

**KENWOOD**  
**Planned Unit Development**  
**For**  
**870.4 ACRES**

**Prepared For**  
**The Johnson Development Corp.**

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

**January, 2003**

**Kenwood  
Planned Unit Development  
For  
870.4 ACRES**

**TABLE OF CONTENTS**

- I. INTRODUCTION**
- II. EXISTING CONDITIONS**
  - SITE DESCRIPTION
  - SURROUNDING LAND USE
- III. GOALS AND OBJECTIVES**
- IV. PROJECT / PLAN DESCRIPTION**
  - LAND USE
  - LAND USE CHANGES / REGULATORY COMPLIANCE
  - MOBILITY
  - UTILITIES
  - AMENITIES / OPEN SPACE
  - PHASING / DEVELOPMENT SCHEDULE

**EXHIBITS**

- AREA LOCATION MAP
- PROJECT AERIAL MAP
- PROJECT SURVEY
- TOPOGRAPHY MAP
- PROJECT LEGAL DESCRIPTION
- CONCEPTUAL LAND USE PLAN
- LAND USE / ZONING CATEGORIES
- ARTERIAL STREET PLAN
- MUNICIPAL UTILITY DISTRICT MAP
- CONCEPTUAL WATER DISTRIBUTION PLAN
- CONCEPTUAL WASTEWATER COLLECTION PLAN
- CONCEPTUAL DRAINAGE PLAN
- CONCEPTUAL AMENITY PLAN

## I. INTRODUCTION

This planned unit development application was prepared on behalf of The Johnson Development Corp. 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 Kenwood Planned Unit Development, an 870.4 Acre Tract, is a mixed-use project located within the City of League City, Texas. The subject tract is bounded on the east by South Shore Harbour, the southwest by F.M. 646, and the north by Hewitt Street. It is bisected from east to west by State Highway 96 (S.H. 96) and bisected from north to south by F.M. 270. 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. The 870.4 Acre Tract will provide a wide variety of housing products and price ranges.

## 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.

### III. GOALS AND OBJECTIVES

The goals of the Kenwood 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 Kenwood 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 Kenwood 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. The variety offered for single-family attached and 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, lakes, 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 ordinances 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 Kenwood 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

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
<b>CONSTRAINTS</b>	<b>67.7 Ac</b>	<b>7.8%</b>
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	
<b>COMMUNITY ELEMENTS</b>	<b>142.1 Ac</b>	<b>16.3%</b>
Recreation Center	8.1 Ac	
Parks	28.7 Ac	
Landscape Reserves / Open Space	5.0 Ac	
Proposed Detention Basins / Lakes	110.3 Ac	
<b>COMMERCIAL</b>	<b>142.9 Ac</b>	<b>17.7%</b>
<b>MULTI-FAMILY RESIDENTIAL</b>	<b>58.6 Ac</b>	<b>6.6%</b>
<b>SPECIAL USE COMMERCIAL/RESIDENTIAL</b>	<b>10.9 Ac</b>	<b>1.3 %</b>
<b>SINGLE-FAMILY RESIDENTIAL</b>	<b>434.8 Ac</b>	<b>50.3%</b>
<b>TOTALS</b>	<b>870.4 Ac</b>	<b>100.0%</b>

### 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:

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

- 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 Robinsons Gully. Offsite drainage improvements (Lateral 4 of the Robinsons Gully Watershed) will be required to properly drain the District to Robinsons Gully.
- 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.

### **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 two onsite lift stations. A smaller capacity (265,200 gallon-per-day (gpd)) lift station will collect the East half of the District's wastewater and forcemain it to a gravity system that in turn ties in to the second and larger lift station. The larger lift station will forcemain all the District's effluent into a City of League City sanitary sewer trunkline located on the Dickinson Avenue. The ultimate required capacity for the larger lift station is 1,854,375 gpd.
- 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. Two lift stations will be required to deliver the sewage to an existing sanitary manhole which then gravity flows to the regional treatment plant site. An extension of offsite sanitary trunkline and forcemain will be required to serve the District.
- Storm Drainage System. All of the storm drainage systems in the District have 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 Robinsons Gully.
- 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.

Conceptual plans for water, wastewater and drainage have been prepared for the development by LJA Engineering and Surveying, Inc. and are illustrated on the corresponding utilities layout located in the Exhibits section within this document.

## **AMENITIES / OPEN SPACE**

Open space accounts for approximately 17.4% ( $\pm 152.1$  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  $\pm 175$  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  $\pm 20.3$  acres of park land. Compliance with this requirement will be accomplished by the contribution of the  $\pm 28.7$  acres of land designated as "Park" on the Conceptual Land Use Plan. This contribution is  $\pm 8.4$  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 the 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 it 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

pedestrian pathway system. The linear detention system located along State Highway 96 will also serve as a buffer for the adjacent residential cells.

Three recreation centers are proposed to serve Kenwood's residential community. The recreation centers average 2.6 acres in size and will each contain a swimming pool, cabana with restroom and change facilities, playground equipment and a parking area.

**PHASING / DEVELOPMENT SCHEDULE**

It is anticipated that Kenwood will be developed in approximately five phases over a 6-7 year period. This assumes each phase would contain a sufficient lot supply for approximately 15 months.

The initial phase of development is located in the mid-east 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 F.M. 1266 and State Highway 96 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.



a project aerial map for  
**KENWOOD**  
**MIXED USE DEVELOPMENT**  
 prepared for  
**THE JOHNSON**  
**DEVELOPMENT CORP.**

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

NOT TO SCALE  
 JANUARY 2003  
 KGA #04102

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.



an area location map for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON  
 DEVELOPMENT CORP.**

