



Par Three Course			
Hole	Back	Middle	Forward
1	88	67	50
2	127	105	76
3	126	106	84
4	127	102	77
5	106	81	65
6	153	130	109
7	110	90	70
Total	837	680	532

Main Course						
Hole	Par	Champ	Back	Middle	Forward	Short
1	5	572	544	513	455	425
2	4	413	383	353	323	294
3	3	197	168	137	108	90
4	4	429	399	368	338	309
5	4	451	421	391	362	331
6	3	249	219	188	159	129
7	5	554	523	492	462	431
8	4	388	365	317	287	257
9	4	325	294	264	234	204
OUT	36	3,578	3,315	3,024	2,728	2,470

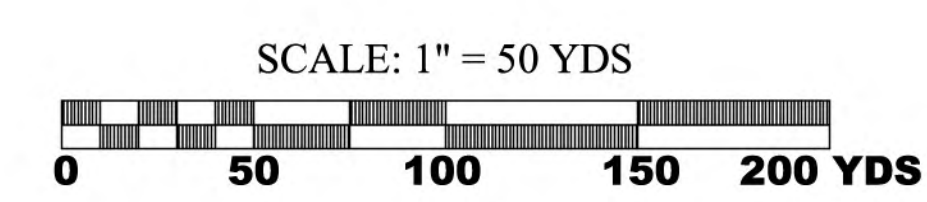
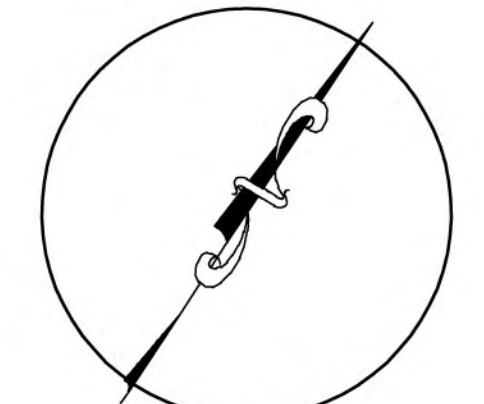
10	4	423	391	387	356	281
11	4	402	371	342	311	272
12	4	326	296	266	236	211
13	3	173	150	131	113	92
14	4	407	377	347	305	277
15	3	216	187	157	127	102
16	4	353	324	293	264	234
17	4	495	465	434	404	370
18	5	527	497	466	436	407
IN	35	3,322	3,057	2,824	2,552	2,245

19	4	398	383	318	291	261
20	4	416	386	355	326	296
21	4	347	318	274	257	228
22	4	492	462	432	402	372
23	5	617	587	557	527	497
24	3	232	202	183	151	120
25	5	530	509	470	439	409
26	3	169	139	128	110	94
27	4	332	303	273	243	215
IN	36	3,533	3,289	2,991	2,746	2,491

Holes	Par	Champ	Back	Middle	Forward	Short
1-18	71	6,901	6,371	5,848	5,280	4,716
1-9, 19-27	72	7,112	6,604	6,016	5,475	4,961
10-27	71	6,856	6,346	5,815	5,298	4,736

