

1. Administrative Details

Proposal Name: Texas City Channel Deepening Project, Shoal Point and Snake Island

by Agency: City of Texas City, Texas (the Non-Federal Sponsor for the Project)

Locations: TX

Date Submitted: 09/23/2015

Confirmation Number: 073db710-767d-4945-9337-a20f50dc225f

Supporting Documents

| File Name | Date Uploaded |
|--|----------------------|
| Port of Texas City letter of support.pdf | 09/23/2015 |
| Ex. A CIty Property.pdf | 09/23/2015 |

2. Provide the name of the primary sponsor and all non-Federal interests that have contributed or are expected to contribute toward the non-Federal share of the proposed feasibility study or modification.

| Sponsor | Letter of Support |
|------------------------------------|---|
| City of Texas City, Texas(Primary) | The City of Texas City, Texas supports the proposal and believes the clarification will benefit the City, the federal government, the Port of Texas City and all users of the Texas City Channel. |

3. State if this proposal is for a feasibility study, a modification to an authorized USACE feasibility study or a modification to an authorized USACE project. If it is a proposal for a modification, provide the authorized water resources development feasibility study or project name.

[x] Modification to an Authorized USACE Project : Texas City Channel Deepening Project

4. Clearly articulate the specific project purpose(s) of the proposed study or modification. Demonstrate that the proposal is related to USACE mission and authorities and specifically address why additional or new authorization is needed.

The City of Texas City (the “City”) proposes to have the government release navigational servitude over portions of Shoal Point and Snake Island not designated as part of the Texas City Channel 45-foot Deepening Project (the “Project”). The purpose of this proposal is to remove any impediments under navigational servitude for use of the property not needed by the government and allow for the development of a container terminal and other uses of the property benefiting navigation.

The Texas City Channel was authorized as a 50-foot channel by WRDA 1986. At the request of the City, the Port of Texas City (the “Port”) and industrial users of the channel, a General Reevaluation Report for the Texas City Channel Deepening Project was issued in October 2007 for deepening the channel to 45 feet. Also, in 2007, a Project Partnership Agreement was executed between the Department of the Army (“USACE”) and the City for deepening the channel from 40 to 45 feet. The channel has since been deepened to 45 feet and has undergone maintenance dredging.

The General Reevaluation Report and DMMP report identified dredge disposal locations for construction of the Project and 50 years of maintenance capacity. The placement areas designated for the Project are as follows:

- PA 2A, 2B and 2C (beach nourishment areas along the Texas City Dike)
- PA 5 and 6 (existing placement areas on Shoal Point)
- SPPA 1-5 (newly or to be constructed placement areas near Shoal Point)
- PIPA (newly constructed Pelican Island placement area)

Besides the existing placement areas on Shoal Point, no other areas of Shoal Point or Snake Island are designated as future dredge disposal locations for the Project.

The City holds title to a large portions of Shoal Point and Snake Island and was also issued a permit to construct a six berth container on Shoal Point. (Permit No. SWG-2000-00534) The City property is shown on Exhibit A (the “City Property”). The container terminal was one of the justificat

5. To the extent practicable, provide an estimate of the total cost, and the Federal and non-Federal share of those costs, of the proposed study and, separately, an estimate of the cost of construction or modification.

| | Federal | Non-Federal | Total |
|--------------|---------|-------------|-------|
| Study | \$0 | \$0 | \$0 |
| Construction | \$0 | \$0 | \$0 |

Explanation (if necessary)

Other than the USACE costs to evaluate the proposal, the request will not result in an increase in Federal cost.

6. To the extent practicable, describe the anticipated monetary and nonmonetary benefits of the proposal including benefits to the protection of human life and property; improvement to transportation; the national economy; the environment; or the national security interests of the United States.

Areas outside the federally maintained placement areas on Shoal Point and Snake Island (PA 5-6) are not used or anticipated to be used as part of the Project. The City Property is a significant resource for the City, Port and other industrial users of Texas City. The Property serves as a site for future development by the City. It also provides a dredge disposal location that benefits the City, Port and industrial users of the Texas City Channel. The addition of dredge material will avoid the need to excavate soils offsite in order to raise the City Property to accommodate the container terminal. The use of the property for non-Federal dredge material also reduce non-Federal use of the placement areas designated for the Project, increasing the useful life of those Facilities. It also avoids any non-Federal interference with the placement areas managed by the government. Lastly, the property provides an efficient and economic means of disposing of dredge material from private docks, ensuring that the benefits provided by the government's maintenance of the Texas City Channel are realized.

7. Does local support exist? If 'Yes', describe the local support for the proposal.

Yes

Local Support Description

Port and all of the industrial users of the Texas City Channel support the proposal. The property on Shoal Point and Snake Island not used by the USACE provides an efficient and economic means of disposing of dredge material from private docks and the Port and industrial users have a dredge disposal easement in place with the City.

8. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?

