

**Planned Unit Development**

**For**

**Reflection Bay**

**Planned Unit Development  
For  
Reflection Bay**

**Prepared For  
Grason Communities, LTD.**

**Kerry R. Gilbert & Associates, Inc.**

**May, 2004**

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## **I. INTRODUCTION**

This planned unit development application was prepared on behalf of Grason Communities, LTD. pursuant to the City of League City ordinances related to Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The overall development consists of 534.1 acres of land with a portion of the development lying outside of the City of League City Corporate Limits and falling within the City of Kemah's Extra-Territorial Jurisdiction. The Planned Unit Development will consist of the 482.5 acres of land that fall within the City of League City Corporate Limits.

Reflection Bay is a mixed-use project that is bounded on the east by State Highway 146, the north by existing State Highway 96, and the southwest by Whispering Lakes Ranch. The Area/Location Map illustrates the location of the subject property.

A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Reflection Bay will provide a wide variety of housing products and price ranges.

## **II. EXISTING CONDITIONS**

### **SITE DESCRIPTION**

Reflection Bay is located to the south of State Highway 96, near the intersection of State Highway 96 and State Highway 146. Consistent with property in the region, the subject tract is relatively flat with elevations ranging from 18 feet in the northeast corner to 14 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 wetlands area winds through the property in a northwest / southeasterly direction. The width of the wetlands varies from approximately 100 feet to 300 feet.
- The property adjoins a parcel along State Highway 96 that is a wetlands mitigation area established in conjunction with the construction of State Highway 96. The property is owned by the City of League City.
- In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including 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 Reflection Bay are dominated by single-family residential development with Whispering Lakes Ranch occupying the southwestern boundary.

The property to the southeast of the subject tract consists of single-family subdivisions and small parcels utilized for a variety of uses ranging from single-family residential to light industrial.

Whispering Lakes Ranch lies to the southwest of Reflection Bay and is a master planned community comprised of one to two acre lots.

The property west and north of the property remains undeveloped.

The aforementioned wetlands mitigation site is being planned as a public park by the City of League City. Parks and recreation plans for the development will be coordinated with the public park plans.

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

### III. GOALS AND OBJECTIVES

The goals of the Reflection Bay Planned Unit Development are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety and options in housing, quality and uniformity in building construction, orderly growth and desired visual results. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting. The goals and objectives for the Reflection Bay Planned Unit Development are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living, education and recreation activities.
Multiple Housing Options	Provide a variety of housing options, lifestyles and price ranges in identifiable neighborhoods, each with their own character and market appeal.
Quality and Character of Community	Provide high quality planning and architecture with implementation of creative designs and building standards.
Orderly Growth	Provide community integrity through experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for the Reflection Bay Planned Unit Development will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the market place. Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. Lot sizes for standard single-family residential homes range in width from 50' to over 65' and in square footage from 5500 square feet to over 7500 square feet. The variety offered for single-family detached residential units is intended to appeal to a broad spectrum of buyers and lifestyles by providing employment centers, shopping, and other commercial sites, recreational uses, aesthetic open space, trails, and other community and neighborhood amenities.

The community's strong character will be ensured through guidelines and controls for architectural and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces.

Long-term sustainability will be provided for the community through the adoption of a land use plan and restrictions that provide maximum flexibility.

A cohesive community will be accomplished by mixing compatible and functional land uses that provide service industries, employment, shopping, living, and recreational activities. The combination of commercial and residential uses in a coordinated and controlled environment will provide the residents with the quality and convenience essential to the community.

Orderly growth will be achieved through a master plan implemented by a proven and experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses, and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented in Reflection Bay will ensure the future success of the community and its neighborhoods, providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines, and meaningful neighborhood recreation spaces.

#### IV. PROJECT / PLAN DESCRIPTION

##### LAND USE

The property will be comprised of multiple land uses dominated by single-family residential and commercial. Other anticipated uses include a recreation center, pedestrian trails and open space. The uses are illustrated on the Conceptual Master Plan included within this document.

The 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. The commercial uses are situated along the frontage of State Highway 96 while the single-family residential parcels are situated toward the interior.

The individual residential cells will be developed with varying lot sizes as market conditions dictate. Lot sizes for standard single-family residential homes range in width from 50' to over 65' and in square footage from 5500 square feet to over 7500 square feet. Generally, the cells located in the interior of the development will contain larger lots while the smaller lots are situated on the perimeter of the development.

A portion of the subject tract, 51.6 acres of land, lies outside of the City of League City Corporate Limits and falls within the City of Kemah's Extra-Territorial Jurisdiction. The majority of this area is comprised of two commercial cells which total 49.9 acres of land. The remaining 1.7 acres of land consists of right-of-way for the proposed collector street. Negotiations between the City of League City and the City of Kemah could result in this property ultimately being within the City of League City. For this reason, the 51.6 acres of land are incorporated into the Conceptual Master Plan of the property and are included in the land use summary.