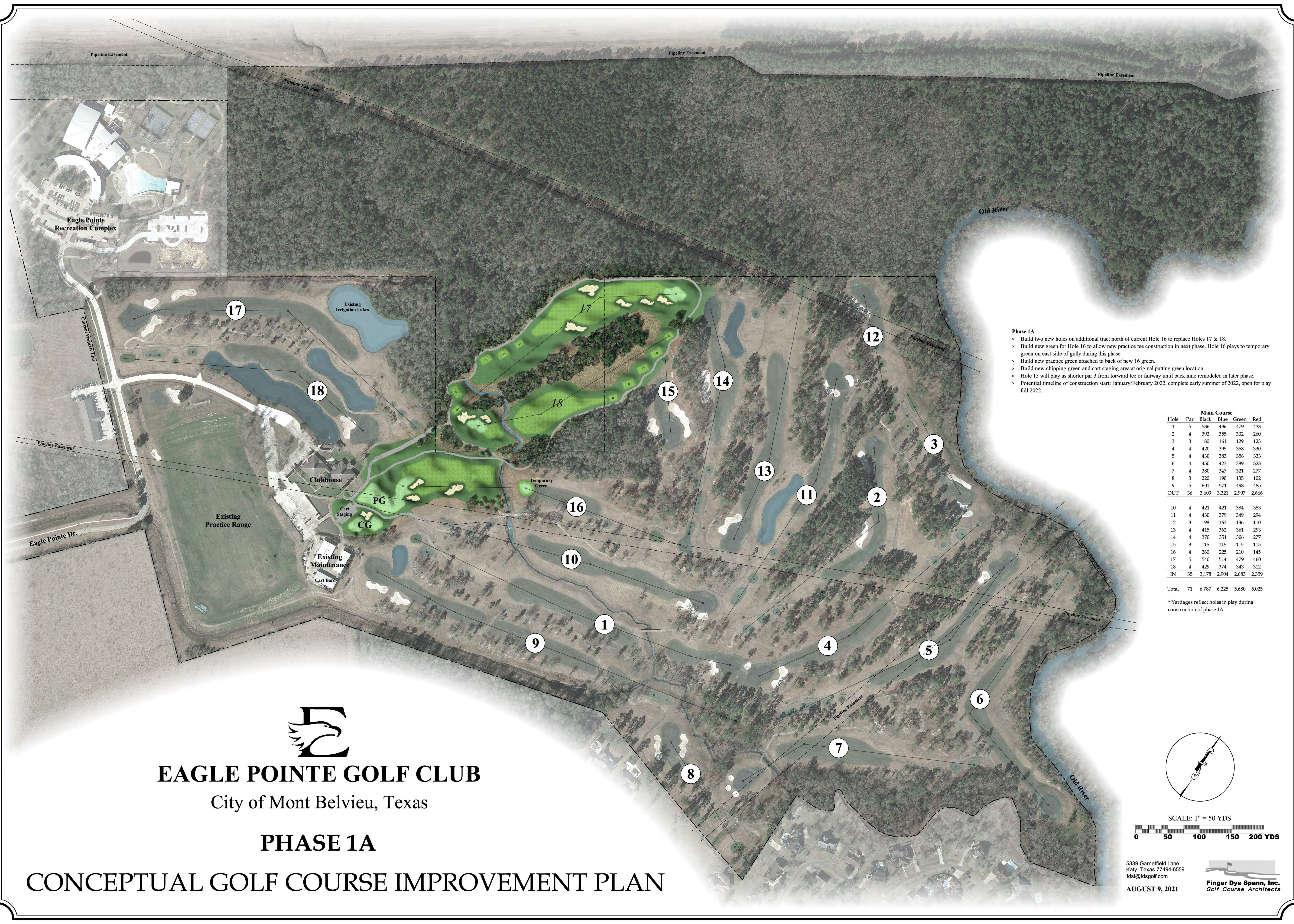

EAGLE POINTE GOLF CLUB
City of Mont Belvieu, Texas

FINAL COMPLETION
CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN



5339 Garnetfield Lane
Katy, Texas 77494-6559
fdsl@fdsgolf.com
AUGUST 9, 2021

Finger Dye Spann, Inc.
Golf Course Architects



- Phase 1A**
- > Build two new holes on additional tract north of current Hole 16 to replace Holes 17 & 18.
 - > Build new green for Hole 16 to allow new practice tee construction in next phase. Hole 16 plays to temporary green on east side of gully during this phase.
 - > Build new practice green attached to back of new 16 green.
 - > Build new chipping green and cart staging area at original putting green location.
 - > Hole 15 will play as shorter par 3 from forward tee or fairway until back nine remodeled in later phase.
 - > Potential timeline of construction start: January/February 2022, complete early summer of 2022, open for play fall 2022.

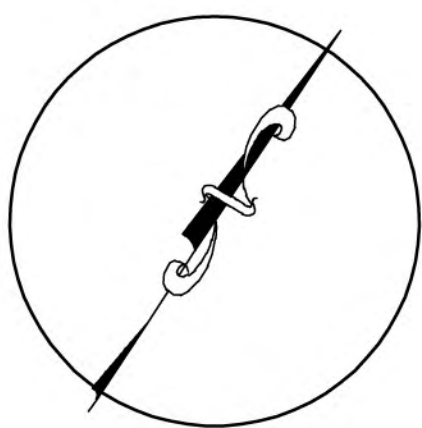
Main Course						
Hole	Par	Black	Blue	Green	Red	
1	5	536	496	479	433	
2	4	392	355	332	260	
3	3	180	161	129	123	
4	4	420	395	358	330	
5	4	430	383	356	333	
6	4	450	423	389	323	
7	4	380	347	321	277	
8	3	220	190	135	102	
9	5	601	571	498	485	
OUT	36	3,609	3,321	2,997	2,666	
10	4	421	421	384	353	
11	4	430	379	349	294	
12	3	198	163	136	110	
13	4	415	362	361	293	
14	4	370	351	306	277	
15	3	115	115	115	115	
16	4	260	225	210	145	
17	5	540	514	479	460	
18	4	429	374	343	312	
IN	35	3,178	2,904	2,683	2,359	

