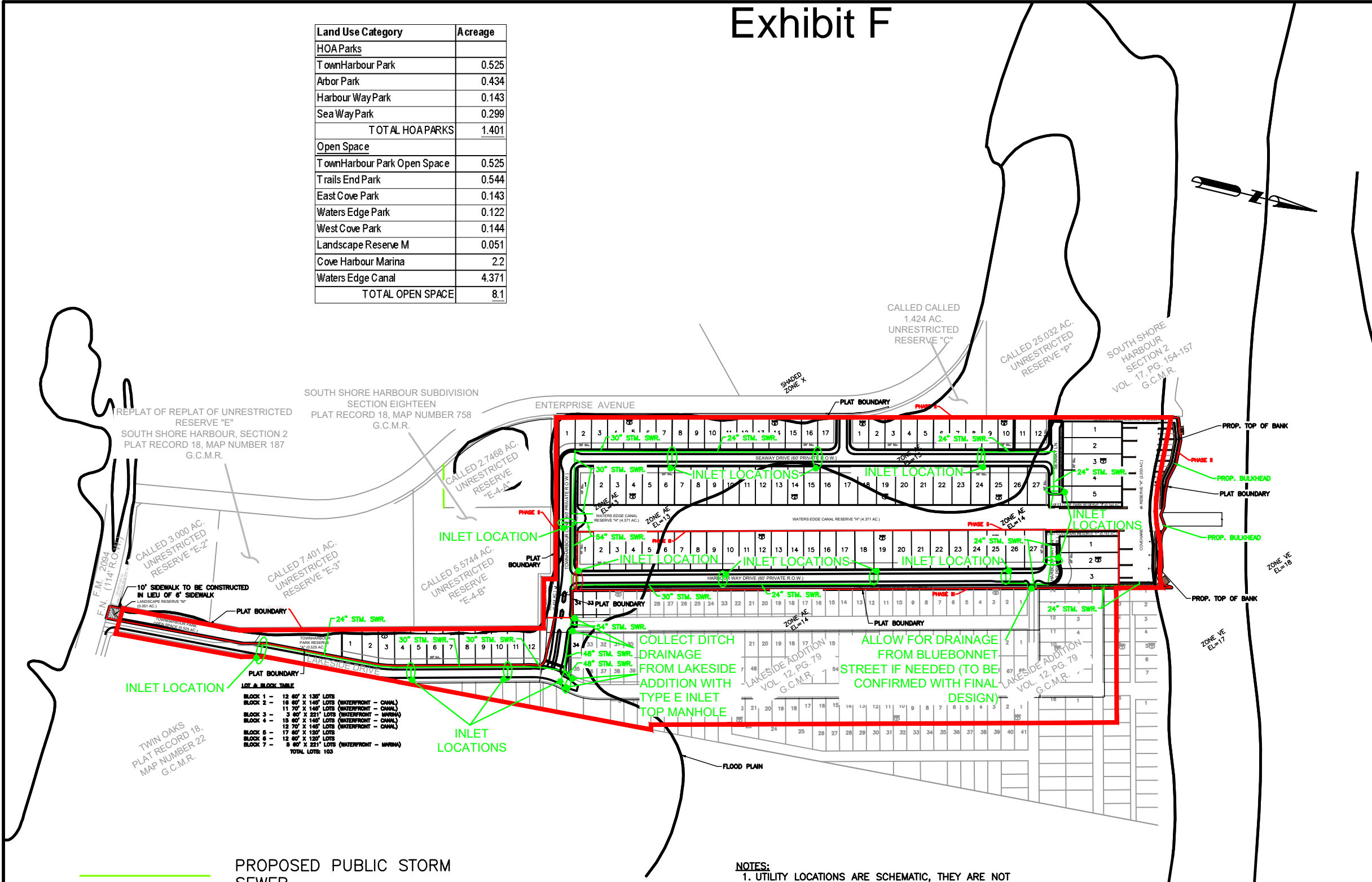
BAY COLONY WEST M.U.D.
LEAGUE CITY, TEXAS
TownHarbour Estates
GALVESTON COUNTY, TEXAS

SANITARY SEWER
UTILITY LAYOUT

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS	SCALE: N.T.S.	JOB NO. 4899-00