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
<b>CONSTRAINTS</b>	<b>85.7 Ac</b>	<b>16.1%</b>
Collector Streets*	19.5 Ac	
Proposed Drainage / Detention Facilities	66.2Ac	
<b>COMMUNITY ELEMENTS</b>	<b>19.3 Ac</b>	<b>3.7%</b>
Recreation Center	3.2 Ac	
Parks	1.2 Ac	
Tot Lots	4.4 Ac	
Trails	6.8 Ac	
Amenity Lakes	3.7 Ac	
<b>COMMERCIAL</b>	<b>84.7 Ac</b>	<b>15.7%</b>
Commercial*	84.7 Ac	
<b>SINGLE-FAMILY RESIDENTIAL</b>	<b>344.4 Ac</b>	<b>64.5%</b>
<b>TOTALS</b>	<b>534.1 Ac</b>	<b>100.0%</b>

\* 51.6 acres falls with the City of Kemah ETJ

**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.

The portion of the development that lies outside of the City of League City Corporate Limits is not included in the zoning. The majority of this area is comprised of two commercial cells which total 49.9 acres of land. The remaining 1.7 acres of land consists of right-of-way for the proposed collector street. The 51.6 acres of land are incorporated into the Conceptual Master Plan of the property and are included in the land use summary.

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

Land Use / Acreage		Zoning Designation
Commercial	34.8 Ac.	General Commercial (CG)
<b>Total CG</b>		<b>34.8 Ac.</b>
Recreation Center	3.2 Ac.	Single-Family Residential (RSF)
Trails	6.8 Ac.	
Tot Lots	4.4 Ac.	
Park	1.2 Ac.	
Proposed Detention Basins	66.2 Ac.	
Amenity Lake	3.7 Ac.	
Single-Family Residential	344.4 Ac.	
<b>Total RSF</b>		<b>429.9 Ac.</b>

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 Reflection Bay are illustrated on the Zoning Categories exhibit included within this document.

## **MOBILITY**

Reflection Bay will enjoy superior traffic mobility and connectivity with the implementation of the planned arterial system.

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

The access to Reflection Bay will be accomplished with two collector streets which feed off of State Highway 96. The western collector street will travel from State Highway 96 in a southeasterly direction to the project's southern boundary line. This is to allow for a future connection to State Highway 146 as development progresses in the area. The eastern collector street will run from State Highway 96 and turn into the western collector street to provide internal connectivity to the entire project. An additional collector street tying into the western collector street will establish a necessary east-west connection to the adjacent development, the 598.4 acre P.U.D. to the west. The primary western and eastern collector streets will serve each of the Reflection Bay single-family residential cells. The cells in the project that are not directly served by these collector streets will be accessed with additional collector streets that will tie into the primary collector streets.

Since no lots have been designed fronting the internal collector street system, driveway access will not be permitted. This will allow for the planned 28 foot wide paving section to adequately and efficiently serve the traffic generated from the various neighborhood cells, feeding traffic directly to the adjoining major thoroughfare (State Highway 96). The arterial street plan for Reflection Bay is illustrated on the Arterial Street Plan exhibit included in this document.

## **UTILITIES**

The tract located on the southwest corner of State Highway 96 and State Highway 146 is proposed for creation of a single municipal utility district; Galveston County M.U.D. No. 46. The district will serve the water, wastewater and drainage requirements for the project which are illustrated on the exhibits contained within this document.

### **Galveston County M.U.D. No. 46**

#### **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 a series of existing and proposed 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 a gravity system proposed in Galveston Co. MUD 45. It is anticipated that proposed Galveston Co. MUD 44, 45 and 46 will enter into a cost sharing agreement with the city for the construction of the shared wastewater collection facilities. The ultimate required capacity for Galveston Co. MUD 46 is 839,500 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 two offsite lift stations in series which will pump the sewage to an existing manhole which then will gravity flow to a regional City of League City treatment plant site.
- Storm Drainage System. All of the storm drainage system in the District has a minimum pipe diameter of 24-inches, a minimum flow velocity of three feet per second and an overall design following approved City of League City and Galveston County design criteria. Refer to the Storm Drainage / Detention System layout which is located in the Exhibits section of this document. The storm sewer collector systems will ultimately outfall into Gum Bayou. The storm sewer collection systems will drain to project detention basins which outfall to Gum Bayou.
- Flood Levels and Potential Flooding. According to FEMA, the District is outside the 500-year flood plain. Ponding levels in the streets will be designed in accordance with City of League City design criteria.

## **AMENITIES / OPEN SPACE**

Open space accounts for approximately 16% ( $\pm 85.5$  acres) of the gross acreage within Reflection Bay. This excludes the landscape reserves planned along the rights-of-way for State Highway 96 and the collector streets which will increase the open space by another  $\pm 4-8$  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 the property.

With these additions, the resulting open space could be as much as  $\pm 92$  acres or 17.5% of the gross area of the project.

The City of League City parks requirement states that 1 acre of park land for every 90 proposed dwelling units be dedicated to the City or Homeowners Association for the use of parks. Based upon the estimated number of dwelling units, Reflection Bay will be required to provide  $\pm 15.6$  acres of park land. Compliance with this requirement will be accomplished by the contribution of the  $\pm 15.6$  acres of land designated as Park, Trails, Tot Lots, and Recreation Center on the Amenities Plan. The developer will be responsible for paying any applicable impact fees related to parks and recreation.

A comprehensive pedestrian trail system is planned for Reflection Bay, connecting each of the single-family residential cells with the various amenities located throughout the project, including the recreation center, park, tot lots and school site.

The pedestrian pathway system, which is illustrated on the Amenities Plan, calls for a 6' wide pathway along the collector street system. 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 a more practical and functional element for pedestrians utilizing the trail system.

