

**Kenwood
Planned Unit Development
For
870.4 ACRES**

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II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the subject tract is generally flat with elevations ranging from 19 feet in the northwest corner to 25 feet in the southwest corner. The site is generally void of quality vegetation. Existing physical constraints affecting development of the property include the following:

- A 300 foot wide Houston Lighting & Power Fee Strip traverses the property in an east / west direction.
- A 30 foot wide Stanolind Pipeline Easement crosses the property in a northwest / southeasterly direction. The width of the pipeline is assumed.
- An existing 171 foot wide drainage ditch with two adjacent wetland mitigation easements that traverse the portion of the property located north of State Highway 96 and west of F.M. 270.
- A 175 foot wide Community Public Service Company Easement Numerous traverses the property in a northwest / southeasterly direction.
- A 40 foot wide Coastal States Crude Gathering Company Pipeline Easement passes through the property in a northwest / southeasterly direction.
- A 37.5 foot wide & 57.5 foot wide Humble Oil & Refining Company Pipeline Easement passes through the property in a northwest / southeasterly direction.
- A 20 foot wide Houston Lighting & Power Easement borders the eastern edge of the property in a northwest / southeasterly direction.
- A 10 foot wide City of League City Water Line Easement crosses the northern portion of the property in an east / west bearing.
- A 10 foot wide City of League City Water Line Easement and a 10 foot wide City of League City Sanitary Sewer Line Easement run parallel and are contained within the Hewitt Street right-of-way located to the east of Louisiana Street.
- In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including arterial roadways, drainage facilities and detention basins.

A reduced version of the survey for the property, as well as, a legal description is included in the exhibit section of this document.

SURROUNDING LAND USE

Land uses surrounding the subject property are dominated by single-family residential development with Meadow Bend Subdivision and South Shore Harbour occupying the majority of the northeastern and eastern boundary.

The property to the west and south of the subject tract consists primarily of small parcels utilized for a variety of uses ranging from single-family residential to light industrial. Also located to the west of Louisiana Street and north of Hewitt Street are League City Intermediate School and Arthur and Patsy Goforth Elementary School.

The property southeast of the subject property remains undeveloped.

The surrounding land uses can be seen on the Area/Location Map located in the Exhibits section of this document.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

Kenwood will be comprised of multiple land uses dominated by single-family residential and commercial. Other anticipated uses include town homes, patio homes, duplexes, multi-family residential, recreational and open space. The uses are illustrated on the Conceptual Master Plan included within this document.

The Kenwood Conceptual Master Plan illustrates a collection of individual cells formed by the various constraints (existing and proposed) associated with the subject property including easements, drainage facilities and street system. In general, the commercial and high-density residential uses are situated along the frontage of the adjacent thoroughfares (S.H. 96 and F.M. 270), while the single-family residential parcels are situated toward the interior. The proposed linear detention system doubles as a buffer separation in those areas where single-family residential cells abut State Highway 96.

The individual residential cells will be developed with varying lot sizes as market conditions dictate. Generally, the cells adjacent to lakes or other amenities will contain larger lots while the smaller lots are situated in cells with fewer amenities. All lot sizes will conform to the League City Subdivision regulations, unless a variance is requested and granted by the League City City Council.

The table below lists the various land uses illustrated on the Conceptual Master Plan, along with their respective acreages and percentage of the gross land area.

Acreage per Land Use Summary

| Land Use Category | Acreage | % Of Gross Acreage |
|---|-----------------|---------------------------|
| CONSTRAINTS | 67.7 Ac | 7.8% |
| F.M. 1266 | 5.6 Ac | |
| Austin Street | 5.6 Ac | |
| Louisiana Street | 1.2 Ac | |
| Hewitt Street | 4.5 Ac | |
| Acorn Street | 3.2 Ac. | |
| Collector Streets | 9.5 Ac | |
| Pipeline Easements | 14.7 Ac | |
| HL&P Easement | 2.5 Ac | |
| Water Line Easement | 0.3 Ac | |
| Wetlands Easement | 13.3 Ac | |
| Proposed Drainage Ditches | 10.7 Ac | |
| | | |
| COMMUNITY ELEMENTS | 142.1 Ac | 16.3% |
| Recreation Center | 8.1 Ac | |
| Parks | 28.7 Ac | |
| Landscape Reserves / Open Space | 5.0 Ac | |
| Proposed Detention Basins / Lakes | 110.3 Ac | |
| | | |
| COMMERCIAL | 142.9 Ac | 17.7% |
| | | |
| MULTI-FAMILY RESIDENTIAL | 58.6 Ac | 6.6% |
| | | |
| SPECIAL USE COMMERCIAL/RESIDENTIAL | 10.9 Ac | 1.3 % |
| | | |
| SINGLE-FAMILY RESIDENTIAL | 434.8 Ac | 50.3% |
| | | |
| TOTALS | 870.4 Ac | 100.0% |