Exhibit F

Land Use Category	Acreage
HOA Parks	
TownHarbour Park	0.525
Arbor Park	0.434
Harbour WayPark	0.143
Sea Way Park	0.299
TOTAL HOAPARKS	1.401
Open Space	
TownHarbour Park Open Space	0.525
Trails End Park	0.544
East Cove Park	0.143
Waters Edge Park	0.122
West Cove Park	0.144
Landscape Reserve M	0.051
Cove Harbour Marina	2.2
Waters Edge Canal	4.371
TOTAL OPEN SPACE	8.1



PROPOSED PUBLIC STORM SEWER

OVERALL DRAINAGE AREA FLOWING TO TOWN HARBOUR STORM SEWER SYSTEM AND CANAL. THIS DRAINAGE AREA INCLUDES APPROXIMATELY 70% OF LAKESIDE ADDITION

- NOTES:
1. UTILITY LOCATIONS ARE SCHEMATIC, THEY ARE NOT PROPOSED TO BE UNDER PAVEMENT
 2. OVERALL DRAINAGE AREA SERVED. STORM SEWERS ARE SIZED FOR FOR 3-YEAR STORM IN PROPOSED PROJECT STORM SEWER SYSTEM AS SHOWN IN GREEN.
 3. EXISTING LAKESIDE SUBDIVISION WILL CONTINUE TO BE SERVED BY OPEN DITCH DRAINAGE SYSTEM.
 4. ALL STORM SEWERS COLLECTING FROM LAKESIDE ADDITION TO MAINTAINED BY LEAGUE CITY. STORM SEWERS NOT COLLECTING FROM LAKESIDE ADDITION TO MAINTAINED BY TOWNHARBOUR ESTATES H.O.A.
 5. DUE TO SCALE SIDEWALKS ARE NOT INDICATED HERE
 6. ALL DRAINAGE, SEWER AND WATER LINES ARE PUBLIC AND PART OF THE BAY COLONY MUNICIPAL UTILITY DISTRICT

SEAL

THIS DOCUMENT IS RELEASED FOR BIDDING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES BY:

JACK A. CARTER
TEXAS P.E. No. 38401
DATE: 6/14/2021

DANNENBAUM
ENGINEERING COMPANY - HOUSTON, LLC
T.B.P.E. FIRM REGISTRATION #8998
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BAY COLONY WEST M.U.D.
LEAGUE CITY, TEXAS
TownHarbour Estates
GALVESTON COUNTY, TEXAS

STORM SEWER
UTILITY LAYOUT

DGN: APS	DATE: 06/14/2021	SHEET NO. OF 1
DWN: APS		
APP: JAC	SCALE: N.T.S.	JOB NO. 4899-00

Exhibit G

PRIVATE STREET AGREEMENT

§
§
§

This Private Street Agreement (hereinafter “Agreement”) is entered into between the City of League City (hereinafter the “City”) and TownHarbour Estates Development, Ltd. (hereinafter the “Developer”) on date(s) set forth below.

Recitals:

WHEREAS, “Developer” is an entity which has constructed, or is seeking to construct, a private street in League City, Texas upon and across streets within TownHarbour Estates including Seaway Drive, Seaway Lane, Harbour Way Drive, Harbour Way Lane, and a portion of TownHarbour Lane located within the Michael Muldoon 2 Grant, League City, Texas, Galveston County, Texas, according to the plats thereof recorded in Plat Record _____, Map Number _____ of the Map Records of Galveston County, Texas, and is requesting the approval thereof pursuant to the terms of Ordinance Nos. 82-35, 91-99, and 94-76, as amended; and

WHEREAS, the Developer has filed plans with the City for the construction of the proposed private street(s) (the “Street(s)”), which Street(s) shall be located within League City between the Lakeside Addition subdivision and Enterprise Dr. in South Shore Harbour as shown on the attached Exhibit “A”; and

WHEREAS, the City believes that it is appropriate to grant such approval to the Developer in accordance with the terms of Ordinance Nos. 82-35, 91-99, and 94-76, as amended, and this Agreement, and that therefore the parties agree to the following:

The Developer agrees specifically to abide by the Rules, Regulations and Ordinances of the City with respect to the Street, to include, but not be limited to, the following:

Terms:

1. This Agreement shall be subject to City Council review every five (5) years);
2. The Developer herein grants and conveys to the City the necessary non-exclusive easements and rights-of-way over the Street so that the City may provide fire and police protection, sanitary sewer, water, and storm water services or facilities and other normal and usual municipal services to the citizens of the City and the County of Galveston located adjacent to and nearby such Street;
3. The Developer shall construct the Street in accordance with the City’s Ordinances and Codes and shall allow City inspection for purposes of its determination of compliance with all such applicable City Ordinances and Codes, including the American Associate of State Highway and Transportation Officials (AASHTO) specifications.
4. The Developer shall maintain the surface and condition of such Street as to permit the City to use its easements and rights-of-way over such Street in a reasonably safe and convenient manner. Should the Developer fail to provide the required standard of maintenance after first being given written notice of the nature of such failure and a reasonable time thereafter (not to exceed 90 calendar days) to cure such failure, the City shall have the right to remedy such a failure and receive reimbursements from the Developer for the actual cost thereof;

Exhibit G

5. The Developer shall pay all of the costs of extending and enforcing the traffic rules on the Street, including the cost associated with the placement of necessary official traffic control devices.
6. THE DEVELOPER SHALL NOT HOLD THE CITY OR ANY OF ITS ELECTED OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, OR PERSONNEL OR CITY LICENSED FRANCHISES TO BE GUILTY OF OR LIABLE FOR TRESPASS IN REGARD TO THE USE OF ITS EASEMENTS AND RIGHTS-OF-WAY AS DEFINED HEREIN;
7. The Developer shall not alter, block, or vacate such private Street so as to interfere with or prevent the City from providing the municipal services referred to herein. The Developer may erect signs identifying the private nature of the Street;
8. The Developer shall arrange for the installation of street lighting along the Street and shall bear the responsibility for the annual cost of operation and maintenance of such lighting, subject to the possible assumption by the City of said responsibilities, which assumption is conditioned on the Developer having installed standard Texas-New Mexico street lighting equipment;
9. The Developer shall be responsible for the installation of all service pipes and hydrants on such private street as are required by the operating procedures of the City;
10. The Developer will allow City franchisees to use the Street;
11. The Developer will post speed limits signs and stop signs along the Street in accordance with the Texas Manual of Uniform Traffic Control Devices, or in such a manner as agreed to with the City Engineer. The City shall be able to enforce all applicable traffic regulations, including, but not limited to, stop signs and speed zones within the subdivision. If the City cannot legally enforce these traffic regulations in such property due to the Street being designated as a private street, upon written request of the Developer, the City may pass an ordinance pursuant to which the Street shall become the public property of the City with no compensation being paid by the City to any property owner, homeowner's association, or Developer of the subdivision, an any of their respective successors or assigns;
12. If the private Street is not maintained to the City design specifications, and if within 180 calendar days after receiving thirty (30) days written notice, and if the City has theretofore made repairs of such deficiencies respecting the private Street which Developer is otherwise required to make under this Agreement, then on passage of an ordinance by the City, the Street shall become the public property of the City with no compensation being paid by the City to any property owner, homeowner's association, or Developer of the subdivision, an any of their respective successors or assigns;
13. The Developer's construction plans for the Street must be approved by the Engineering Department, as evidenced by the City Engineer's approval signature on the face of the Developer's construction plans.
14. SUBJECT TO THE FURTHER PROVISIONS HEREOF, THE DEVELOPER AND ITS ASSIGNS AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSE OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR ALL CLAIMS AND SUITS, INCLUDING CLAIMS AND SUITS FOR INJURY TO OR

Exhibit G

DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THE OBLIGATIONS UNDER THIS AGREEMENT, WHETHER OR NOT CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CITY, ITS AGENTS, OR EMPLOYEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH THE DEVELOPER AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS CONTRACT IS AN INDEMNITY BY THE DEVELOPER TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF ANY ACTION OF ANY NATURE WHATSOEVER, AND THE DEVELOPER HERETO EXPRESSLY WAIVES ANY CLAIMS AGAINST THE CITY OF ANY NATURE THAT MIGHT HAVE BEEN A CONTRIBUTING FACTOR TO THE EVENTS AND CIRCUMSTANCES WHICH MIGHT HAVE LED TO THE INJURY OR OTHER EVENTS.

