

The Destruction of the BellaVita at Green Tee Pearland subdivision Nature Reserve.

In reviewing the Corps of Engineers (COE) Clear Creek Texas plan for the creek in Pearland, our Nature Reserve (NR) Committee and some Board members have concluded that this plan will result in confiscation (*i.e. eminent domain take away*) and the near total destruction of the 75 acre BellaVita Nature Reserve. Why would they do this?

First, the proposed plan is almost completely within city and ETJ limits of the City of Pearland. The proposed creek project begins at the North western part of the city ETJ and ends near the southern border at Dixie Farm Road. The increase in water flow above the present level will be stopped under the plan at Dixie Road and the area of the BV Nature Reserve, causing more flooding than BV has ever seen on the creek. . Many residents along Clear Creek have been fighting this activity for over 25 years and we could conclude that it is being done for an advantage to the City of Pearland.

Second, why would Pearland agree to this activity taking place? It is all about BIG MONEY. The BV Nature reserve is 75 acres of land in Pearland that is non-productive from a TAX revenue view. In its natural state it is too low to be built upon with no capability for more homes or Tax revenue. The undeveloped area north of the city is highly prized by the city as an area that can be built-up for more subdivisions but only if there is enough detention pond area donated to mitigate the additional run-off due to the planned construction of homes and streets. If they used 75 acres in that Northern area for detention it would mean about 300 less homes and the loss of annual TAX revenue for the City and schools of about \$1 million per year. Also, the basic construction would result in new revenue and 300 more families would contribute yearly sales tax revenue.

Why call it destruction of the NR? The COE intends to condemn the area surrounding the old 1950 creek boundaries that existed before the creek was straightened to improve flow. These areas referred to as Oxbows were properly deeded to West Development and the 75 acre parcel was deeded to BV for only Natural Environment use. Those areas do not belong to the COE they belong to BV. Thus, the COE must take it away with the powers of eminent domain, “for the greater good”. These six oxbow small lakes were maintained natural by the developer as a part of the BV flood mitigation system. The proposed 20-foot plus deep trenching of these oxbows will result in channels that isolate about 20 to 30% of the existing 75 acres into islands, not counting what will be lost to the banks along the trenches. I have observed areas like they propose in Friendswood on Clear Creek. Continuous erosion occurs on both sides of the creek banks and the newly created islands disappear. Homes in Polly Ranch subdivision had to install bulkheads in order to stop the 1 to 2 foot bank erosion seen each year. One of the COE proposed BV oxbow trenches would be less than 100 foot from the end of our 13 acre lake and the resulting erosion of the dam would allow a probable breach of it during a significant flood. This would result in a cost to us homeowners in excess of \$250,000 for repairs.

One final note. Their plan as stated will also eliminate the mounds along the creek and open the area to recreation. There goes the privacy and security of a “gated” community! Has their plan been well thought out? Yes, as it would appear that the COE might be operating as a tool for the City of Pearland by developing a plan that may destroy the natural habitat of the Nature Reserve in BellaVita to allow the generation of more TAX revenue.

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