LAND USE CHANGES / REGULATORY COMPLIANCE

In order to implement the conceptual master plan as currently proposed, each of the proposed land uses have been assigned zoning categories consistent with the current League City Zoning regulations with the exception of the Special Use Commercial/Residential land use. The description of the proposed zoning category follows in the section titled "Proposed Zoning District."

The assigned zoning designations and the total acreage for each are as follows:

| Land Use / Acreage | | Zoning Designation |
|--|-----------|--|
| Commercial | 142.9 Ac. | General Commercial (CG) |
| Proposed Detention Basins/Lakes (Adjacent to Commercial Areas) | 11.3 Ac. | |
| Total CG | | 154.2 Ac. |
| Multi-family Residential | 58.6 Ac. | Multi-family Residential (RMF) |
| Total RMF | | 58.6 Ac. |
| Special Use Commercial/Residential | 10.9 Ac. | General Commercial Residential (CGR) |
| Total CGR | | 10.9 Ac |
| Parks | 28.7 Ac. | Public Facilities and Institutions (PFI) |
| Total PFI | | 28.7 Ac. |
| Recreation Center | 8.1 Ac. | Single-Family Residential (RSF) |
| Proposed Detention Basins/Lakes | 99.0 Ac. | |
| Single-Family Residential | 434.8 Ac. | |
| Total RSF | | 541.9 Ac. |

Land use shall be regulated on a total acreage basis. Each land use/zoning category may be increased or decreased in acreage by up to 25%. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow the project to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner.

Land uses may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the League City regulations for such uses. In the event a proposed land use exceeds the established acreage by more than 25%, a variance must be requested and approved by the City of League City Council.

The land use/zoning designations for each parcel within Kenwood are illustrated on the Land Use / Zoning Categories exhibit included within this document.

PROPOSED ZONING DISTRICT

The parcel described as Special Use Commercial/Residential requires the addition of an additional zoning district. The Special Use Commercial/Residential land use complies with the requirements and standards of the CG zone with the exception of the residential component. The current CG zoning does not allow for residential uses. This district will be a combination of two existing districts, Single-Family Residential (RSF) and General Commercial (CG). The proposed zoning district will be called General Commercial Residential (CGR).

The General Commercial Residential district (CGR) is established for retail and service activities of limited size with attached or detached single-family dwelling units. An example of such uses is an accountant's or attorney's office with a second story, single-family dwelling space. It is also intended that the commercial

aspects be developed with adequate off-street parking space for customers and employees with appropriate landscaping and screening.

The development of the uses in the CGR district shall conform to the Commercial Development Standards found in the City of League City Zoning Regulations, Article V, Division 2, Section 125-91 and Article VI, Division 2, Section 125-180.

MOBILITY

Kenwood will enjoy superior traffic mobility with the implementation of the planned arterial system.

As previously mentioned, the site possesses significant frontage along State Highway 96 and F.M. 270. Access along S.H. 96 will be limited to enhance the efficiency of that facility in conformance with the intersection and driveway guidelines adopted by League City.

The extension of F.M. 1266 and Austin Street in the northeastern portion of the development (the area found east of Louisiana Street and north of S.H. 96) will function as the primary access to that area of the property. The area found to the north of S.H. 96 and west of F.M. 270 will be accessed with a collector street which feeds off of S.H. 96. The area found to the south of S.H. 96 and east of F.M. 270 will also be accessed with another collector street that will feed off of S.H. 96. The arterial street plan for Kenwood is illustrated on the Arterial Street Plan exhibit included in this document.

UTILITIES

Kenwood is divided into two separate municipal utility districts; Galveston County M.U.D. No. 43 & Galveston County M.U.D. No. 44, as illustrated on the Municipal Utility District Map. The two districts will serve the water, wastewater and drainage requirements for the project and are illustrated on the exhibits contained within this document.