Yes

Primary Sponsor Letter of Support

(As uploaded)

Port of Texas City letter of support.pdf



PORT OF TEXAS CITY

TEXAS CITY TERMINAL RAILWAY COMPANY

September 23, 2015

Office of the Mayor
City of Texas City
Attn: The Honorable Mathew T. Doyle
1801 9th Avenue North
P.O. Drawer 2608
Texas City, TX 77590-2608

Re: Proposal to the USACE for Releasing Navigational Servitude on Shoal Point and Snake Island

Dear Mayor Doyle:

Please accept this letter as confirmation that the Port of Texas City supports the City's effort 1) to clarify that property leased by the City on Shoal Point and Snake Island is not within the current federal project for the Texas City Channel, and 2) to have navigational servitude released from portions of Shoal Point and Snake Island.

If accepted, this proposal will remove any impediments under navigational servitude for the City and other use of the property not needed by the USACE, and it will allow for the development of the proposed container terminal and other uses of the property benefiting navigation. The City's property is a significant resource for the City and provides benefits to the Port and other industrial users of Texas City. In addition to being a site for future development by the City, the property also provides a dredge disposal location that benefits the City, Port and industrial users of the Texas City Channel. The use of the property for the placement of non-Federal dredge material will reduce non-Federal use of the placement areas designated for channel maintenance, increasing the useful life of those facilities. It also avoids any non-Federal interference with the placement areas managed by the government. Lastly, the property provides an efficient and economic means of disposing of dredge material from private docks, ensuring that the benefits provided by the government's maintenance of the Texas City Channel are realized.

The Port of Texas City fully supports the City's efforts and proposal.

Sincerely,

J.B. Mathis
President

PORT OF TEXAS CITY

Established 1893

USA

2425 SH 146 North
409-945-4461
Texas City, Texas 77590
Fax 409-945-8479

Additional Proposal Information

(This is as uploaded, a blank page will show if nothing was submitted)

Ex. A City Property.pdf

In The Name of



the State of Texas

To All to Whom These Presents Shall Come, Know Ye:

I, **JOHN CONNALLY**, Governor of the State aforesaid, by virtue of the power vested in me by law and in accordance with the laws of said State in such case made and provided, do by these presents Grant to

CITY OF TEXAS CITY
~~THREE HUNDRED SEVENTY FIVE AND 75/100~~ ^(375.75) acres of land situated and described as follows: In **GALVESTON** County, known as "Snake Island" and adjacent submerged lands, S.P. 14149; located about 7.5 miles N. 48° W. from Galveston, Texas;

Said lands being sold under the provisions of and subject to H.B. 755, Chapter 501, Acts 57th Legislature, Regular Session 1961, as amended by S.B. 576, Chapter 674, Acts 59th Legislature, Regular Session 1965.

Beginning at a point in the East line of the Texas City Turning Basin, said point being South 647.68 varas of Point "E" in the harbor line and 830.62 varas East of the southerly extension of the center line of Bay Street, Texas City, Texas (Point "E" is shown in the map of the Texas City harbor prepared by the Corps of Engineers of the United States Army under date of December, 1958, Corps of Engineers File No. Gal. 308-213, said Point "E" being located 576.00 varas South of the Center line of Texas Avenue and 470.52 varas East of the center line of Bay Street extended);

Thence North 266.40 varas along the East line of said Turning Basin to its intersection with the South line of the Texas City Channel on a curve to the right ($I = 69^{\circ} 50'$, $R = 835.2$ varas);

Thence in a northeasterly direction along the South line of said channel, same being the arc of a circular curve to the right, the long chord of which is N.70°19'E. 956.09 varas, to the PT of the curve;

Thence S.74°46'E. 46.40 varas with the South line of the Texas City Channel to a point in same, said point being East a distance of 1775.62 varas from the southerly extension of the center line of Bay Street;

Thence South 1900.00 varas to a point for corner, said point being North a distance of 302.40 varas from the easterly extension of the South line of the Texas City Terminal Railway barge canal property, same being the North line of property owned by the University of Texas;

Thence West 657.00 varas to a point for corner;

Thence South 900.00 varas to a point for corner;

56646

Robert

FILED FOR RECORD
 on 10¹⁵ of 1968
 APR 12 1968
 GERTRUDE MCKENNA
 CLERK OF CL. & DISTRICT COURT
Gertrude McKenna
 County Clerk, Dallas County, Texas

STATE OF TEXAS
 COUNTY OF DALLAS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me, and was duly recorded in the volume and page of the record records of Dallas County, Texas as indicated herein by me.

