

AXISPOINT



To: Staff
From: Joe Watson
Subject: TownHarbour Estates Waterfront Living
Date: 1-30-18
CC:

TownHarbour, Waterfront Living

PREFERRED LOCATION:

TownHarbour is located adjacent to South Shore Harbour which is the premier waterfront mixed use development in southern Houston. All required commercial is available and access to Houston, ship channel, and Galveston job base is easy.

CONTROLLED ENTRY ENVIRONMENT:

TownHarbour will own all the land on Lakeside Drive providing full control of the entrance to the gated section. TownHarbour will widen Lakeside to a 32' width concrete curb and gutter road and remove or repair the powerlines currently there. Further, the first 800' will be park area owned and controlled by TownHarbour and the remaining land will have 13 homes built as part of the TownHarbour community thereby controlling the look and presentation of the entry to the gated section of the community.

PREMIUM WATERFRONT LIVING:

- TownHarbour will be located on the "last" developable quality residential tract on the south shore of Clear Lake. All other land on both sides of the lake are either developed, too small, or commercial.
- All waterfront lots have private bulkheads for boathouses and boats up to 50'
 - Six Clear Lake View Lots with 72' private bulkhead
 - 56 Canal Lots with 70' private bulkhead
- Expansive Canal:
 - The canal is 2,175' long and a generous 140' wide; likely the widest premium residential canal in Texas or on the Gulf.
 - The extra space across the wide canal provides privacy and a very wide turning fairway for large boats.
- The bulkhead will be constructed of aesthetically beautiful 2' x 2' x 6' limestone blocks which will last 65 million years, versus wood or vinyl or concrete which deteriorate.

AXIS POINT DEVELOPERS, LLC

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LARGE LOTS:

- Deep lots provide for large one-story homes and large backyards on the water.
- Clear Lake Lots: 72' x approximately 191' to 288'
- Canal Lots: 72' x 172.5'
- Lakeside Drive Lots generally are 60' x 134'

A Gated Community With Single Loaded Roads (no backyard neighbors):

- All waterfront lots are on single loaded roads such that no homes have backyards that face a neighbor's backyard.
 - Backyards face water, not neighbors.
 - Reduced internal traffic (half as many cars).
 - Extra parking on the single loaded roads.
- The non-gated lots on Lakeside Drive also do not have backyard neighbors and are on 32' wider than normal paving sections for traffic and parking convenience.

PARKS, PIERS, TRAILS, AND GARDENS:

In addition to the primary benefit of living on Clear Lake or an expansive canal, all residents will have access to lifestyle amenities unparcelled in the area.

- **Harbour House Park:** on the canal; primary community center.
- **Waterside Parks:** pocket parks on the north end of the canal.
- **Sunset Piers:** on the water, over Clear Lake.
- **Fitness Trails:** this 1.2 mile trail will have 16 outdoor exercise stations and connect the Nature Center gardens and birding center.
- **Nature Center:** will have herb and vegetable gardens with bird and butterfly friendly plants to feed the many residents of the numerous bird and butterfly houses.
- **The Commons:** will be a community space for events and games.

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