Galveston County M.U.D. No. 43

Proposed Improvements

A complete utility system is planned to include a water distribution system, a wastewater collection system and a storm drainage system including onsite detention and outfall channel improvements. Design and construction of these facilities will be in conformance with criteria published by the City of League City, Galveston County Engineering Department, and the Texas Commission on Environmental Quality ("TCEQ").

- **Water Supply.** It is anticipated that League City will provide water to the District through existing 24" waterlines.
- **Water Distribution System.** A 12" water main loop system is proposed to ensure that all service connections are provided with an ample supply of water at adequate pressure. Refer to the Water Supply System layout that is located in the Exhibits section of this document. The pipe, valves and fittings will be of normally accepted materials and design.
- **Wastewater.** The District will construct one lift station that will flow into an existing City of League City sanitary sewer manhole located on the west side of Louisiana Street. The ultimate required capacity of the lift station will be 1,344,000 gallons-per-day.
- **Wastewater Collection System.** The proposed wastewater collection system is predominantly a gravity system designed to accommodate peak sewage flows from the Districts customers. Refer to the Wastewater Collection System layout that is located in the Exhibits section of this document. A single onsite lift station will be required to deliver the sewage to an existing sewer manhole which then will gravity flow to a regional treatment plant site. An existing sanitary lift station (Smith Lane) upgrade will be required for the ultimate development of the District.

AMENITIES / OPEN SPACE

Open space accounts for approximately 17.4% (± 152.1 acres) of the gross acreage within Kenwood. This excludes the landscape reserves planned along the rights-of-way for Austin Street, F.M. 1266 and the collector streets which will increase the open space by another $\pm 6-9$ acres depending upon the ultimate width of the reserves.

Also, the provision of open space and common areas within the individual residential cells (landscape reserves, etc.) will further increase and enhance the open space within Kenwood.

With these additions, the resulting open space could be as much as ± 175 acres or 20% of the gross area of the project.

The City of League City parks requirement states that 1 acre of park land for every 133 proposed dwelling units be dedicated to the City for the use of public parks. Based upon the estimated number of dwelling units, Kenwood will be required to dedicate ± 20.3 acres of park land. Compliance with this requirement will be accomplished by the contribution of the ± 28.7 acres of land designated as "Park" on the Conceptual Land Use Plan. This contribution is ± 8.4 acres of land in excess of the City of League City parks dedication requirement.

A significant portion of the amenities/open space area is comprised of the 28.7 acres of land that will be dedicated to the City of League City for the creation of a city-wide park. This park will have various active and passive recreational facilities which could include athletic fields, trails, exercise stations, ponds, etc.

A comprehensive pedestrian trail system is planned for Kenwood connecting each of the single-family residential cells with the various amenities located throughout the project, including the city-wide park, recreation centers, and amenity lake.

The pedestrian pathway system, which is illustrated on the Amenity Plan, calls for a 6' wide pathway. This is in lieu of the typical 4' sidewalks on both sides of the street. The wider walkway on one side of the street with an accompanying greenbelt has proven to be more practical and functional element for pedestrians utilizing the trail system.

In the northern half of the project, the trail meanders along the south right-of-way line of Austin Street and the west right-of-way line of F.M. 1266. The proposed lake will have a trail along the eastern edge of the lake and connects to the linear detention system that is found between F.M. 1266 and Louisiana Street. The trail then turns to the west and runs inside the right-of-way of Hewitt Street and then turns south alongside the eastern right-of-way line of Louisiana Street to State Highway 96. In the area of the project south of State Highway 96, the trail system begins at F.M. 1266 and follows the linear detention system until it reaches the pipeline easement where it turns to the south. The trail then meanders along the south right-of-way line of the proposed collector street until it reaches the HL&P Fee strip where turns to the west. The trail then runs to the north alongside the east right-of-way of F.M. 270. At the HL&P Fee Strip the trail system also links to the proposed City of League City Park sites. The trail system in the area to the west of F.M. 270 is located next to the north right-of-way line of State Highway 96. It then moves into the linear detention system and then ties into the trail found on the west right-of-way line of the proposed collector street.