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants

15810 Park Ten Place  
 Suite 160

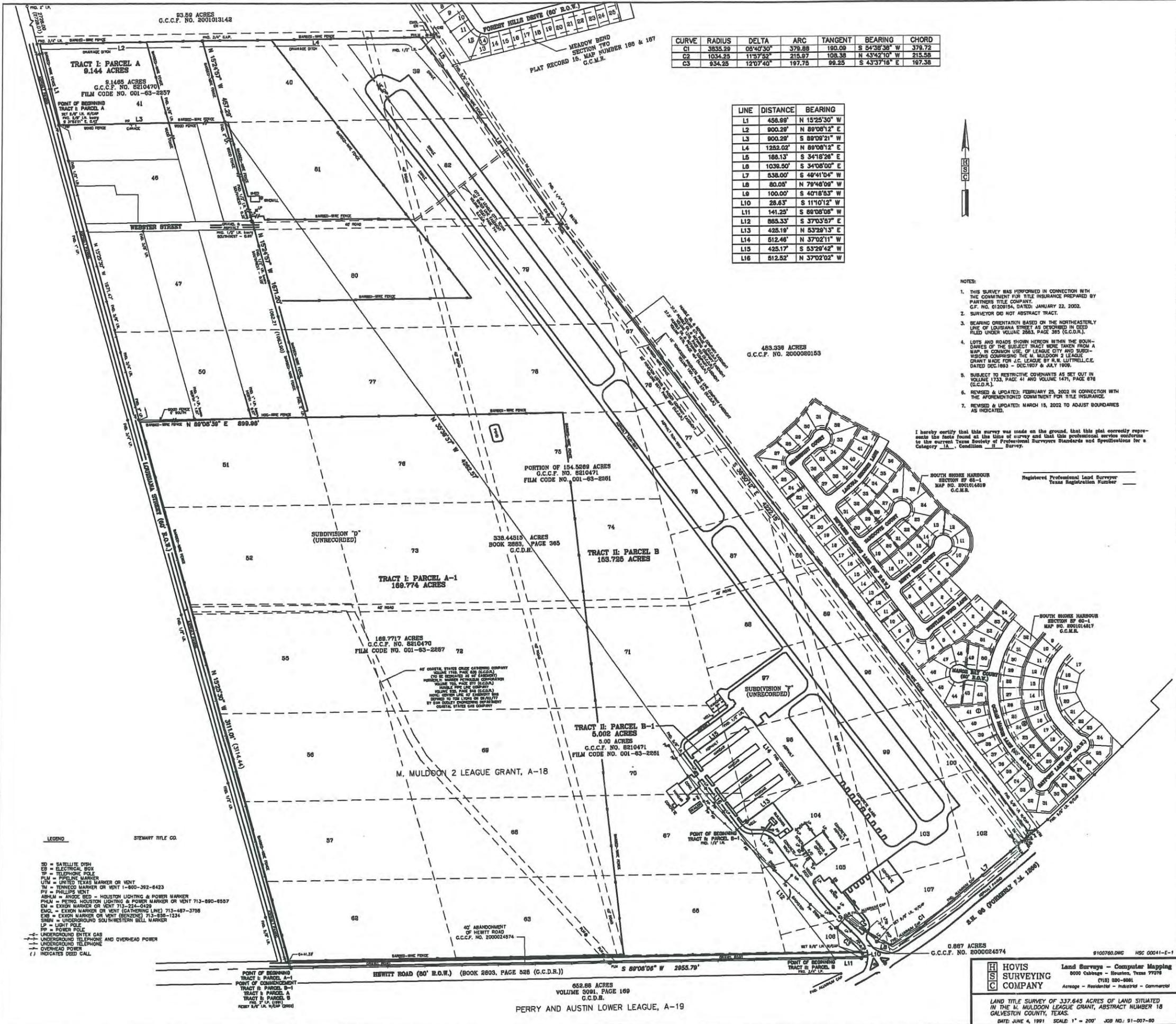
Houston, Texas 77084  
 (281) 579-0340

NOT TO SCALE

JANUARY 2003  
 KGA #04102

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.





CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	3835.29	05°40'30"	378.88	180.00	S 84°38'38" W	379.72
C2	1034.25	11°57'52"	218.07	108.38	N 43°42'10" W	215.58
C3	934.25	12°07'40"	197.75	99.25	S 43°37'16" E	197.38

LINE	DISTANCE	BEARING
L1	436.89'	N 15°25'30" W
L2	900.29'	N 89°08'12" E
L3	900.29'	S 89°08'21" W
L4	1282.02'	N 89°08'12" E
L5	186.13'	S 34°18'26" E
L6	1038.50'	S 34°08'00" E
L7	538.00'	S 49°41'04" W
L8	80.05'	N 79°48'09" W
L9	100.00'	S 40°18'53" W
L10	28.63'	S 11°10'12" W
L11	141.25'	S 89°08'08" W
L12	885.33'	S 37°03'57" E
L13	425.19'	N 53°28'13" E
L14	512.46'	N 37°02'11" W
L15	425.17'	S 53°28'42" W
L16	512.52'	N 37°02'02" W

- NOTES:
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE COMMENT FOR TITLE INSURANCE PREPARED BY PARTNER'S TITLE COMPANY, G.F. NO. 01209154, DATED JANUARY 22, 2002. SURVEYOR DID NOT ABSTRACT TRACT.
  - BEARING ORIENTATION BASED ON THE NORTHEASTERLY LINE OF LOUISIANA STREET AS SHOWN IN DEED FILED UNDER VOLUME 2883, PAGE 395 (G.C.D.R.).
  - LOTS AND ROADS SHOWN HEREON WITHIN THE BOUNDARIES OF THE SUBJECT TRACT WERE TAKEN FROM A MAP IN COMMON USE OF LEAGUE CITY AND SUBDIVISIONS COMPRISING THE M. MULDOON 2 LEAGUE GRANT MADE FOR A.C. LEAGUE BY R.A. LUTTRELL, C.E., DATED DEC. 1893 - DEC. 1907 & JULY 1909.
  - SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT IN VOLUME 1733, PAGE 41 AND VOLUME 1471, PAGE 878 (G.C.D.R.).
  - REVISED & UPDATED: FEBRUARY 25, 2002 IN CONNECTION WITH THE AFORESAID COMMENT FOR TITLE INSURANCE.
  - REVISED & UPDATED: MARCH 15, 2002 TO ADJUST BOUNDARIES AS INDICATED.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category II Survey.