Total 71 6,787 6,225 5,680 5,025

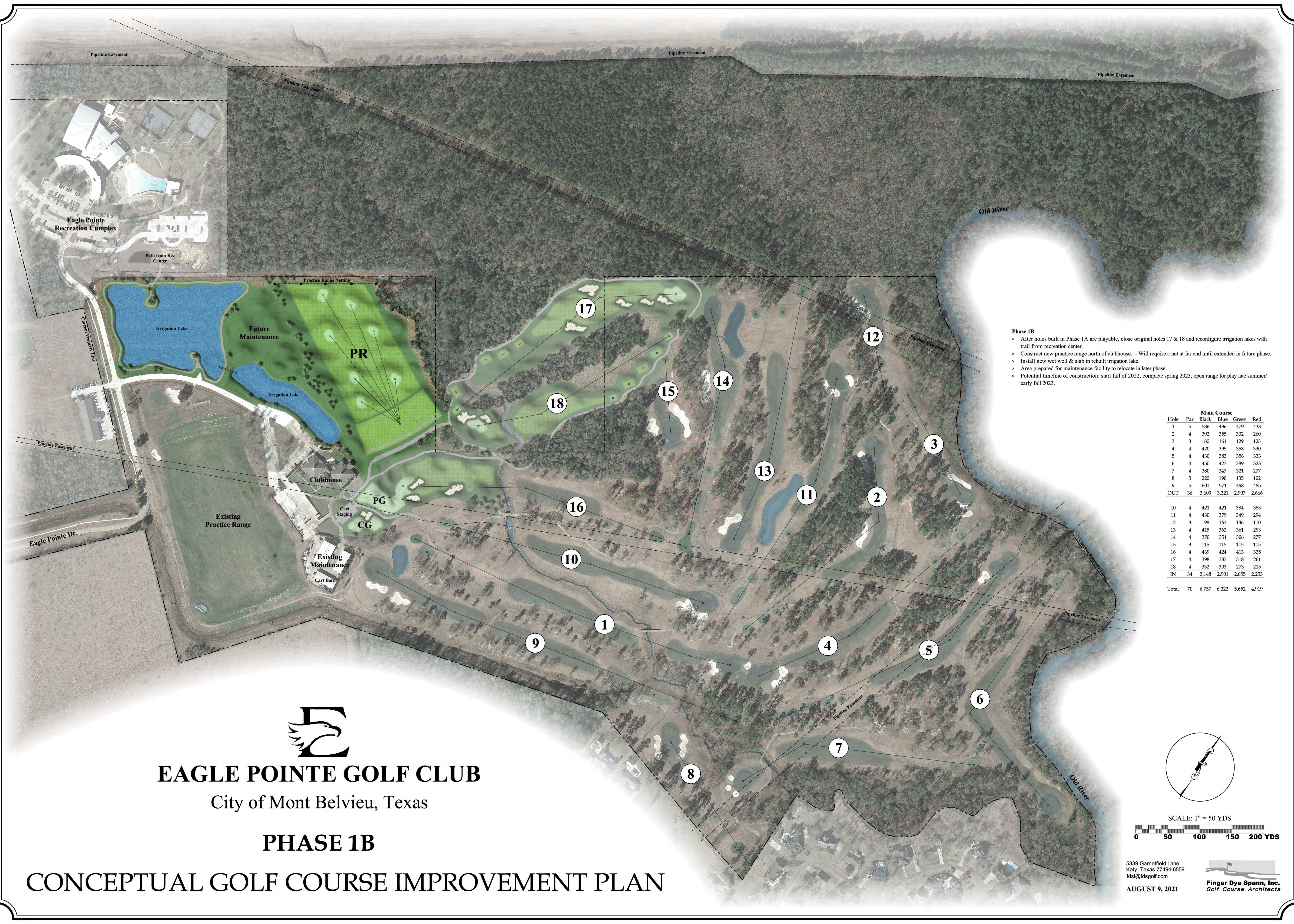
* Yardages reflect holes in play during construction of phase 1A.