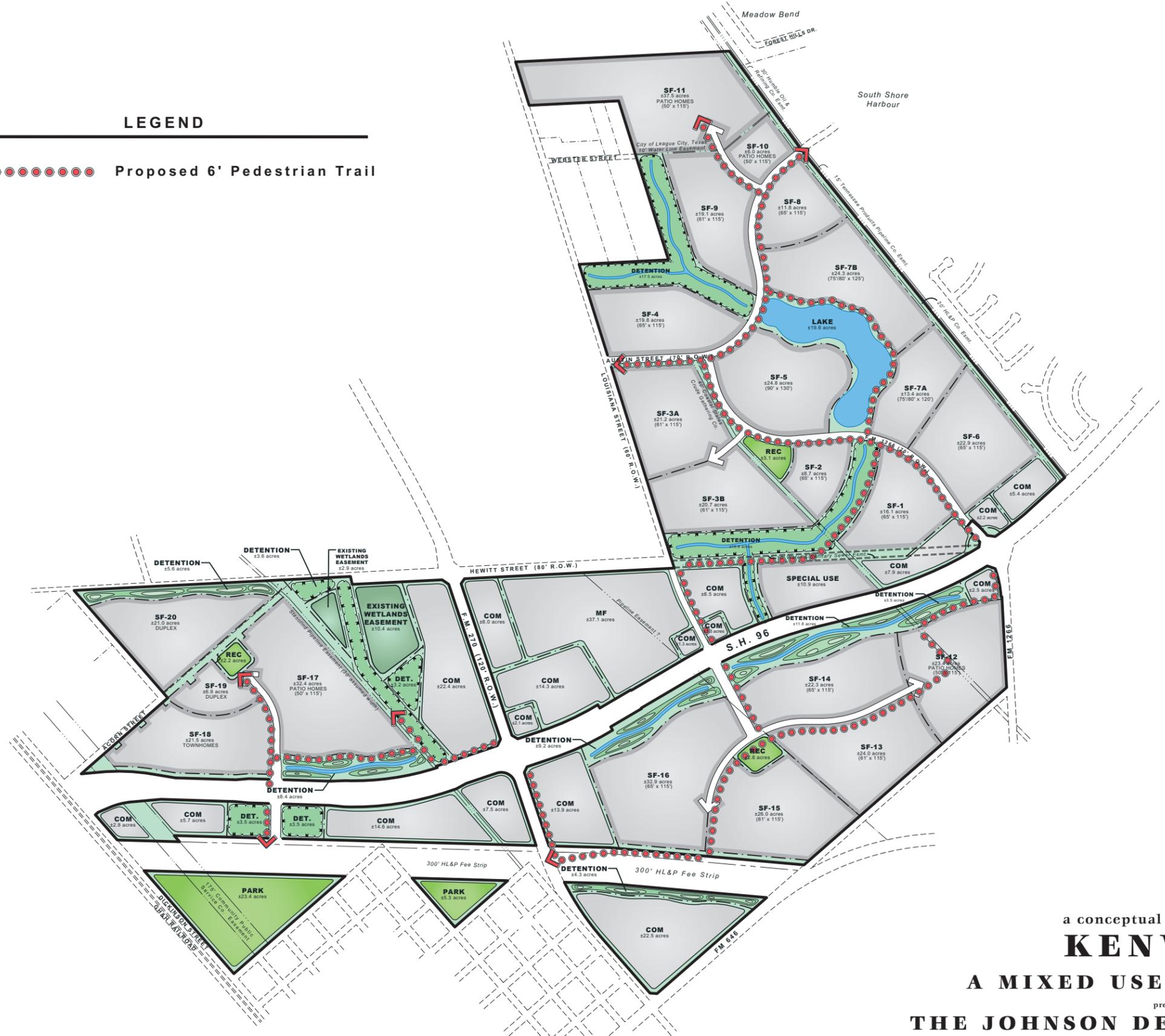
Compliance with the City of League City's typical sidewalk requirements will be maintained throughout the balance of the project, completing the overall pedestrian network.

The lake/detention drainage way system located throughout the project will be an integral part of the overall amenity system. A lake will encompass 19.6 acres which will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

The linear detention system comprises 90.7 acres and averages approximately 225 feet in width which will allow for the development of gentle, undulating side slopes which will be landscaped and accommodate the

LEGEND

●●●●●●●● Proposed 6' Pedestrian Trail



a conceptual amenity plan for
KENWOOD
A MIXED USE DEVELOPMENT
 prepared for
THE JOHNSON DEVELOPMENT CORP.