The trail system begins at the southern intersection of State Highway 96 and the western proposed collector street. It then meanders along the north right-of-way line, running along the interior of the collector street. There are four spurs of the trail system that feed various residential cells and give access to the recreation center and tot lots. The pedestrian trail system will also be coordinated with the League City Park to be developed on the wetlands mitigation site adjoining the project. 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.

A recreation center is proposed to serve Reflection Bay's residential community. The recreation center is  $\pm 3.1$  acres in size and may contain such features as a swimming pool, cabana with restroom and change facilities, playground equipment and a parking area.

Multiple tot lots are proposed for the residents of the Reflection Bay community. The tot lots average 1 acre in size and will have playground equipment and various passive facilities such as picnic tables and benches.

The detention/drainage way system located throughout the project will be an integral part of the overall amenity system. The linear detention system comprises  $\pm 52.5$  acres and varies in width from 130' to over 300'. The wider areas of the linear detention system will allow for the development of gentle, undulating side slopes which will be landscaped. The lake detention areas are  $\pm 13.7$  acre in size and will serve as destinations for the pedestrian pathway system. It will maintain a constant water level while serving as a detention facility for the project. The detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

In addition to the lake detention area, there will also be an amenity lake. The lake will not be a part of the detention system and will be created for aesthetic enjoyment and recreational needs only.

### **PHASING / DEVELOPMENT SCHEDULE**

It is anticipated that Reflection Bay will be developed in approximately four phases over a 7-10 year period. This assumes each phase would contain a sufficient lot supply for approximately 20 months.

The initial phase of development is located in the southwestern area of the project with various housing products. These products will vary in lot size and price range in order to have wide market appeal. The intersection of State Highway 96 and the western proposed collector street will serve as the primary access point for the initial phase. Extensive landscaping and project monumentation are planned for this intersection.

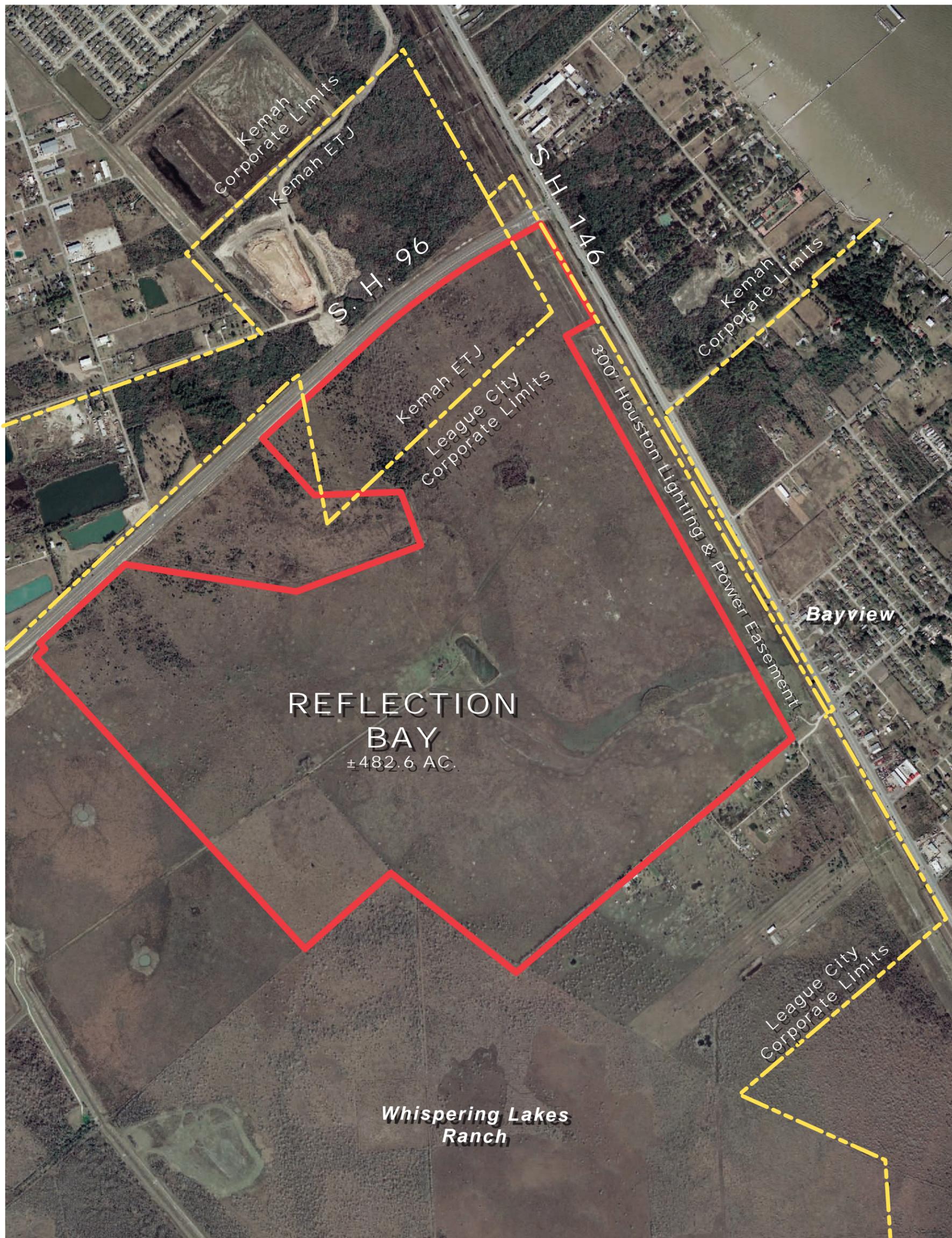
The location and timing of future phases will be dependent upon market driven forces.