Registered Professional Land Surveyor  
Texas Registration Number \_\_\_\_\_

- LEGEND
- SD = SATELLITE DISH
  - EB = ELECTRICAL BOX
  - TP = TELEPHONE POLE
  - PLM = PIPELINE MARKER
  - UTM = UNITED TEXAS MARKER OR VENT
  - TM = TENSOCO MARKER OR VENT 1-800-392-6423
  - PV = PHILLIPS VENT
  - ABLM = ANDRICE BEEP - HOUSTON LIGHTING & POWER MARKER
  - PHLM = PETRO HOUSTON LIGHTING & POWER MARKER VENT 713-860-8857
  - EM = EXON MARKER OR VENT 713-221-0459
  - EXM = EXON MARKER OR VENT (GENZENE) 713-487-3788
  - SBM = UNDERGROUND SOUTHWESTERN BELL MARKER
  - LP = LIGHT POLE
  - OP = OVERHEAD POWER
  - UG = UNDERGROUND BENTON GAS
  - UT = UNDERGROUND TELEPHONE AND OVERHEAD POWER
  - UTL = UNDERGROUND TELEPHONE
  - OP = OVERHEAD POWER
  - ( ) INDICATES DEED CALL

HOVIS SURVEYING COMPANY  
Land Surveys - Computer Mapping  
5000 Cabage - Houston, Texas 77056  
(713) 290-8861  
Acreage - Residential - Industrial - Commercial

LAND TITLE SURVEY OF 337.645 ACRES OF LAND SITUATED IN THE M. MULDOON LEAGUE GRANT, ABSTRACT NUMBER 18 GALVESTON COUNTY, TEXAS.  
DATE: JUNE 4, 1991 SCALE: 1" = 200' JOB NO.: 91-007-80

652.86 ACRES  
VOLUME 3091, PAGE 169  
G.C.D.R.  
PERRY AND AUSTIN LOWER LEAGUE, A-19



January 9, 2003  
Job No. 1726-1000-021

DESCRIPTION OF  
435.043 ACRES  
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 43

Being 435.043 acres of land out of League City Division "D" and Division "F" (both unrecorded) and Dickinson Addition "B" as recorded in Volume 155, Page 10, Galveston County Deed Records (G.C.D.R.), and situated in the Michael Muldoon League, Abstract 18 and the Perry and Austin Lower League, Abstract 19, City of League City, Galveston County, Texas; said 435.043 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83 and based on right-of-way maps of State Highway 96);

BEGINNING at a point on the northwesterly right-of-way line of State Highway 96 (width varies, formerly F. M. 1266) said point being South 47° 39' 59" West, 100.00 feet from the most southerly corner of South Shore Harbour SF 65-1 as recorded in Map Number 2001014519 of the Galveston County Map Records for the southeast corner of the herein described tract;

Thence, along the northwesterly right-of-way line of said State Highway 96, the following seventeen (17) courses:

- 1) South 47° 39' 59" West, 537.99 feet to the beginning of a curve;
- 2) 379.88 feet along the arc of said tangent curve to the right having a radius of 3,835.29 feet, a central angle of 05° 40' 30", and a chord that bears South 52° 37' 33" West, 379.72 feet to a point for corner;
- 3) North 81° 49' 14" West, 80.05 feet to the beginning of a curve;
- 4) 215.97 feet along the arc of said non-tangent curve to the left having a radius of 1,034.25 feet, a central angle of 11° 57' 52", and a chord that bears North 45° 43' 15" West, 215.58 feet to a point for corner;
- 5) South 38° 17' 48" West, 100.00 feet to the beginning of a curve;

- 6) 197.75 feet along the arc of said non-tangent curve to the right having a radius of 934.25 feet, a central angle of  $12^{\circ} 07' 40''$ , and a chord that bears South  $45^{\circ} 38' 21''$  East, 197.38 feet to a point for corner;
- 7) South  $09^{\circ} 09' 07''$  West, 52.00 feet to a point for corner, the beginning of a curve;
- 8) 1,200.38 feet along the arc of said curve to the right having a radius of 3,835.29 feet, a central angle of  $17^{\circ} 55' 57''$ , and a chord that bears South  $67^{\circ} 21' 17''$  West, 1,195.49 feet to a point for corner;
- 9) South  $76^{\circ} 19' 15''$  West, 543.70 feet to the beginning of a curve;
- 10) 1,466.55 feet along the arc of said tangent curve to the left having a radius of 5,022.96 feet, a central angle of  $16^{\circ} 43' 43''$ , and a chord that bears South  $67^{\circ} 57' 24''$  West, 1,461.35 feet to a point for corner;
- 11) South  $59^{\circ} 35' 33''$  West, 592.88 feet to a point for corner;
- 12) North  $30^{\circ} 24' 27''$  West, 6.71 feet to a point for corner;
- 13) South  $59^{\circ} 35' 33''$  West, 360.89 feet to a point for corner;
- 14) North  $30^{\circ} 24' 27''$  West, 39.22 feet to a point for corner;
- 15) South  $59^{\circ} 35' 33''$  West, 49.21 feet to the beginning of a curve;
- 16) 563.68 feet along the arc of said tangent curve to the right having a radius of 2,723.09 feet, a central angle of  $11^{\circ} 51' 37''$ , and a chord that bears South  $65^{\circ} 31' 22''$  West, 562.68 feet to a point for corner;
- 17) South  $71^{\circ} 27' 06''$  West, 263.70 feet to the southerly end of a cutback line at the intersection with the easterly right-of-way line of F. M. 270 (120 feet wide as described in File Number 9826232, G.C.O.P.R.);

435.043 Acres

January 9, 2003  
Job No. 1726-1000-021

Thence, along said cutback line, North 59° 39' 34" West, 68.46 feet to a point for corner in the easterly right-of-way line of said F. M. 270;

Thence, with the easterly right-of-way line of said F. M. 270, North 18° 32' 46" West, 1,605.51 feet to the southerly end of a cutback line at the intersection with the southerly right-of-way line of aforementioned Hewitt Road;

Thence, along said cutback line, North 34° 17' 21" East, 60.45 feet to a point for corner in the southerly right-of-way line of said Hewitt Road;

Thence, along the southerly right-of-way line of said Hewitt Road, North 87° 07' 01" East, 2,110.55 feet to a point for corner at the intersection with the projection of the easterly right-of-way line of Louisiana Street (60 feet wide);

Thence, with the easterly right-of-way line of said Louisiana Street, North 17° 26' 35" West, 3,193.66 feet to a point for corner;

Thence, North 87° 07' 34" East, 899.96 feet to a point for corner;

Thence, North 17° 26' 02" West, 1,671.20 feet to a point for corner;

Thence, South 87° 08' 16" West, 900.29 feet to a point for corner in the easterly right-of-way line of said Louisiana Street;

Thence, with the easterly right-of-way line of said Louisiana Street, North 17° 26' 35" West, 456.99 feet to a point for corner;

Thence, North 87° 07' 07" East, 2,152.31 feet to a point for corner;

Thence, South 36° 19' 31" East, 186.13 feet to a point for corner;

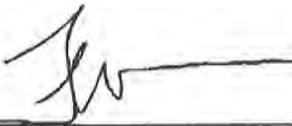
Thence, South 36° 09' 05" East, 1,039.50 feet to a point for corner;

435.043 Acres

January 9, 2003  
Job No. 1726-1000-021

Thence, South 38° 51' 17" East, 4,222.14 feet to the POINT OF BEGINNING and containing 435.043 acres of land in Part One.