EAGLE POINTE GOLF CLUB
City of Mont Belvieu, Texas

PHASE 1A
CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN



SCALE: 1" = 50 YDS
0 50 100 150 200 YDS



- Phase 1B**
- > After holes built in Phase 1A are playable, close original holes 17 & 18 and reconfigure irrigation lakes with trail from recreation center.
 - > Construct new practice range north of clubhouse. - Will require a net at far end until extended in future phase.
 - > Install new wet well & slab in rebuilt irrigation lake.
 - > Area prepared for maintenance facility to relocate in later phase.
 - > Potential timeline of construction: start fall of 2022, complete spring 2023, open range for play late summer/early fall 2023.

Main Course					
Hole	Par	Black	Blue	Green	Red
1	5	536	496	479	433
2	4	392	355	332	260
3	3	180	161	129	123
4	4	420	395	358	330
5	4	430	383	356	333
6	4	450	423	389	323
7	4	380	347	321	277
8	3	220	190	135	102
9	5	601	571	498	485
OUT	36	3,609	3,321	2,997	2,666
10	4	421	421	384	353
11	4	430	379	349	294
12	3	198	163	136	110
13	4	415	362	361	293
14	4	370	351	306	277
15	3	115	115	115	115
16	4	469	424	413	335
17	4	398	383	318	261
18	4	332	303	273	215
IN	34	3,148	2,901	2,655	2,253
Total	70	6,757	6,222	5,652	4,919