an area location map for  
**REFLECTION BAY**  
 ± 482.5 ACRES OF LAND  
 prepared for  
**GRASON COMMUNITIES, LTD.**

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants  
 15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340

**NOT TO SCALE**  
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**REFLECTION BAY**  
±482.6 AC.

*Whispering Lakes Ranch*

*Bayview*

a project aerial map for

**REFLECTION BAY**

± 482.5 ACRES OF LAND

prepared for

**GRASON COMMUNITIES, LTD.**

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MAY, 2004  
KGA #05702

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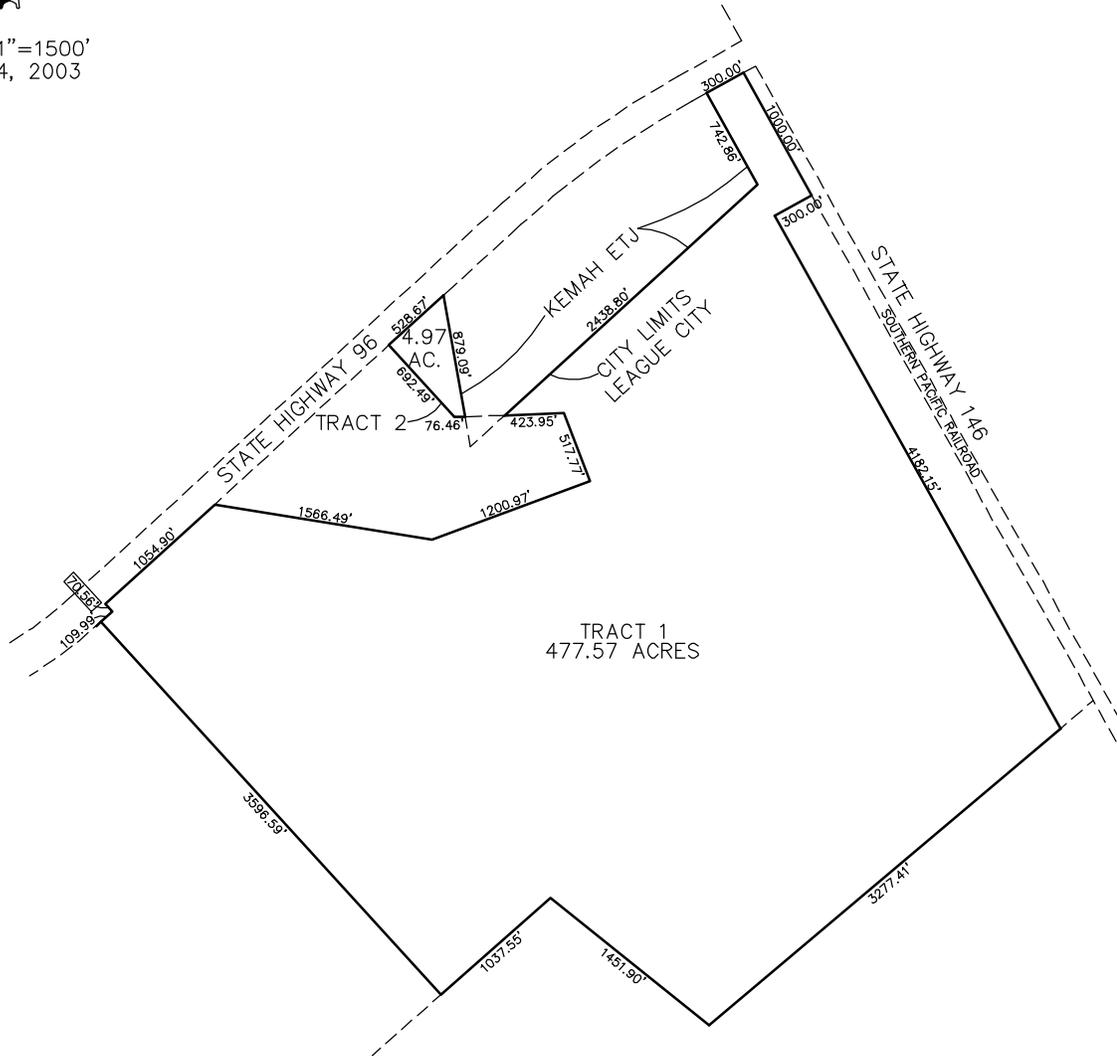


GALVESTON COUNTY MUD #46

BEING A 477.57 ACRE TRACT  
AND A 4.97 ACRE TRACT  
OUT OF  
THE RAFAEL BASQUEZ SURVEY, ABSTRACT 32  
AND THE  
NATHAN FULLER SURVEY, ABSTRACT 67  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS



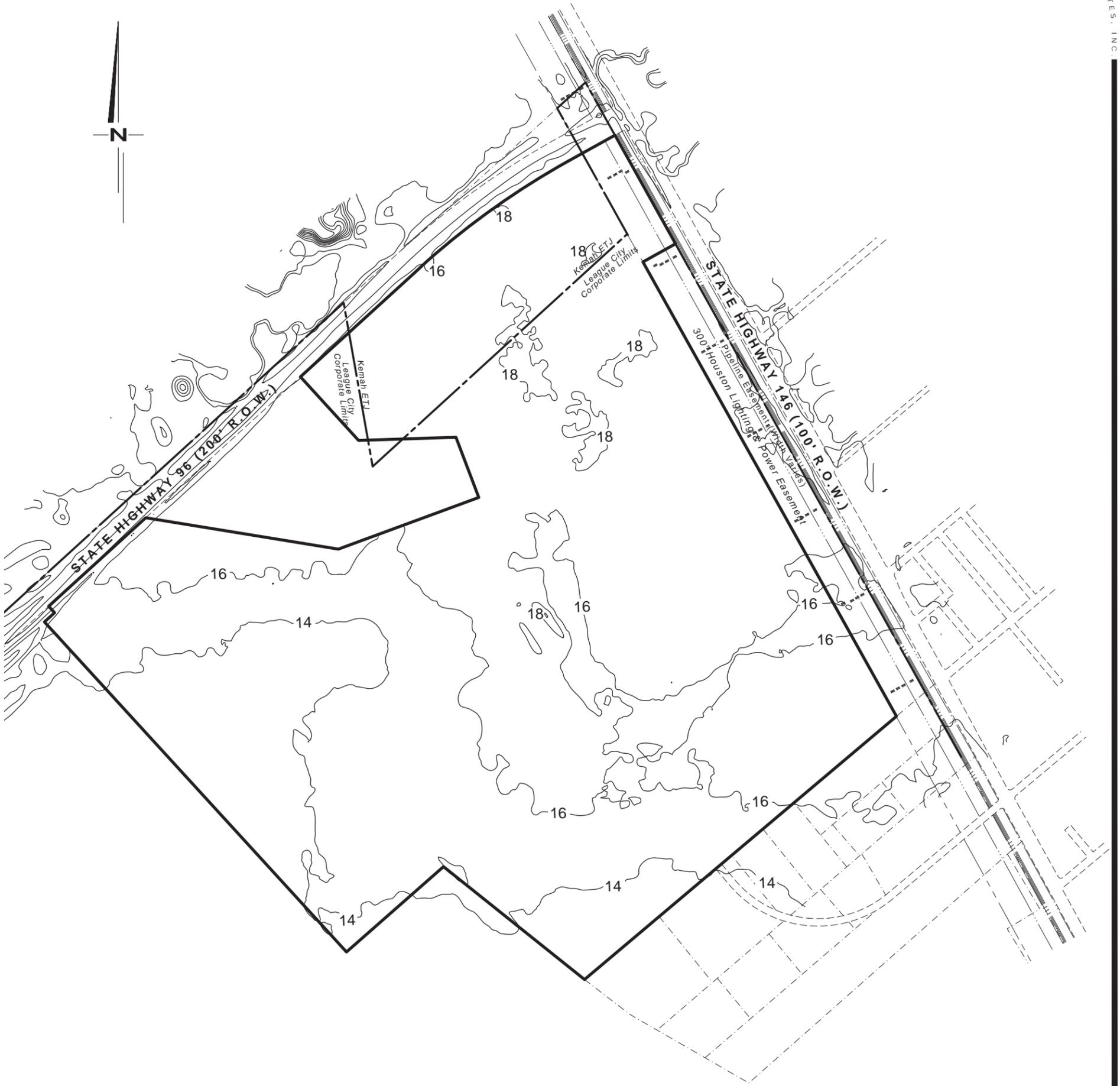
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APRIL 24, 2003



NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



P.O. Box 246, League City, Texas 77574  
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a topographic map for  
**REFLECTION BAY**  
 ± 482.5 ACRES of LAND  
 LEAGUE CITY, TEXAS  
 prepared for  
**GRASON COMMUNITIES, LTD.**

**KERRY R. GILBERT & ASSOCIATES, INC.**

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MAY, 2004  
KGA #05702

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**PROPOSED  
REFLECTION BAY  
OUT OF THE  
RAFAEL BASQUEZ SURVEY, ABSTRACT #32  
AND THE  
NATHAN FULLER SURVEY, ABSTRACT #67  
CITY OF LEAGUE CITY  
GALVESTON COUNTY  
TEXAS**

**TRACT I**

All that certain 477.57 acres located in the Rafael Basquez Survey, Abstract 32 and the Nathan Fuller Survey, Abstract 67, Galveston County, Texas, being a portion of a 639.740 acre tract described in a deed recorded in Volume 2253, Page 880 of the Galveston County Deed Records and being more particularly described by metes and bounds as follows:

BEARINGS BASED ON TRACT 1 DESCRIBED IN THAT CERTAIN DEED FROM LEAGUE CITY, LLC TO LEAGUE CITY INVESTORS, LTD. RECORDED UNDER FILM CODE NO. 017-25-0583 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

**BEGINNING** at the intersection of the Westerly line of the Southern Pacific Railroad (100 foot right-of-way) with the Southeasterly line of State Highway 96 (Right-of-Way varies - called Parcel 39 in an Eminent Domain Proceeding in the Galveston County Court at Law #1, Cause No. 47,264) lying on the Easterly line of said 639.74 acre tract, from which a Texas Department of Transportation monument bears N 67°58'11" E, 0.28 feet;

