

# AXISPOINT



To: TownHarbour Estates, LLC  
From: Joe Watson  
Subject: Summary of Proposed Development Program  
League City PUD Zoning Document  
Date: 1-13-18  
CC:

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TownHarbour will be the premier gated waterfront community on the Texas Gulf Coast. It will feature 60 waterfront homes: six facing Clear Lake and 54 homes on spacious 140' wide and 2,177' long canal. There will also be 15 water-view and off-water homes with full access to the waterfront amenities. The luxuriously landscaped community will have walking trails, a community center called Harbour House, and three pocket parks. Two piers with decks will extend into Clear Lake.

## **DEVELOPER:**

TownHarbour is being developed by Axis Point Developers which has specialized in premium gated water oriented living. In addition to developing private lifestyle-lake communities, Axis has developed more canal home lots in Clear Lake than any other developer.

## **LOCATION:**

Clear Lake is a major recreational and residential body of water which flows into Galveston Bay and on to the Gulf of Mexico. The TownHarbour community will be located on the well-developed southern shore of Clear Lake in the City of League City. The site is between the South Shore Harbour marina and commercial district on the west and the Lakeside subdivision on the east. The entrance will be from the intersection of Marina Bay Drive (Hwy 2094) and Lakeside Drive. Noteworthy of this location, there is no other large tract of land suitable for quality single family canal waterfront residential development left anywhere on Clear Lake.

## **WATERFRONT LIVING:**

TownHarbour will have 632' of shoreline on Clear Lake allowing for premium lake-view homes expected to be valued at over \$1.2 million each. In the center of the shoreline the GrandView Canal will be built which will be 2,177' long and a very generous 140' wide. The separation resulting from doubling typical canal width and distances between backyards, will insure the quiet tranquility of life on the water will be enhanced.

This will likely be the widest major residential canal on the Texas Gulf Coast. The GrandView Canal, at 140' wide, it will accommodate large craft including sailboats and power boats above 50' in length.

The dirt excavated from the canal area will be used to elevate all lots above the flood plain.

## **AXIS POINT DEVELOPERS, LLC**

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Unlike typical canal bulkheads built with wood or vinyl, the GrandView Canal will be lined with structurally sound permanent limestone which cannot deteriorate, ever. These extraordinarily attractive four-ton limestone blocks (6'x2'x2') will be 100% maintenance free and provide a look unequaled anywhere on the west coast of the U.S. Adding to the opulent look, a shelf adjacent to the limestone walls will be planted with lush wetland plants to provide a natural feel and benefit aquatic life.

All homes on the canal will have 70' of private limestone bulkheads for their personal vessels. No commercial boats or leasing of boat slips will be allowed. To maintain serenity, a strict "no-wake" rule and no-noise, muffler rule will be enforced by HOA imposed economic penalties.

## **GATED COMMUNITY AND LOT MIX:**

TownHarbour is planned as a private-street gated community. Sixty-two Waterfront and Water-View lots will be behind the gates on 33.4 acres.

*Clear Lake View Homes:* In the gated section, six premium lots will have stunning views on Clear Lake. Lots will range in size from approximately 70'-72' wide to 191'-288' long. The waterfront of these homes will be dredged to accommodate private piers for boats with up to a seven-foot draft.

*GrandView Canal Homes:* This gated canal area will have 54 lots which will all be 70' wide and 172.5' deep. The depth of these wide home lots will allow for large one-story homes which are in high demand and generous yards gently sloped to the waters-edge. The canal will accommodate up to 7' draft boats. With a 70' limestone bulkhead, many homeowners will choose to have multiple water crafts. Boathouse designs will be architecturally controlled as to design, height, and material. Experience indicates that more than 90% of the canal lot homes will have private boathouses or piers. We expect the value of these homes to start in the low \$700,00 range and reach well over one million.

*Water-View Homes:* Two Water-View Homes will be inside the gates which will be on 65' wide and 127' deep lots.

## **OFF-WATER HOMES:**

The approach to TownHarbour Estates will be from Marina Bay Drive on Lakeside Dr. which will be identified by a lighthouse style entry monument. The first 800' of this 4.28-acre tract will be a tropically landscaped nature reserve designed to set the stage for the TownHarbour community. Beyond that, 13 off-water homes will be built to the TownHarbour standard of quality on 65' x 127' lots.