This document was prepared under 22 TAC § 663.21, and 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 interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Tim C. Pappas  
Registered Professional Land Surveyor  
Texas Registration Number 5543



LJA Engineering & Surveying, Inc.

January 9, 2003  
Job No. 1726-2000-021

DESCRIPTION OF  
435.429 ACRES  
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 44

Being 435.429 acres of land out of Dickinson Additions "A" and "B" as recorded in Volume 155, Page 10, Galveston County Deed Records (G.C.D.R.), and situated in the Perry and Austin Lower League, Abstract 19, City of League City, Galveston County, Texas; said 435.429 acres being more particularly described in six parts by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83 and based on right-of-way maps of State Highway 96);

PART ONE (158.432 ACRES)

BEGINNING at the northeasterly end of a cutback line at the intersection of the northerly right-of-way line of State Highway 96 (width varies as described in File Number 9826233, Galveston County Official Public Records (G.C.O.P.R.)) and the westerly right-of-way line of F. M. 270 (120 feet wide as described in File Number 9826232, G.C.O.P.R.);

Thence, with said cutback line, South 26° 27'05" West, 72.29 feet to a point for corner in the northerly right-of-way line of said State Highway 96;

Thence, along the northerly right-of-way line of said State Highway 96, the following nine (9) courses:

- 1) South 71° 27' 09" West, 649.22 feet to a point for corner;
- 2) South 41° 08' 38" East, 17.57 feet to the beginning of a curve;
- 3) 940.14 feet along the arc of said non-tangent curve to the right having a radius of 2,739.49 feet, a central angle of 19° 39' 46", and a chord that bears South 81° 56' 42" West, 935.54 feet to a point for corner;
- 4) South 87° 54' 02" West, 147.98 feet to a point for corner;
- 5) North 88° 13' 25" West, 820.21 feet to a point for corner;
- 6) South 85° 13' 20" West, 131.36 feet to a point for corner;

- 7) North 88° 13' 25" West, 608.89 feet to a point for corner;
- 8) North 80° 35' 43" West, 237.38 feet to the beginning of a curve;
- 9) 730.75 feet along the arc of said tangent curve to the left having a radius of 2,048.47 feet, a central angle of 20° 26' 21", and a chord that bears South 89° 11' 06" West, 726.89 feet to a point for corner in the southeasterly right-of-way line of First Street (70 feet wide as described in Volume 155, Page 10, G.C.D.R.);

Thence, along said southeasterly right-of-way line of First Street, North 48° 49' 18" East, 1,174.86 feet to a point for corner at the intersection with the northeasterly right-of-way line of Ohio Avenue (70 feet wide);

Thence, with the northeasterly right-of-way line of said Ohio Avenue, North 41° 08' 19" West, 1,432.30 feet to a point for corner at the intersection with the original southerly right-of-way line of Hewitt Road (40 feet wide as shown on plat of League City Division "D" (unrecorded);

Thence, with the original southerly right-of-way line of said Hewitt Road, North 87° 07' 01" East, 2,774.01 feet to a point for corner;

Thence, South 12° 23' 09" East, 81.10 feet to a point for corner in the new southerly right-of-way line of Hewitt Road (80 feet wide as described in Volume 2603, Page 528, G.C.D.R.);

Thence, along the said new southerly right-of-way line of Hewitt Road, North 87° 07' 01" East, 914.55 feet to the northwesterly end of a cutback line at the intersection with the westerly right-of-way line of aforementioned F. M. 270;

Thence, with said cutback line, South 55° 42' 37" East, 79.69 feet to a point for corner in the westerly right-of-way line of said F. M. 270;

Thence, with the westerly right-of-way line of said F. M. 270, South 18° 32' 46" East, 1,639.63 feet to the POINT OF BEGINNING and containing 158.432 acres of land in Part One.

PART TWO (41.000 ACRES)

BEGINNING at a point for corner at the intersection of the northerly line of that certain called 8.654 acre tract of land conveyed to Community Service Company and recorded in Volume 2093, Page 215, G.C.D.R. and the westerly right-of-way line of F. M. 270 (120 feet wide as described in File Number 9826232 of the Galveston County Official Public Records (G.C.O.P.R.);

Thence, with the northerly line of said 8.654 acres, North 88° 25' 37" West, 3,640.80 feet to the northwest corner of said 8.654 acres;

Thence, with the southwesterly line of said 8.654 acres, South 41° 08' 51" East, 81.67 feet to a point for corner in the northerly line of that certain called 16.001 acre tract (Second Tract) conveyed to Houston Lighting and Power Company and recorded in Volume 1673, Page 519, G.C.D.R.;

Thence, with the northerly line of said 16.001 acres, North 88° 25' 37" West, 626.13 feet to a point for corner in the northeasterly right-of-way line of Dickinson Avenue (70 feet wide as shown on plat of Dickinson Addition "A" as recorded in Volume 155, Page 10, G.C.D.R.);

Thence, with the northeasterly right-of-way line of said Dickinson Avenue, North 41° 08' 51" West, 336.70 feet to a point for corner at the intersection with the southerly right-of-way line of aforementioned State Highway 96 (variable width as described in File Number 9826233, G.C.O.P.R.);

Thence, with the southerly right-of-way line of said State Highway 96, the following twelve (12) courses:

- 1) North 48° 53' 25" East, 37.65 feet to a point for corner;
- 2) North 67° 01' 20" East, 135.72 feet to the beginning of a curve;
- 3) 230.23 feet along the arc of said curve to the right having a radius of 740.34 feet, a central angle of 17° 49' 05", and a chord that bears North 76° 52' 56" East, 229.31 feet to a point for corner;
- 4) North 84° 52' 58" East, 285.96 feet to a point for corner;
- 5) South 88° 13' 25" East, 746.33 feet to a point for corner;

435.429 Acres

January 9, 2003  
Job No. 1726-2000-021

- 6) South 84° 31' 29" East, 130.77 feet to a point for corner;
- 7) South 88° 13' 25" East, 820.21 feet to a point for corner;
- 8) South 84° 20' 46" East, 147.98 feet to the beginning of a curve;
- 9) 1,064.85 feet along the arc of said tangent curve to the left having a radius of 3,001.96 feet, a central angle of 20° 19' 26", and a chord that bears North 81° 36' 52" East, 1,059.28 feet to a point for corner;
- 10) North 71° 27' 00" East, 81.47 feet to a point for corner;
- 11) North 61° 31' 12" East, 115.96 feet to a point for corner;
- 12) North 71° 27' 09" East, 329.28 feet to the northwesterly end of a cutback curve at the intersection with the westerly right-of-way line of aforementioned F. M. 270;

Thence, 225.57 feet along the arc of said tangent cutback curve to the right having a radius of 143.60 feet, a central angle of 90° 00' 04", and a chord that bears South 60° 57' 42" East, 203.08 feet to a point for corner in the westerly right-of-way line of said F. M. 270;

Thence, with the westerly right-of-way line of said F. M. 270, South 18° 32' 46" East, 665.25 feet to the POINT OF BEGINNING and containing 41.000 acres of land in Part Two.