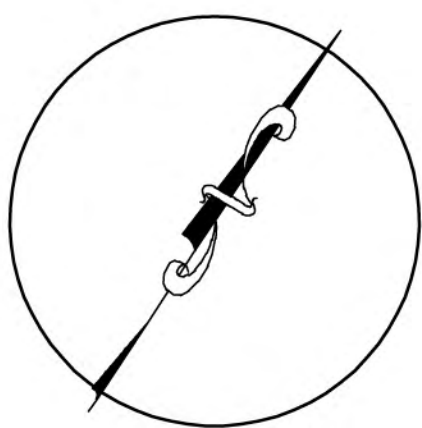


EAGLE POINTE GOLF CLUB

City of Mont Belvieu, Texas

PHASE 1B

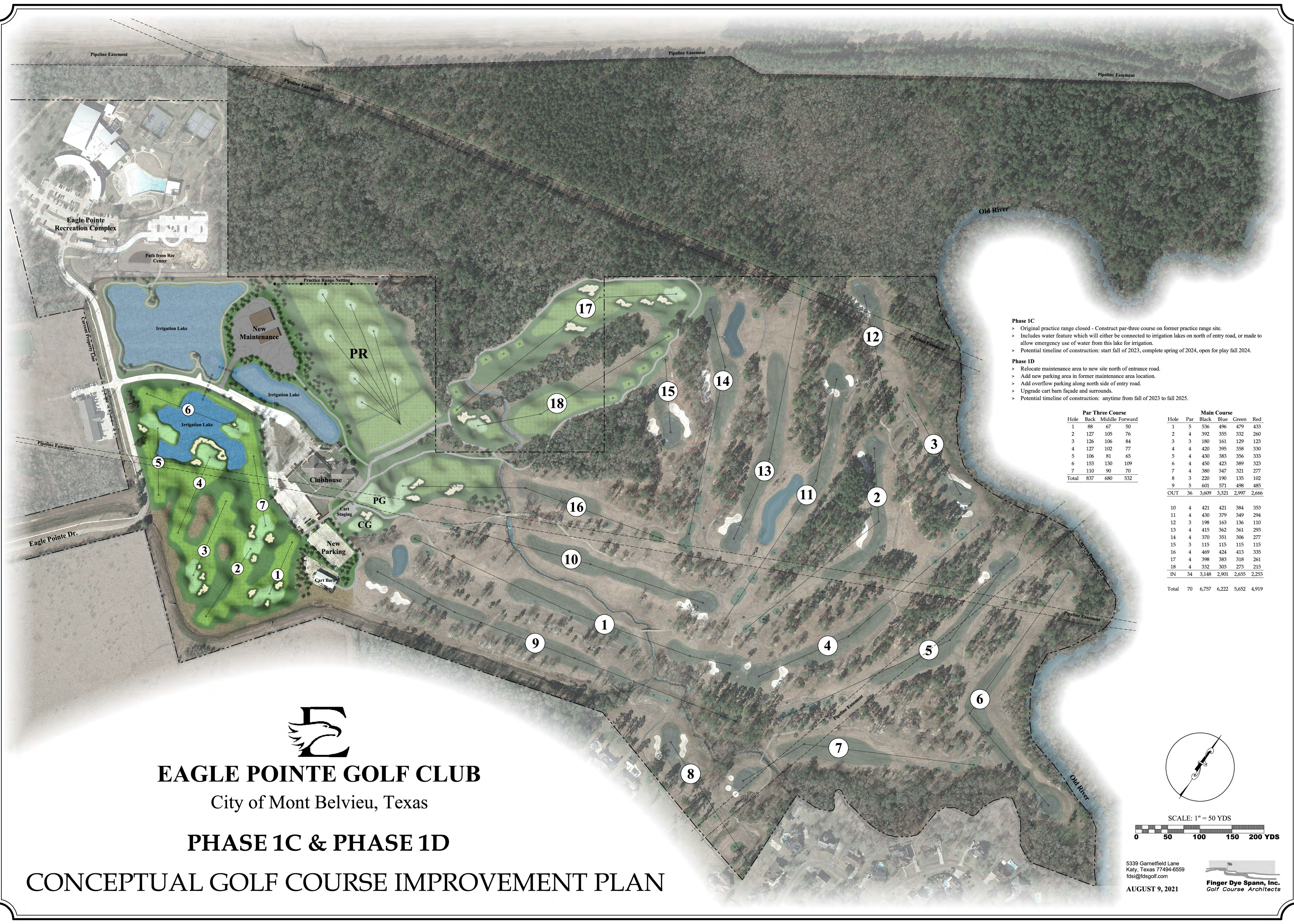
CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN



SCALE: 1" = 50 YDS
0 50 100 150 200 YDS

5339 Garnetfield Lane
Katy, Texas 77494-6559
fdai@fdsgolf.com
AUGUST 9, 2021

Finger Dye Spann, Inc.
Golf Course Architects



- Phase 1C**
- > Original practice range closed - Construct par-three course on former practice range site.
 - > Includes water feature which will either be connected to irrigation lakes on north of entry road, or made to allow emergency use of water from this lake for irrigation.
 - > Potential timeline of construction: start fall of 2023, complete spring of 2024, open for play fall 2024.
- Phase 1D**
- > Relocate maintenance area to new site north of entrance road.
 - > Add new parking area in former maintenance area location.
 - > Add overflow parking along north side of entry road.
 - > Upgrade cart barn façade and surrounds.
 - > Potential timeline of construction: anytime from fall of 2023 to fall 2025.

Par Three Course				
Hole	Back	Middle	Forward	
1	88	67	50	
2	127	105	76	
3	126	106	84	
4	127	102	77	
5	106	81	65	
6	153	130	109	
7	110	90	70	
Total	837	680	532	

Main Course					
Hole	Par	Black	Blue	Green	Red
1	5	536	496	479	433
2	4	392	355	332	260
3	3	180	161	129	123
4	4	420	395	358	330
5	4	430	383	356	333
6	4	450	423	389	323
7	4	380	347	321	277
8	3	220	190	135	102
9	5	601	571	498	485
OUT	36	3,609	3,321	2,997	2,666
10	4	421	421	384	353
11	4	430	379	349	294
12	3	198	163	136	110
13	4	415	362	361	293
14	4	370	351	306	277
15	3	115	115	115	115
16	4	469	424	413	335
17	4	398	383	318	261
18	4	332	303	273	215
IN	34	3,148	2,901	2,655	2,253
Total	70	6,757	6,222	5,652	4,919