## **SITE PLAN:**

Currently Lakeside Drive is a non-standard 50' Right of Way (ROW) width with a 21' asphalt road section. TownHarbour will dedicate 10' of additional ROW on the west side of Lakeside Drive adjacent to the property which will allow the developer to widen and resurface the paving section to 32' of concrete curb and gutter . The powerlines on the west side of Lakeside will be either modified or moved and improved.

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The gated waterfront area of the site plan for TownHarbour Estates indicates a single-loaded “U” shaped road inside the gates with two stub roads near the north end of the canal. These single-loaded streets will provide additional guest parking areas, have minimal traffic, and will be built as concrete curb and gutter to normal city standards.

The plan also includes an area for the formal entrance gates to the gated section which area joins West Dr. This entrance to the gated section will have a masonry entry monument structure with appropriate landscaping, signage, and lighting. In this plan, West Drive will be slightly modified and widened.

## **PARKS, PIERS AND PATHS:**

While clearly the key feature of TownHarbour Estates will be the Clear Lake view and access and the spacious canal, parks, piers and paths will enhance the waterfront experience.

*Harbour House Park:* On the south end of GrandView Canal, the Harbour House public space will be the community center. At the entrance to the park, a covered gazebo will overlook the expansive canal and look out to Clear Lake. A rock lined stream will start there and maneuver casually to sea level. The water level deck will be an open public space with a large covered arbor and out-door kitchen. On the Harbour House deck tables and Adirondack chairs will face the GrandView canal entrance. The pier will accommodate guest slips and slips for off-water residents as well as a dinghy launching area.

*Waterside Parks:* On the north end of the two roads, two waterside parks (60'x70') will be built with grass areas for sail folding. These parks will have decks, seating, fish cleaning tables for the catch of the day, and a small grill to complete the experience. Temporary and small craft boat landing piers are designed for visitors, dinghies, and personal water craft.

*Sunset Piers* (a.k.a. “Go Fish Piers”): The boardwalk alongside the Clear Lake view homes adjacent to the canal will provide protected dockage for the six homes there and lead to the two Sunset Piers. These piers will extend 40' into Clear Lake with decks perfect for morning coffee or sunset wine, or, for the occasional person looking to bring fish home for supper. By the way, the Go Fish sign on GrandView Canal will be up 24/7-365.

*Fitness Trail:* In the future a trail which will be 6' wide made of colored, textured concrete will be placed in certain areas to connect parks and provide locations for a system of 16 outdoor exercise stations.

*Bird Park and Urban Gardens.* We will locate on the perimeter a linear Bird Park and Urban Garden park. This will include substantial raise herb/vegetable garden boxes, fruit trees, and dozens of birdhouses. This area will be landscaped with bird, butterfly friendly plans.

*The Commons Park:* This will be an open green space on Lakeside Drive near Hwy 2094. This space will be used for community events, croquet, picnics and loaned out for public event space as for League City Festivals. It can also be used as a junior soccer field and for tag football.

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## **MUD ANNEXATION:**

TownHarbour will utilize City water and waste-water and will be annexed into the inter-city Bay Colony West MUD. The water service will be looped with the Lakeside subdivision.

## **ARCHITECTURAL DESIGN AND CONSTRUCTION MATERIALS:**

TownHarbour does not plan to sell lots to individuals or custom home builders. The community is planned for the *top-quality* production home builders who will be able to produce custom quality homes at a competitive price and speed.

With regard to architectural design, it is not the intent of the development to appear as a typical production home community.

The community will have a variety of compatible architectural designs with multiple materials. Similar to up-scale custom home communities, the goal is to encourage the builder's architects to have a variety of design types and styles which have a compatible appearance but unique characteristics. TownHarbour will encourage architectural creativity rather than the more typical monochromatic "production builder" appearance.

The home designs will include regional influences such as:

- Country French
- Contemporary Spanish
- Classic and country English
- Soft contemporary influences will be applied where possible

Construction of TownHarbour is planned to start in the third or fourth quarter of 2017. For more information, please call Joe Watson.

### **Joseph Watson**

President

### **AXIS POINT DEVELOPERS, LLC**

*Investment Builders and Developers*

*Classic Estate and Waterfront Communities*

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