**THENCE** S 29°07'12" E, along and with the Westerly line of the Southern Pacific Railroad, the same being the Easterly line of said 639.740 acre tract a distance of 1000.00 feet to a 1/2 inch iron rod with cap stamped "GeoSurv";

**THENCE** S 60°52'16" W, a distance of 300.00 feet to a 1/2 inch iron rod with cap stamped "GeoSurv" set for corner;

**THENCE** S 29°07'12" E, along and with the Westerly line of a 300 foot wide Houston Lighting and Power easement (Volume 1579, Page 594 Galveston County Deed Records) a distance of 4182.15 feet to a 1/2 inch iron rod with cap stamped "GeoSurv" set for corner said point being at the South line of said Fuller Survey, the same being the North line of the John Miles Survey, Abstract 55;

**THENCE** S 49°44'55" W, along and with the common line of said Fuller and Miles Surveys a distance of 3277.41 feet to a point for corner on the Northeast line of the Rodney Anthony Survey, Abstract 630, the same being the most Southerly corner of said Basquez Survey, from which a 3/4 inch iron pipe bears N 79°31'30" W, 0.94 feet;

**THENCE** N 51°15'56" W, along and with the common line of said Anthony and Basquez Surveys a distance of 1451.90 feet to a 1/2 inch iron rod found for corner, being the Northerly corner of the Anthony Survey;

**THENCE** S 48°30'33" W, along and with the common line of said Anthony and Basquez Surveys a distance of 1037.55 feet to a 1/2 inch iron rod with cap stamped "GeoSurv" set for corner;

TRACT I (Continued)

**THENCE** N 42°25'00" W, a distance of 3596.59 feet to a Texas Department of Transportation monument found for corner on the Southeasterly line of said State Highway 96;

**THENCE** N 47°35'28" E, along and with the Southeasterly line of State Highway 96 a distance of 109.99 feet to a point for corner, from which a Texas Department of Transportation monument bears N 87°25'01" W, 0.38 feet;

**THENCE** N 42°26'05" W, a distance of 70.56 feet to a point for corner, from which a Texas Department of Transportation monument bears N 53°30'45" W, 0.24 feet;

**THENCE** N 47°33'56" E, continuing along and with the Southeasterly line of State Highway 96 a distance of 1054.90 feet to a point for corner, from which a Texas Department of Transportation monument bears N 01°13'56" E, 0.21 feet;

**THENCE** S 80°46'32" E, along and with a Southerly line of a tract called Parcel G-4 in said Cause No. 47,264 a distance of 1566.49 feet to an angle point, from which a 5/8 inch iron rod bears N 07°33'16" E, 0.72 feet;

**THENCE** N 69°43'51" E, continuing along and with the Southerly line of Parcel G-4 a distance of 1200.97 feet to a point for corner, from which a 5/8 inch iron rod bears N 08°45'12" W, 0.39 feet;

**THENCE** N 20°46'16" W, along and with the Easterly line of Parcel G-4 a distance of 517.77 feet to a 5/8 inch iron rod found for angle point;

**THENCE** S 88°05'47" W, along and with a North line of Parcel G-4 a distance of 423.95 feet to a point for corner on a North line of the City Limits of the City of League City, the same being the a South line of the City of Kemah Extraterritorial Jurisdiction;

**THENCE** N 47°32'07" E, along and with the common line of the City Limits of the City of League City and the City of Kemah Extraterritorial Jurisdiction a distance of 2438.80 feet to a point for corner on the Westerly line of said Houston Lighting and Power easement;

**THENCE** N 29°07'12" W, along and with the Westerly line of said Houston Lighting and Power easement the same being the common line of the City Limits of City of League City and the City of Kemah Extraterritorial Jurisdiction a distance of 742.86 feet to a point for corner on the Southeasterly line of State Highway 96;

**THENCE** N 60°52'16" E (called N 62°51'21" E), along and with the Southeasterly line of State Highway 96 a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 477.57 acres of land.

## **TRACT II**

All that certain 4.97 acres located in the Rafael Basquez Survey, Abstract 32, Galveston County, Texas, being a portion of a 639.740 acre tract described in a deed recorded in Volume 2253, Page 880 of the Galveston County Deed Records and being more particularly described by metes and bounds as follows:

BEARINGS BASED ON TRACT 1 DESCRIBED IN THAT CERTAIN DEED FROM LEAGUE CITY, LLC TO LEAGUE CITY INVESTORS, LTD. RECORDED UNDER FILM CODE NO. 017-25-0583 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

TRACT II (Continued)

**COMMENCING** at the intersection of the Westerly line of the Southern Pacific Railroad (100 foot right-of-way) with the Southeasterly line of State Highway 96 (Right-of-Way varies - called Parcel 39 in an Eminent Domain Proceeding in the Galveston County Court at Law #1, Cause No. 47,264) lying on the Easterly line of said 639.74 acre tract, from which a Texas Department of Transportation monument bears N 67°58'11" E, 0.28 feet;

**THENCE** S 60°52'16" W, along and with the Southeasterly line of State Highway 96 a distance of 419.35 feet to a 1/2 inch iron rod with cap stamped "GeoSurv" set for the Point of Curve of a curve to the left having a central angle of 13°18'22" and a radius of 6459.96 feet;