APR 12 1968

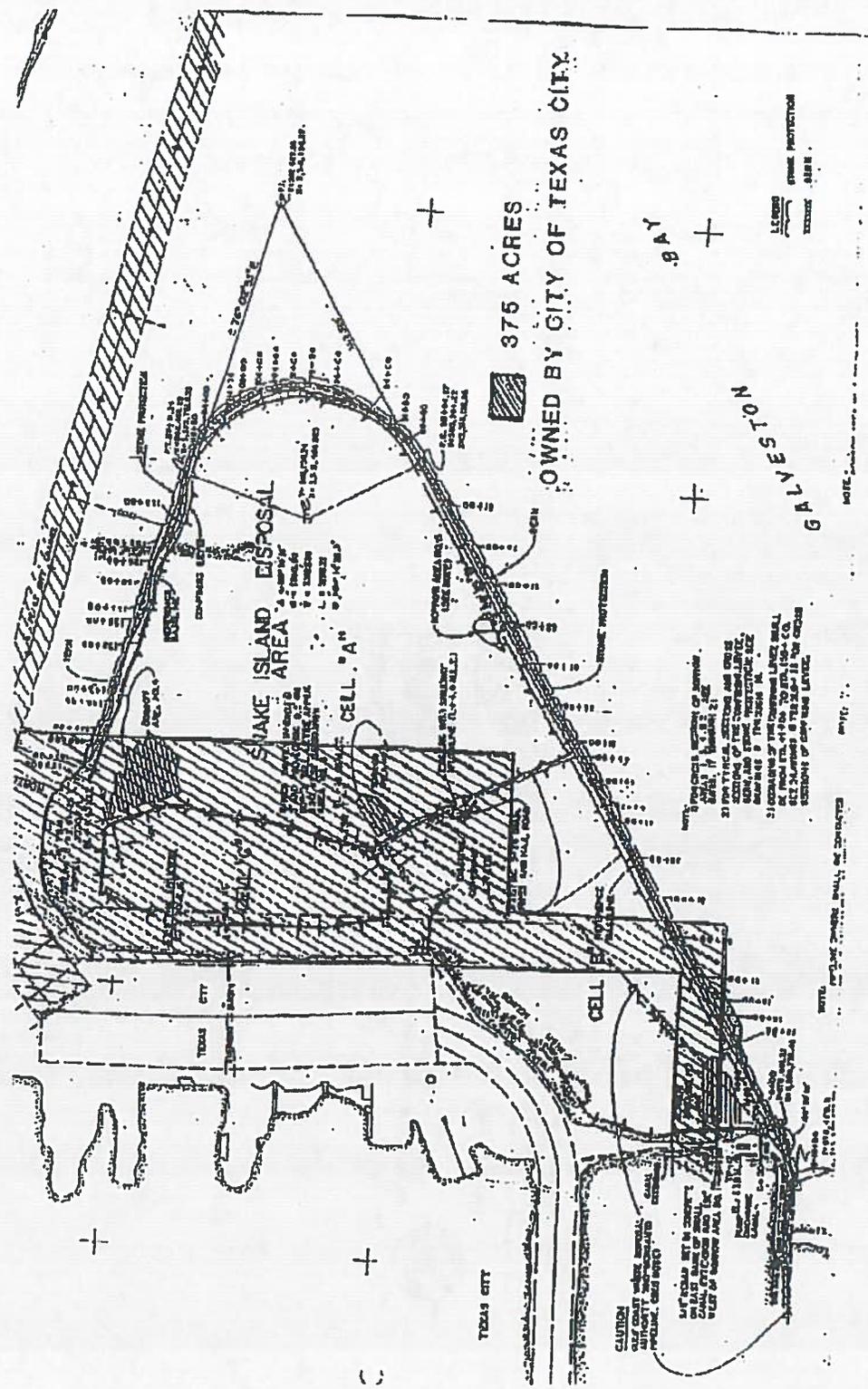


Gertrude McKenna
 COUNTY CLERK, DALLAS COUNTY, TEXAS

JERRY SADLER
 COMMISSIONER
 CENTRAL LAND OFFICE
 DALLAS, TEXAS 75201
PAD

DEED
 BOOK 1941 PAGE 752

712
Trade
file



SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
SECTION G-G
SECTION H-H
SECTION I-I
SECTION J-J
SECTION K-K
SECTION L-L
SECTION M-M
SECTION N-N
SECTION O-O
SECTION P-P
SECTION Q-Q
SECTION R-R
SECTION S-S
SECTION T-T
SECTION U-U
SECTION V-V
SECTION W-W
SECTION X-X
SECTION Y-Y
SECTION Z-Z

CAUTION
DO NOT CROSS ANY OF THE LEVEES OR WALLS WITHOUT THE PERMISSION OF THE ENGINEER.

NOTE
THESE ARE THE PROPOSED LAYOUTS AND ELEVATIONS OF THE LEVEES AND WALLS. THE ACTUAL LAYOUTS AND ELEVATIONS WILL BE DETERMINED BY THE ENGINEER.

LEVEE
DRAINAGE CANALS
DRAINAGE STRUCTURES
DRAINAGE PIPES

TEXAS CITY

375 ACRES
OWNED BY CITY OF TEXAS CITY

GALVESTON

BAY

Snake Island Disposal Area

CELL "A"

CELL "B"

+

+

+

+

+