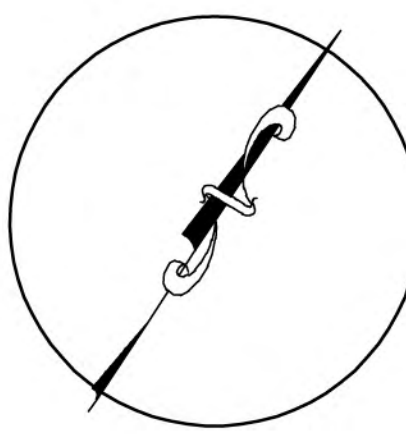


EAGLE POINTE GOLF CLUB

City of Mont Belvieu, Texas

PHASE 1C & PHASE 1D

CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN



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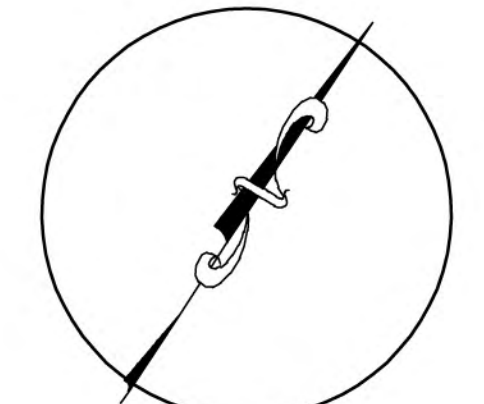
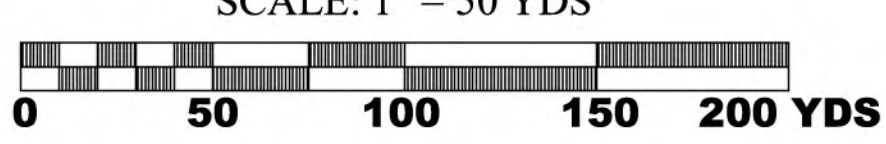


Phase 2
> Remainder of course remodeled as funds are available - holes will be reconfigured using additional tract north of current holes 12-15. New drainage system, irrigation system, cart paths, greens, tees, fairways, bunkers, restrooms (1 each nine) and earth shaping.
> Potential timeline of construction: start fall of 2024, complete summer of 2025, open for play fall 2025.
> Could possibly be done one nine at a time in order to keep 9 holes open at all times.

Par Three Course					Main Course						
Hole	Back	Middle	Forward	Short	Hole	Par	Champ	Back	Middle	Forward	Short
1	88	67	50		1	5	572	544	513	455	425
2	127	105	76		2	4	413	383	353	323	294
3	126	106	84		3	3	197	168	137	108	90
4	127	102	77		4	4	429	399	368	338	309
5	106	81	65		5	4	451	421	391	362	331
6	153	130	109		6	3	249	219	188	159	129
7	110	90	70		7	5	554	523	492	462	431
Total	837	680	532		8	4	388	365	317	287	257
					9	4	325	294	264	234	204
					OUT	36	3,578	3,315	3,024	2,728	2,470
					10	4	423	391	387	356	281
					11	4	402	371	342	311	272
					12	4	326	296	266	236	211
					13	3	173	150	131	113	92
					14	4	407	377	347	305	277
					15	3	216	187	157	127	102
					16	4	353	324	293	264	234
					17	4	495	465	434	404	370
					18	5	527	497	466	436	407
					IN	35	3,322	3,057	2,824	2,552	2,245
					Total	71	6,901	6,371	5,848	5,280	4,716

EAGLE POINTE GOLF CLUB
City of Mont Belvieu, Texas

PHASE 2
CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN


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AUGUST 9, 2021

Finger Dye Spann, Inc.
Golf Course Architects



Phase 3
> Practice range extended on additional property as acquired.
 Could actually happen prior to or during phase 2 if land is available.
> Area to north of range could become short game practice area or potential recreation area expansion.
> Holes 17 & 18 from Phase 1 become practice holes P1 & P2.