PART THREE (180.579 ACRES)

BEGINNING at a point for corner at the intersection of the northerly line of that certain called 8.654 acre tract of land conveyed to Community Service Company as recorded in Volume 2093, Page 215, G.C.D.R. and the easterly right-of-way line of F. M. 270 (120 feet wide as described in File Number 9826232 of the Galveston County Official Public Records (G.C.O.P.R.) and in a curve;

Thence, with the easterly right-of-way line of said F. M. 270, the following two (2) courses:

- 1) 22.35 feet along the arc of said non-tangent curve to the right having a radius of 2,804.79 feet, a central angle of  $00^{\circ} 27' 24''$ , and a chord that bears North  $18^{\circ} 46' 28''$  West, 22.35 feet to a point for corner;
- 2) North  $18^{\circ} 32' 46''$  West, 755.39 feet to the southwesterly end of a cutback line at the intersection with the southerly right-of-way line of State Highway 96 (variable width as described in File Number 9826233, G.C.O.P.R.);

Thence, along said cutback line, North  $26^{\circ} 27' 08''$  East, 63.67 feet to a point for corner in the southerly right-of-way line of said State Highway 96;

Thence, with the southerly right-of-way line of said State Highway 96, the following ten (10) courses:

- 1) North  $71^{\circ} 27' 06''$  East, 263.70 feet to the beginning of a curve;
- 2) 624.81 feet along the arc of said tangent curve to the left having a radius of 3,018.37 feet, a central angle of  $11^{\circ} 51' 37''$ , and a chord that bears North  $65^{\circ} 31' 22''$  East, 623.69 feet to a point for corner;
- 3) North  $59^{\circ} 35' 33''$  East, 49.21 feet to a point for corner;
- 4) North  $30^{\circ} 24' 27''$  West, 39.22 feet to a point for corner;
- 5) North  $59^{\circ} 35' 33''$  East, 360.89 feet to a point for corner;
- 6) North  $30^{\circ} 24' 27''$  West, 6.71 feet to a point for corner;
- 7) North  $59^{\circ} 35' 33''$  East, 592.88 feet to the beginning of a curve;
- 8) 1,407.16 feet along the arc of said tangent curve to the right having a radius of 4,819.54 feet, a central angle of  $16^{\circ} 43' 43''$ , and a chord that bears North  $67^{\circ} 57' 24''$  East, 1,402.17 feet to a point for corner;
- 9) North  $76^{\circ} 19' 15''$  East, 543.70 feet to the beginning of a curve;

435.429 Acres

January 9, 2003  
Job No. 1726-2000-021

- 10) 1,237.27 feet along the arc of said tangent curve to the left having a radius of 4,038.71 feet, a central angle of  $17^{\circ} 33' 10''$ , and a chord that bears North  $67^{\circ} 32' 40''$  East, 1,232.44 feet to the northwesterly end of a cutback line at the intersection with the westerly right-of-way line of F. M. 1266 (variable width);

Thence, along said cutback line, South  $71^{\circ} 06' 42''$  East, 84.48 feet to a point for corner in the westerly right-of-way line of said F. M. 1266 and at the beginning of a curve;

Thence, along the westerly right-of-way line of said F. M. 1266, the following three (3) courses:

- 1) 289.32 feet along the arc of said non-tangent curve to the right having a radius of 934.25 feet, a central angle of  $17^{\circ} 44' 36''$ , and a chord that bears South  $11^{\circ} 40' 32''$  East, 288.16 feet to a point for corner;
- 2) North  $87^{\circ} 01' 56''$  East, 9.40 feet to a point for corner;
- 3) South  $02^{\circ} 58' 39''$  East, 912.50 feet to a point for corner in the northwesterly right-of-way line of an abandoned 70 foot wide road as shown on plat of Dickinson Addition "B" as recorded in Volume 155, Page 10, G.C.D.R.;

Thence, along said northwesterly right-of-way line, South  $48^{\circ} 51' 38''$  West, 2,704.50 feet to a point for corner at the intersection with the northerly line of aforementioned 8.654 acres;

Thence, along the northerly line of said 8.654 acres, the following two (2) courses:

- 1) North  $84^{\circ} 56' 17''$  West, 1,966.06 feet to a point for corner;
- 2) North  $88^{\circ} 25' 37''$  West, 607.33 feet to the POINT OF BEGINNING and containing 180.579 acres in Part Three.

#### PART FOUR (26.711 ACRES)

BEGINNING at the easterly end of a cutback line at the intersection of the northwesterly right-of-way line of F. M. 646 (120 feet wide) and the northeasterly right-of-way line of F. M. 270 (120 feet wide);

435.429 Acres

January 9, 2003  
Job No. 1726-2000-021

Thence, along said cutback line, North  $86^{\circ} 10' 06''$  West, 70.76 feet to a point for corner in the northeasterly right-of-way line of said F. M. 270;

Thence, along the northeasterly right-of-way line of said F. M. 270, the following two (2) courses:

- 1) North  $41^{\circ} 11' 09''$  West, 721.85 feet to the beginning of a curve;
- 2) 689.59 feet along the arc of said tangent curve to the right having a radius of 2,804.79 feet, a central angle of  $14^{\circ} 05' 12''$ , and a chord that bears North  $34^{\circ} 08' 33''$  West, 687.85 feet to a point for corner in the southerly line of that certain called 25.733 acre tract of land (called First Tract) conveyed to Houston Lighting and Power Company as recorded in Volume 1673, Page 519, G.C.D.R.;

Thence, along the southerly line of said 25.733 acres, the following two (2) courses:

- 1) South  $88^{\circ} 25' 37''$  East, 431.38 feet to a point for corner;
- 2) South  $84^{\circ} 56' 17''$  East, 1,609.88 feet to a point for corner in the northwesterly right-of-way line of said F. M. 646;

Thence, along the northwesterly right-of-way line of said F. M. 646, South  $48^{\circ} 51' 38''$  West, 1,464.35 feet to the POINT OF BEGINNING and containing 26.711 acres in Part Four

PART FIVE (23.412 ACRES)

BEGINNING at the intersection of the northeasterly right-of-way line of Nichols Avenue (70 feet wide) and the northwesterly right-of-way line of Hickory (Eighth) Street (not open, 70 feet wide) as shown on aforementioned plat of Dickinson Addition "A";

Thence, along the northeasterly right-of-way line of said Nichols Avenue, North  $41^{\circ} 08' 51''$  West, 1,372.41 feet to a point for corner at the intersection with the southerly line of that certain called 16.001 acre tract (Second Tract) conveyed to Houston Lighting and Power Company and recorded in Volume 1673, Page 519, G.C.D.R.;

435.429 Acres

January 9, 2003  
Job No. 1726-2000-021

Thence, along the southerly line of said 16.001 acres, South 88° 25' 37" East, 2,022.94 feet to a point for corner in the northwesterly right-of-way line of said Hickory Street;

Thence, along the northwesterly right-of-way line of said Hickory Street, South 48° 51' 09" West, 1,486.20 feet to the POINT OF BEGINNING and containing 23.412 acres in Part Five.

PART SIX (5.295 ACRES)

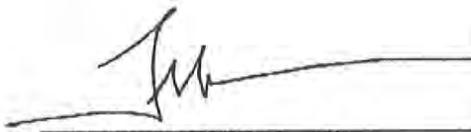
BEGINNING at the intersection of the northeasterly right-of-way line of Maryland Avenue (not open, 70 feet wide) with the northwesterly right-of-way line of Olive (Eleventh) Street (not open, 70 feet wide) as shown on the aforementioned plat of Dickinson Addition "A";

Thence, along the northeasterly right-of-way line of said Maryland Avenue, North 41° 12' 18" West, 653.08 feet to a point for corner at the intersection with the southerly line of that certain called 16.001 acre tract (Second Tract) conveyed to Houston Lighting and Power Company and recorded in Volume 1673, Page 519, G.C.D.R.;

Thence, along the southerly line of said 16.001 acres, South 88° 25' 37" East, 962.34 feet to a point for corner in the northwesterly right-of-way line of said Olive Street;

Thence, along the northwesterly right-of-way line of said Olive Street, South 48° 50' 11" West, 706.35 feet to the POINT OF BEGINNING and containing 5.295 acres in Part Six and containing a total area of 435.429 acres.

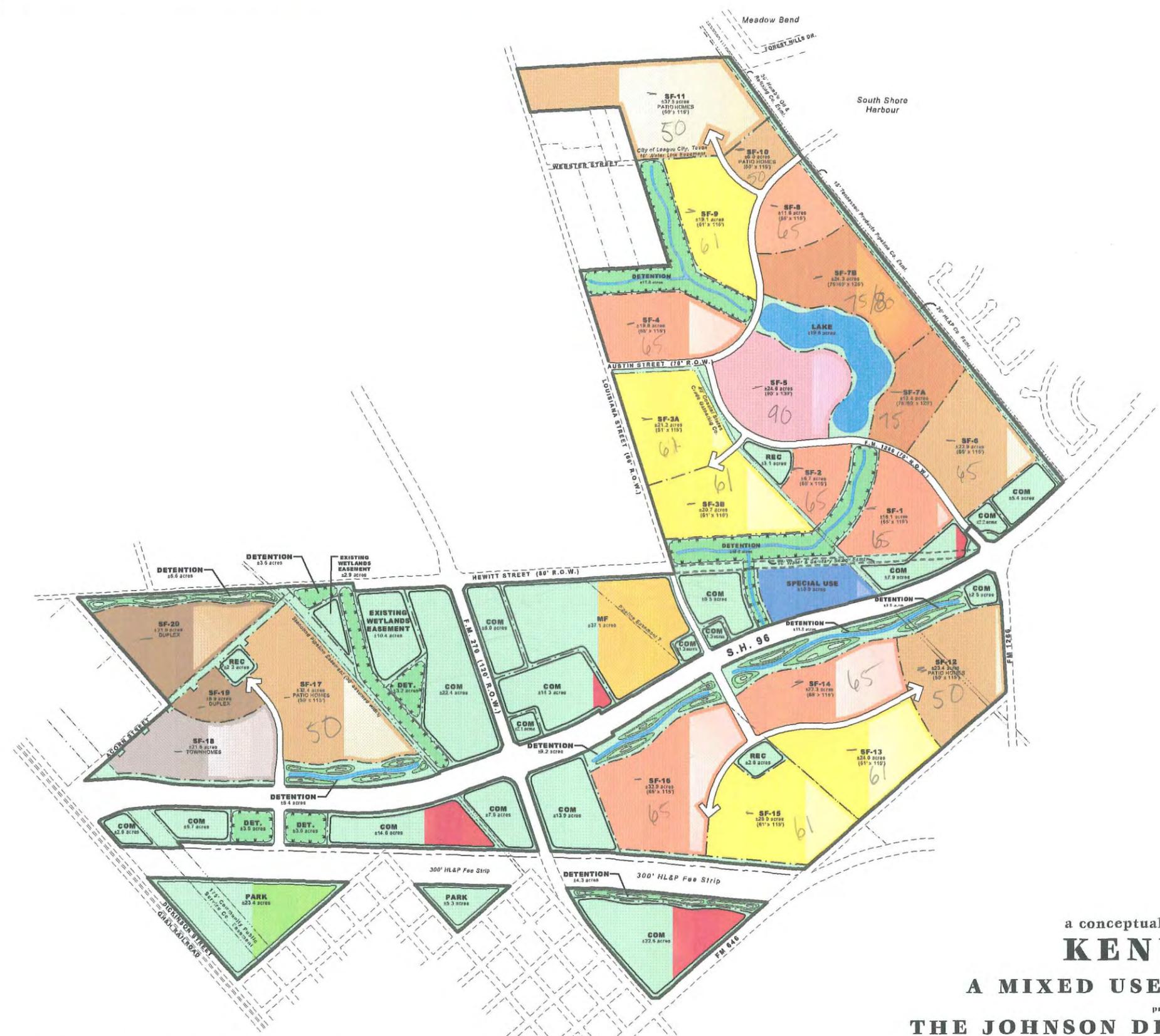
This document was prepared under 22 TAC § 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Tim C. Pappas  
Registered Professional Land Surveyor  
Texas Registration Number 5543



LJA Engineering & Surveying, Inc.