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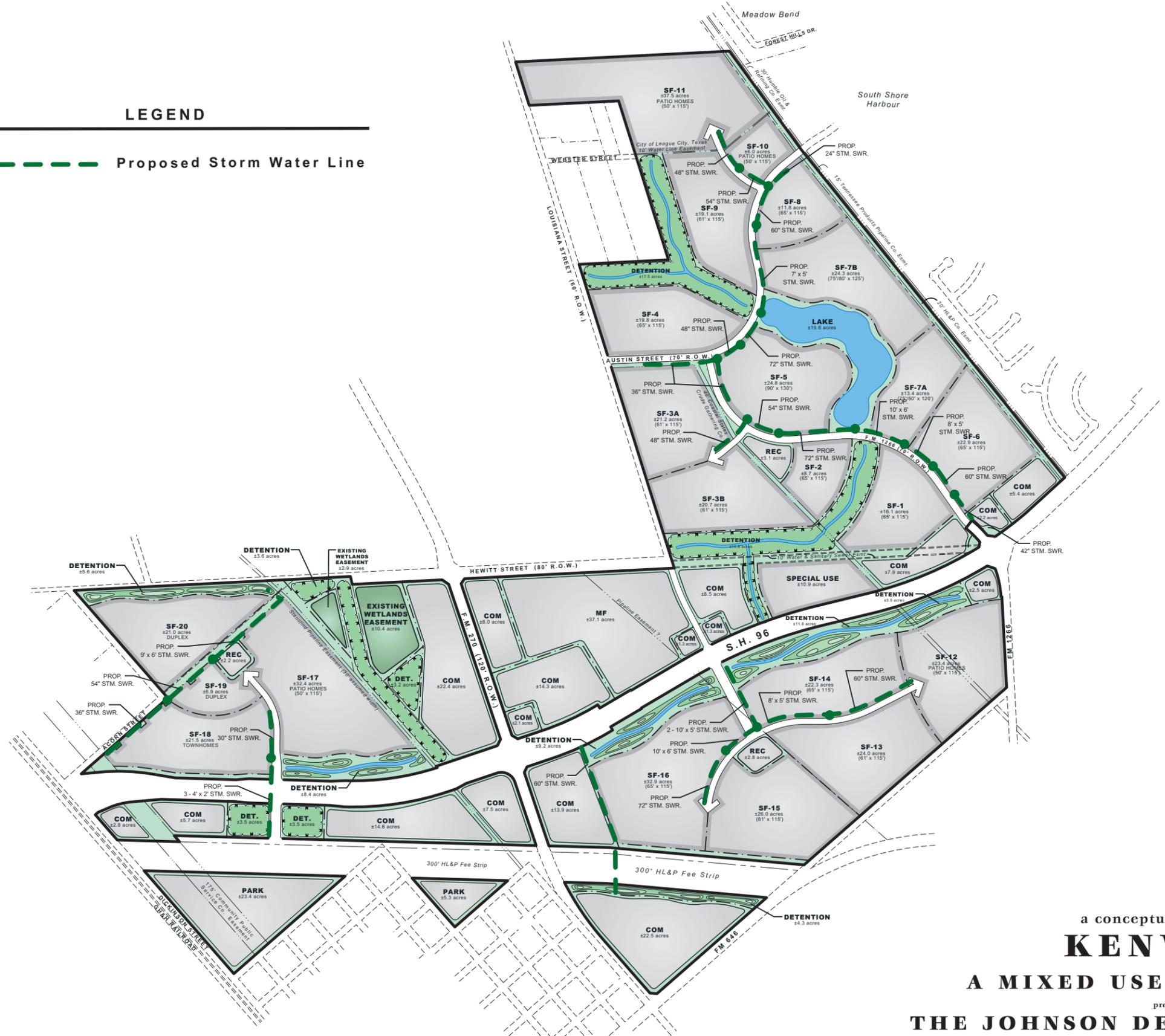


JANUARY, 2003
 KGA #04102

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LEGEND

----- Proposed Storm Water Line



a conceptual drainage plan for
KENWOOD
A MIXED USE DEVELOPMENT
 prepared for
THE JOHNSON DEVELOPMENT CORP.