15. This agreement, and all obligations of the Developer hereunder, may, upon written consent of the City Council, be transferred and assigned to a property owner's association (the "Association"), which upon such transfer and assignment, shall be charged with the enforcement of deed restrictions imposed or to be imposed on the Street in the subdivision and on the property and common areas primarily served by the Street. Such transfer and assignment shall be effective upon written approval by the City, by majority vote of its City Council, and the execution by the Association of a deed or other instrument respecting the Street pursuant to which the Association assumes the agrees to this Agreement, and to the Developer's obligations hereunder. It is provided, however, in the event of such assignment, that for two (2) additional years, if the Association shall fail to perform any of its obligations hereunder assumed by it after the expiration of any notice and cure period provided herein, the original Developer shall, after written notice of such failure from the City specifying the obligations not so performed, have reasonable time, as determined by the City, to, and shall, perform, or cause to be performed such obligations at no cost or expense to the City. If, however, the Association has sufficient capital reserves and revenues to continue to maintain the Street to City specifications, or if the Developer provides an adequate performance or maintenance bond, then the City Council may, at its sole discretion, waive all or any portion of the Developer's two (2) year obligation as provided above.
16. The City shall have a public easement on the Street for street lighting to light is access for police and fire fighting purposes and for utility easements. Upon the approval of the City Council, as delineated in the policies written in Ordinance No. 94-11, the City may, but is not required to, assume the responsibility for the payment of all or a portion of the street lighting as to light the City's police and fire fighting easements and utility easements unless prevented by law from doing so.
17. This agreement shall become effective upon its approval or ratification by the City Council of the City and its execution by the parties thereto. The City Council may, at the end of five (5) years, pass an ordinance declaring the Street to be public with no compensation being paid by the City to any property owner, homeowner's association, or Developer with respect to the Subdivision.
18. Prior to acceptance of any conveyance or mandate to accept, the City shall have the right to conduct an independent review of the proposed conveyance and shall have the right to refuse or delay any conveyance if the City Council of the City should determine that such conveyance would operate as a financial, legal, or practical detriment to the City as shall be determined by the City Council of the City in the exercise of its sound legislative discretion.
19. This agreement is performable in Galveston County, Texas and venue for any litigation over any aspects of this Agreement shall be exclusively in the appropriate courts of Galveston County, Texas.

Exhibit G

20. All rights, powers, privileges and authority of the parties hereto not restricted or affected by the express terms and provisions hereof are reserved by the parties and, from time to time, may be exercised and enforced by the parties.
21. The provisions of this Agreement are severable, and if any part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and application of any part of this Agreement to other persons or circumstances shall not be affected thereby.
22. This Agreement is for the benefit of the City and the Developer and shall not be construed to confer any benefit on any other person except as expressly provided for herein.
23. This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, either written or oral.
24. This agreement may be amended only by written instrument duly authorized by the City Council of League City, or its authorized designee and Developer and/or its assigns.

SIGNED and executed this ____ day of _____, 2021.

FOR THE TownHarbour Estates Development, L.P.:

By: _____
Joseph L. Watson, President
General Partner: TownHarbour Estates Management, LLC

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

Before me, the undersigned authority, on this day personally appeared **(Name)**, known to me or having proved to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that, on behalf of **(Developer name here)**, he/she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

Exhibit G

SIGNED and executed this _____ day of _____, 20____.

FOR THE CITY OF LEAGUE CITY, TEXAS:

By: _____
John Baumgartner, P.E., City Manager

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

Before me, the undersigned authority, on this day personally appeared John Baumgartner, as known to me or having proved to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

Exhibit G

ATTEST:

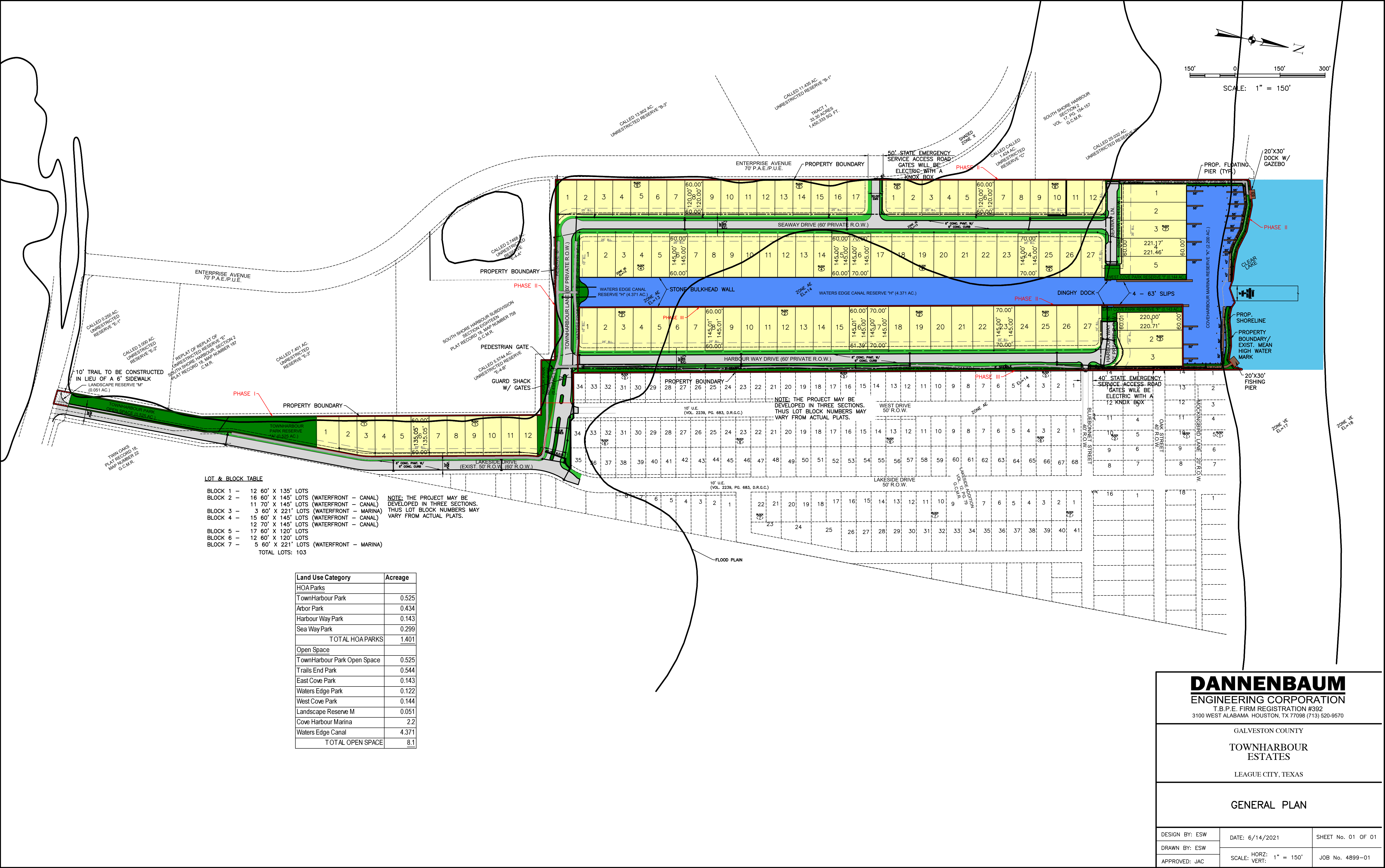
Diana Stapp, City Secretary

APPROVED AS TO FORM:

Nghiem V. Doan, City Attorney

EXHIBIT "A"

Exhibit 'A' to the Private Streets Agreement



DANNENBAUM
ENGINEERING CORPORATION

T.B.P.E. FIRM REGISTRATION #392
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570

GALVESTON COUNTY

TOWNHARBOUR
ESTATES

LEAGUE CITY, TEXAS

GENERAL PLAN

DESIGN BY: ESW	DATE: 6/14/2021	SHEET No. 01 OF 01
DRAWN BY: ESW	HORZ: 1" = 150'	JOB No. 4899-01
APPROVED: JAC	VERT:	