Par Three Course				
Hole	Back	Middle	Forward	
1	88	67	50	
2	127	105	76	
3	126	106	84	
4	127	102	77	
5	106	81	65	
6	153	130	109	
7	110	90	70	
Total	837	680	532	

Main Course						
Hole	Par	Champ	Back	Middle	Forward	Short
1	5	572	544	513	455	425
2	4	413	383	353	323	294
3	3	197	168	137	108	90
4	4	429	399	368	338	309
5	4	451	421	391	362	331
6	3	249	219	188	159	129
7	5	554	523	492	462	431
8	4	388	365	317	287	257
9	4	325	294	264	234	204
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14	4	407	377	347	305	277
15	3	216	187	157	127	102
16	4	353	324	293	264	234
17	4	495	465	434	404	370
18	5	527	497	466	436	407
IN	35	3,322	3,057	2,824	2,552	2,245
Total	71	6,901	6,371	5,848	5,280	4,716

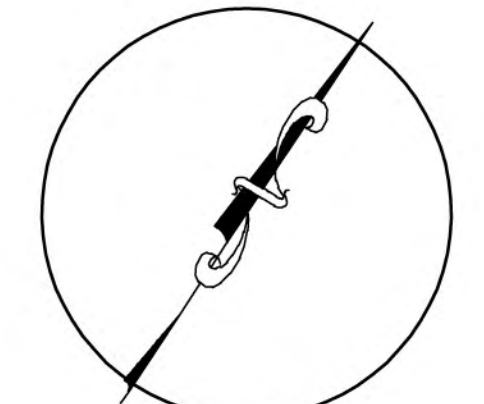


EAGLE POINTE GOLF CLUB

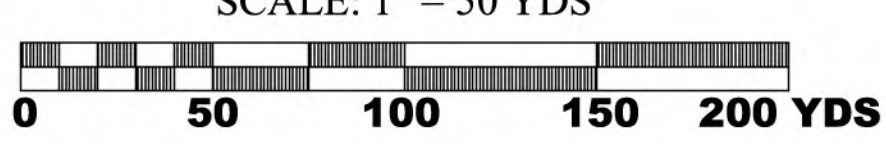
City of Mont Belvieu, Texas

PHASE 3

CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN



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AUGUST 9, 2021



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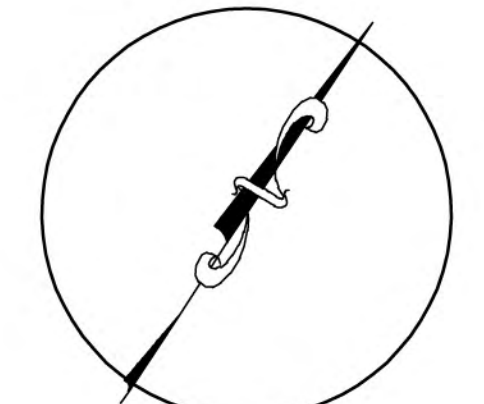
Phase 4

- > New third nine added on additional property if acquired - tracts totaling approximately 115 acres are needed (much of which is pipeline easement or hemmed in by easements).
- > Practice holes P1 & P2 become Holes 19 & 27 to start and end the new nine near the clubhouse.
- > A practice area with simulated golf holes is included on the flat central part of the new property since the previous practice holes were converted into golf holes for the third nine. It is accessible to the clubhouse area by cart.

Par Three Course					Main Course						
Hole	Back	Middle	Forward		Hole	Par	Champ	Back	Middle	Forward	Short
1	88	67	50		2	4	413	383	353	323	294
2	127	105	76		3	3	197	168	137	108	90
3	126	106	84		4	4	429	399	368	338	309
4	127	102	77		5	4	451	421	391	362	331
5	106	81	65		6	3	249	219	188	159	129
6	153	130	109		7	5	554	523	492	462	431
7	110	90	70		8	4	388	365	317	287	257
Total	837	680	532		9	4	325	294	264	234	204
					OUT	36	3,578	3,315	3,024	2,728	2,470
					10	4	423	391	387	356	281
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					14	4	407	377	347	305	277
					15	3	216	187	157	127	102
					16	4	353	324	293	264	234
					17	4	495	465	434	404	370
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					26	3	169	139	128	110	94
					27	4	332	303	273	243	215
					IN	36	3,533	3,289	2,991	2,746	2,491
Holes	Par	Champ	Back	Middle	Forward	Short					
1-18	71	6,901	6,371	5,848	5,280	4,716					
1-9, 19-27	72	7,112	6,604	6,016	5,475	4,961					
10-27	71	6,856	6,346	5,815	5,298	4,736					

EAGLE POINTE GOLF CLUB
City of Mont Belvieu, Texas

PHASE 4
CONCEPTUAL GOLF COURSE IMPROVEMENT PLAN


SCALE: 1" = 50 YDS

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AUGUST 9, 2021

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