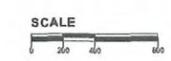


a conceptual landuse map for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

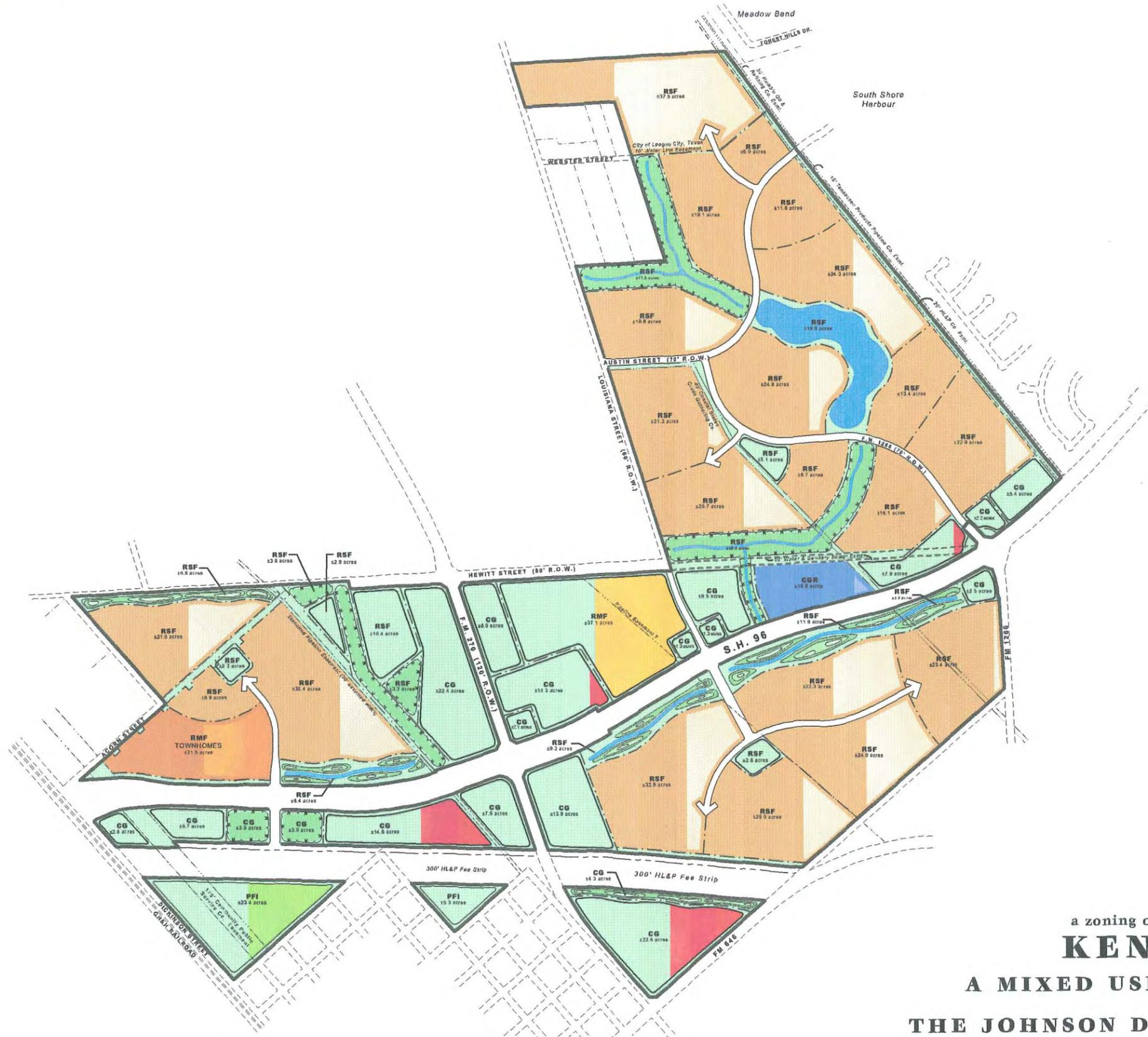
THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

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



JANUARY, 2003  
 KGA #04102



a zoning categories map for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

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



JANUARY, 2003  
 KGA #04102



**LEGEND**

- Existing Thoroughfare
- ▭ Proposed Thoroughfare
- Existing Collector
- ▭ Proposed Collector
- Existing Minor Arterial