**THENCE** continuing along and with the Southeasterly line of State Highway 96 curving to the left for an arc distance of 1500.22 feet (chord bears S 54°13'05" W, 1496.85 feet) to the Point of Tangent, from which a Texas Department of Transportation bears N 46°35'10" E, 0.27 feet;

**THENCE** S 47°33'55" W, continuing along and with the Southeasterly line of State Highway 96 a distance of 749.71 feet to the intersection of the Southeasterly line of State Highway 96 with an Easterly line of the City Limits of the City of League City, the same being a Westerly line of the City of Kemah Extraterritorial Jurisdiction and being the most Northerly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** S 10°01'37" E, along and with said common line of the City Limits of the City of League City and the City of Kemah Extraterritorial Jurisdiction a distance of 879.09 feet to a point for corner on the North line of a tract called Parcel G-4 in said Cause No. 47,264;

**THENCE** S 88°05'47" W, along and with a North line of Parcel G-4 a distance of 76.46 feet to a point for corner, from which a 5/8 inch iron rod bears S 86°13'05" E, 0.56 feet;

**THENCE** N 42°23'12" W, along and with a Northerly line of Parcel G-4 a distance of 692.49 feet to a point for corner on the Southeasterly line of said State Highway 96, from which a Texas Department of Transportation monument bears N 32°26'47" E, 0.31 feet;

**THENCE** N 47°33'55" E, along and with the Southeasterly line of State Highway 96 a distance of 528.67 feet to the **POINT OF BEGINNING** and containing 4.97 acres of land.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED UNDER 22 TAC 663.21; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND; IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT HAS BEEN PREPARED.

PREPARED  
MARCH 27, 2003  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**  
**PH 281-554-7739 FAX 281-554-6928 E-MAIL: dhardy@geosurvellc.com**

03-0158F



a conceptual landuse plan for  
**REFLECTION BAY**  
 ± 482.5 ACRES of LAND  
 LEAGUE CITY, TEXAS  
 prepared for  
**GRASON COMMUNITIES, LTD.**

KERRY R. GILBERT & ASSOCIATES, INC.