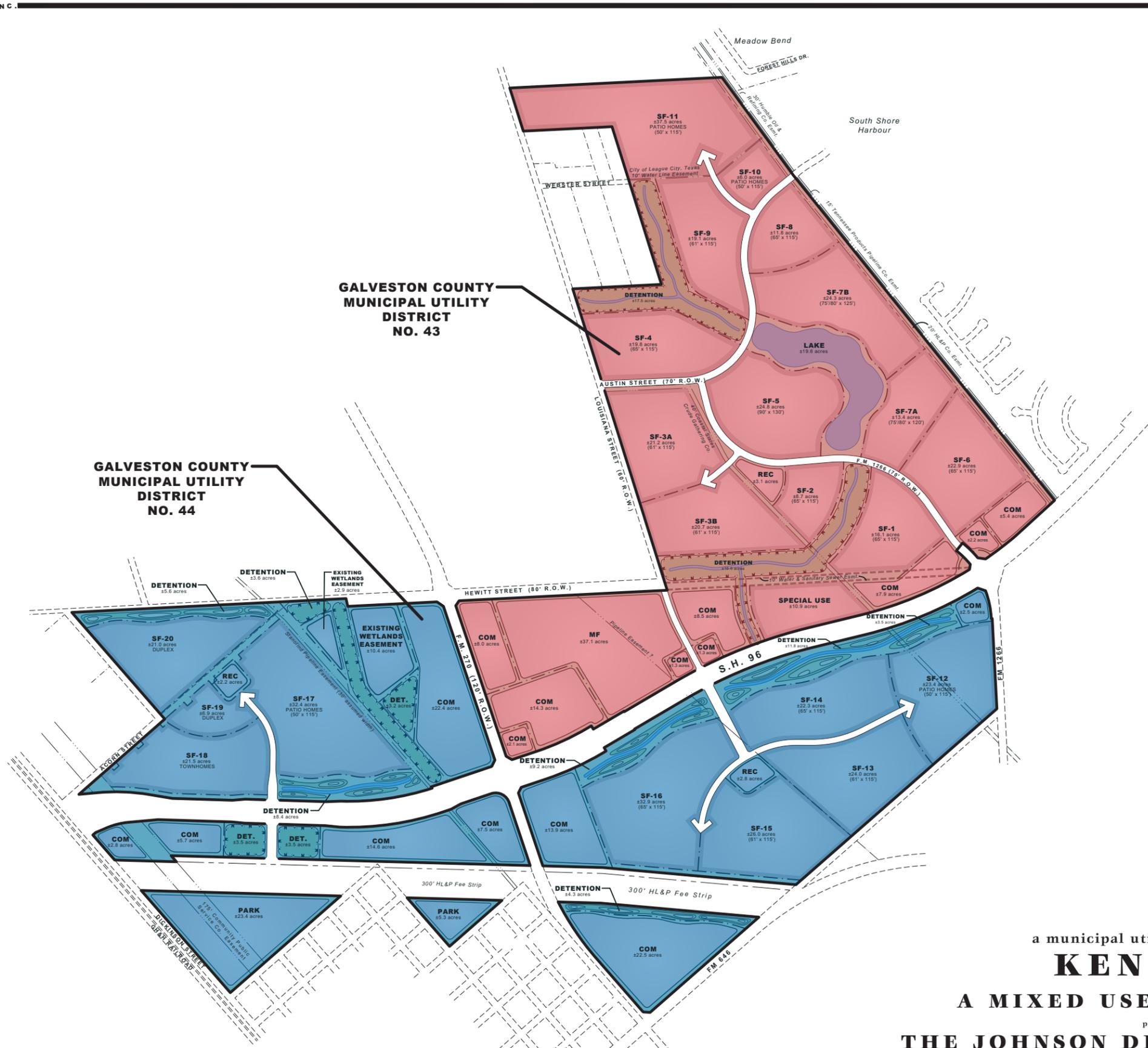
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**GALVESTON COUNTY
MUNICIPAL UTILITY
DISTRICT
NO. 44**

**GALVESTON COUNTY
MUNICIPAL UTILITY
DISTRICT
NO. 43**

a municipal utility district map for
KENWOOD
 A MIXED USE DEVELOPMENT
 prepared for
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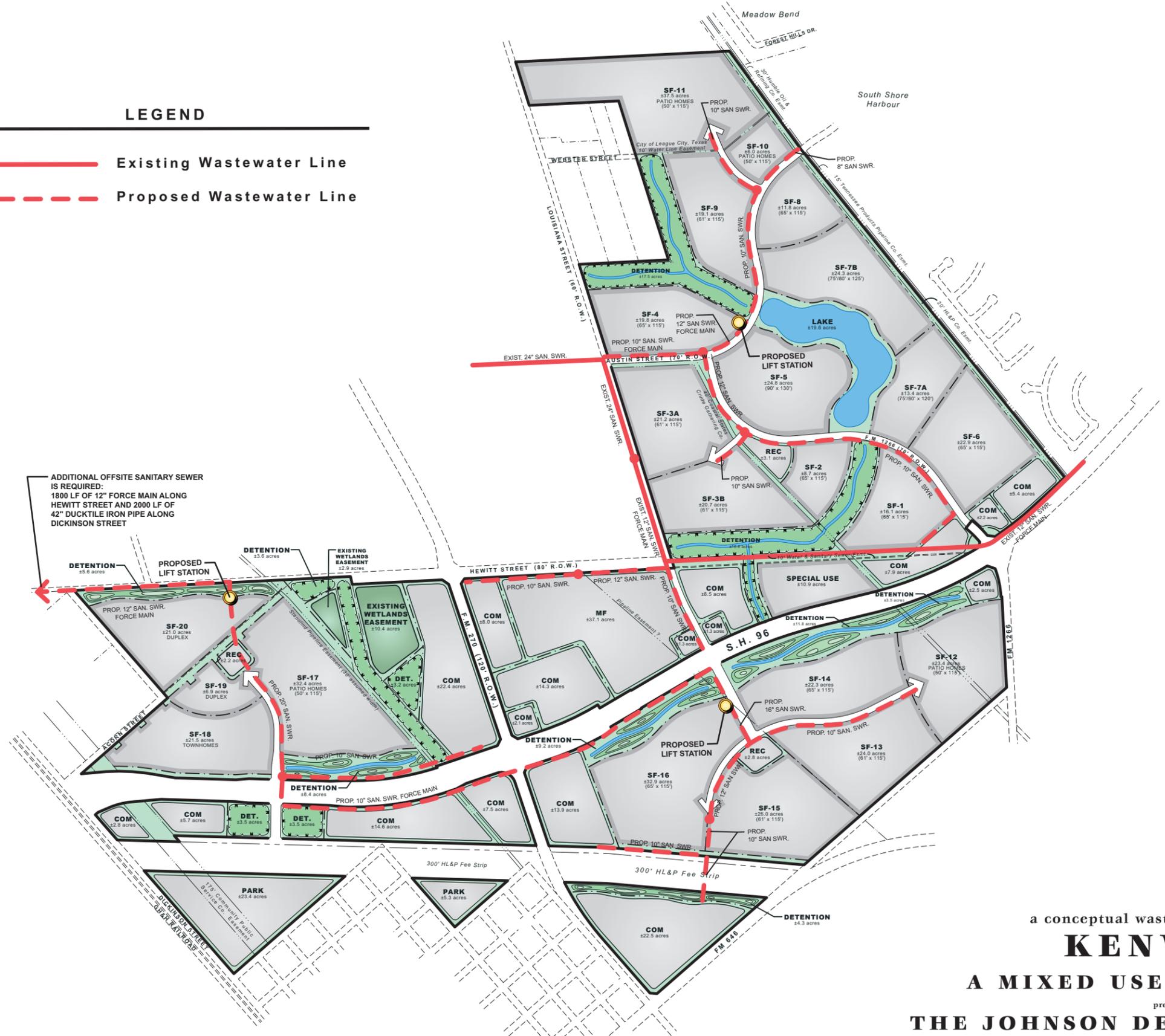