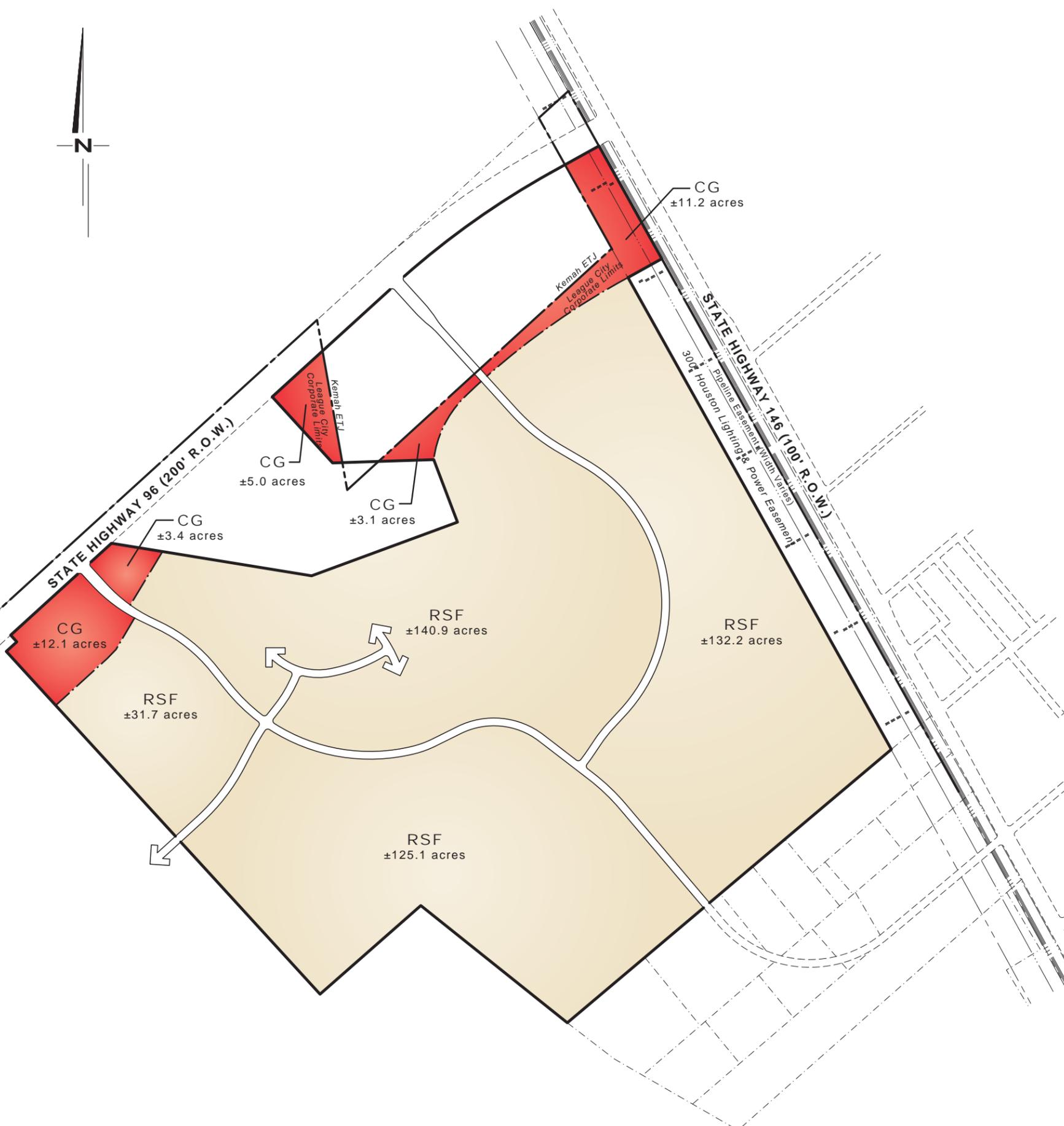
Land Planning Consultants

15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340



MAY, 2004  
 KGA #05702

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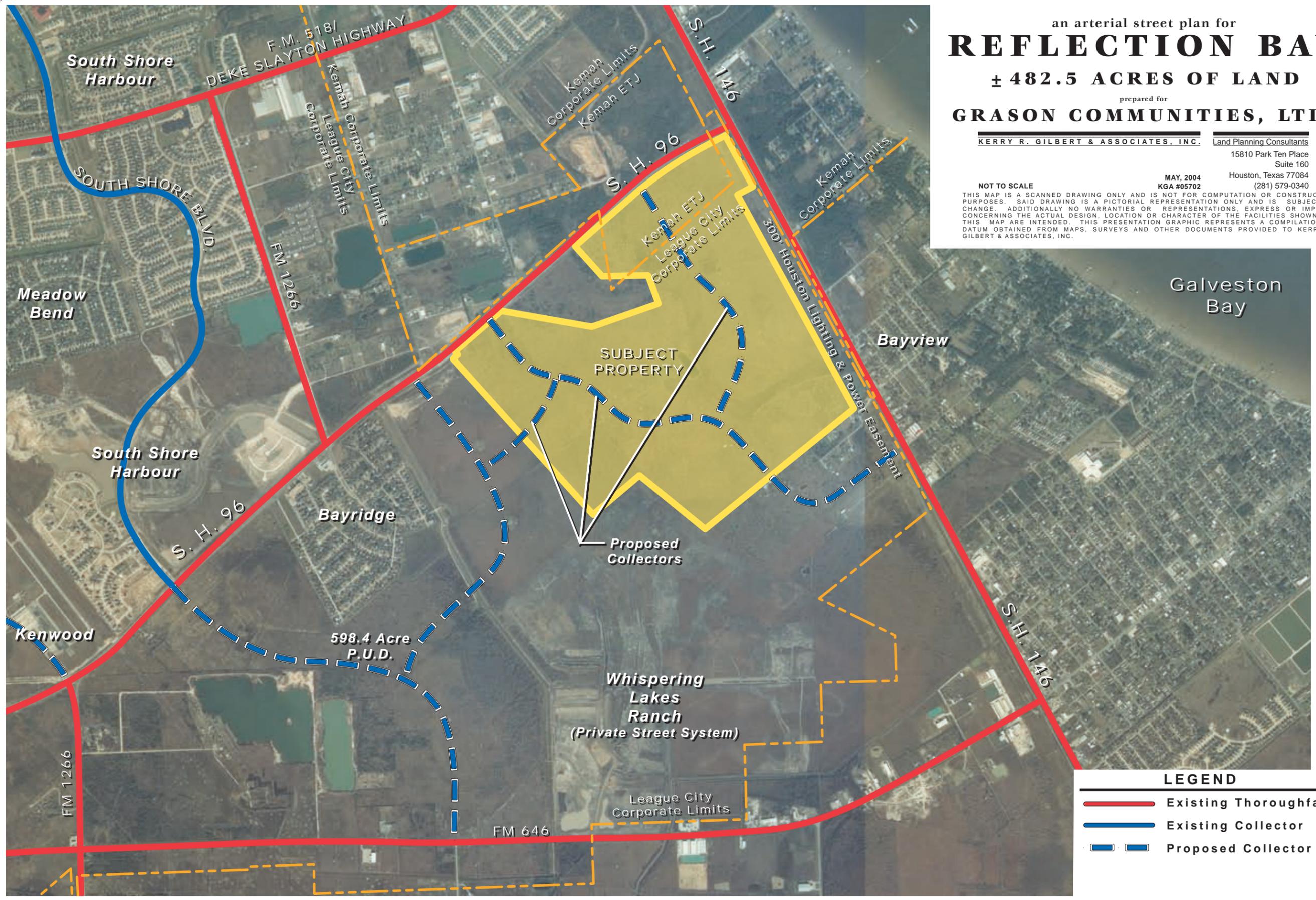
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an arterial street plan for  
**REFLECTION BAY**  
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prepared for  
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**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants  
15810 Park Ten Place  
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Houston, Texas 77084  
MAY, 2004  
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**NOT TO SCALE**  
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**LEGEND**

-  Existing Thoroughfare
-  Existing Collector
-  Proposed Collector





**LEGEND**

- Proposed Wastewater Line
- Proposed 10" Force Main Line

a conceptual wastewater collection plan for  
**REFLECTION BAY**  
 ± 482.5 ACRES of LAND  
 LEAGUE CITY, TEXAS

prepared for  
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**LEGEND**

 Proposed Storm Water Line

a conceptual drainage plan for  
**REFLECTION BAY**  
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LEAGUE CITY, TEXAS

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**SCALE**



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