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LEGEND

- Existing Wastewater Line
- - - - Proposed Wastewater Line



ADDITIONAL OFFSITE SANITARY SEWER IS REQUIRED: 1800 LF OF 12" FORCE MAIN ALONG HEWITT STREET AND 2000 LF OF 42" DUCTILE IRON PIPE ALONG DICKINSON STREET



a conceptual wastewater collection plan for
KENWOOD
 A MIXED USE DEVELOPMENT
 prepared for
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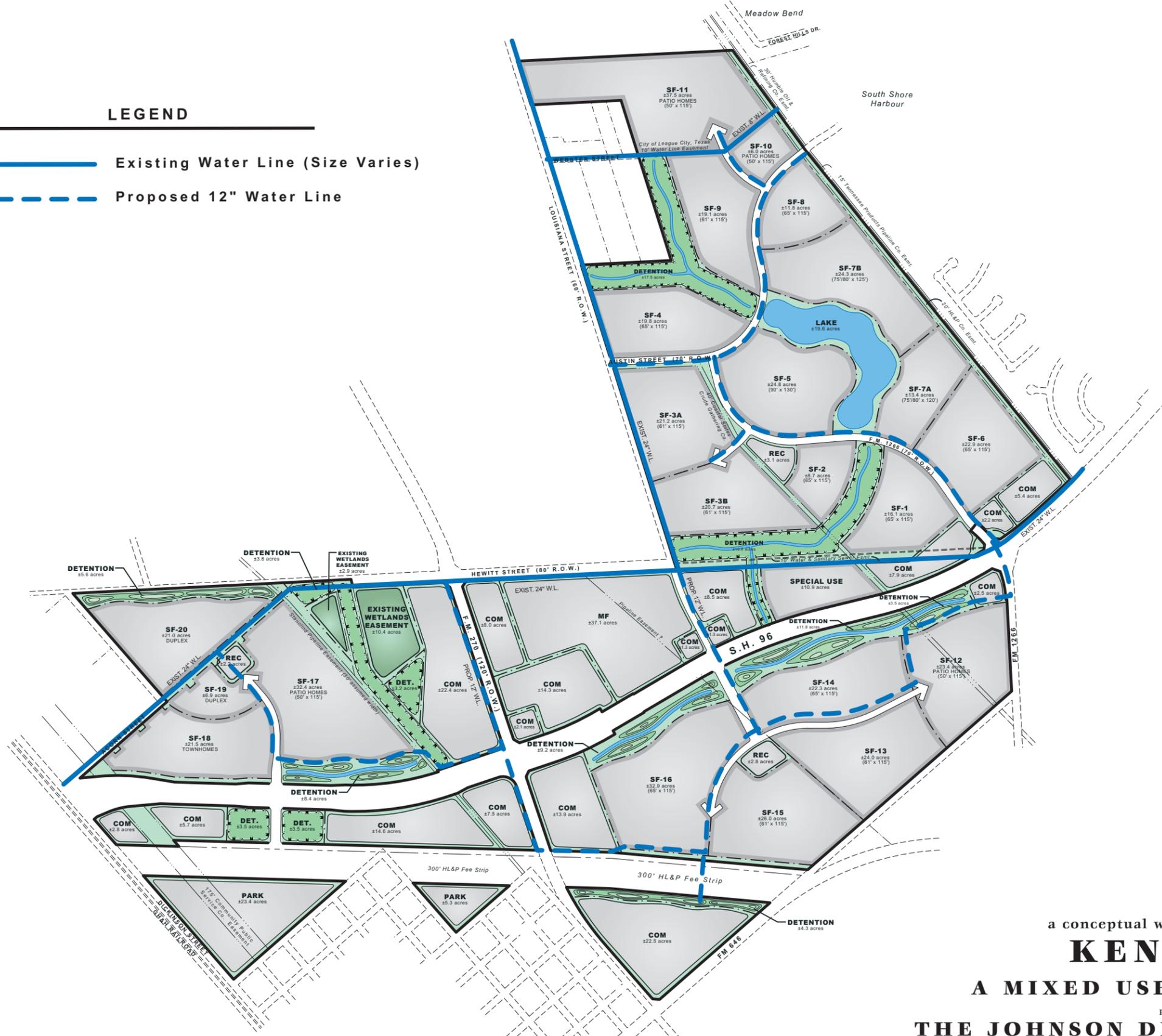
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JANUARY, 2003
 KGA #04102

LEGEND

-  Existing Water Line (Size Varies)
-  Proposed 12" Water Line



a conceptual water distribution plan for
KENWOOD
A MIXED USE DEVELOPMENT
 prepared for
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