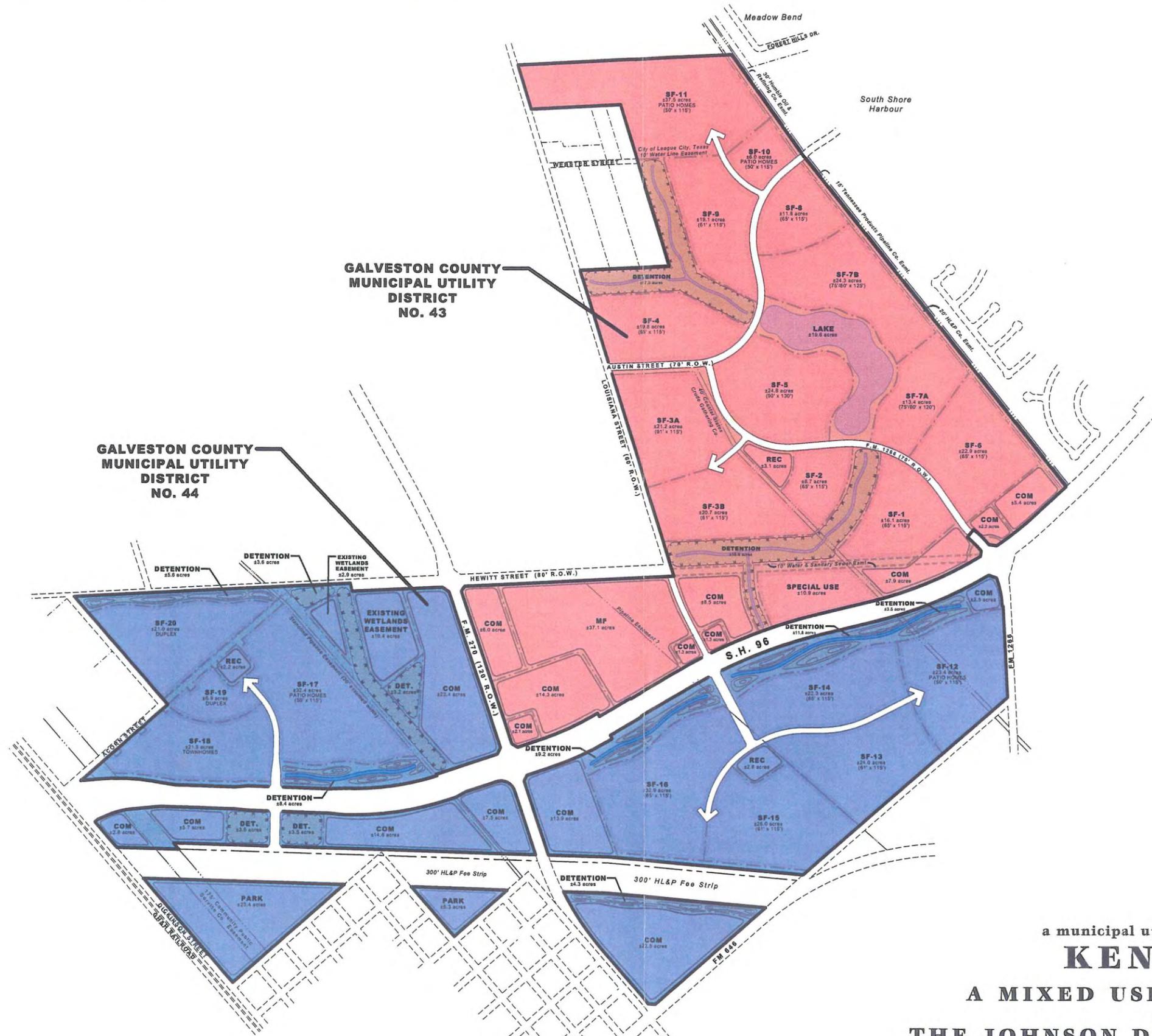
an arterial street plan for  
**KENWOOD**  
**A MIXED USE DEVELOPMENT**  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

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

NOT TO SCALE

JANUARY 2003  
 KGA #04102

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.



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

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



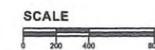
a municipal utility district map for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

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



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  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

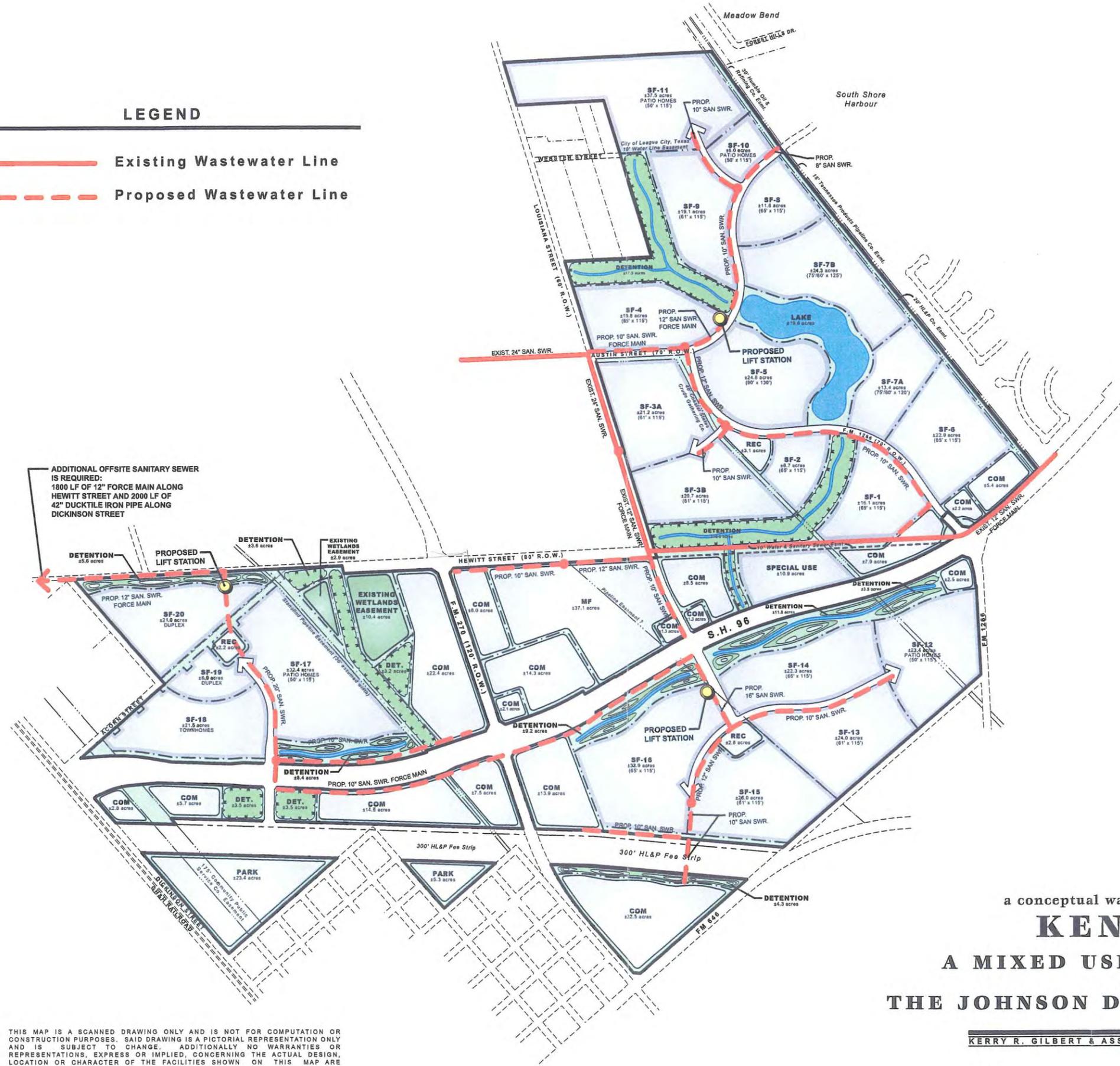
15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340

SCALE  

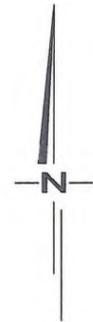

JANUARY, 2003  
 KGA #04102

**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  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

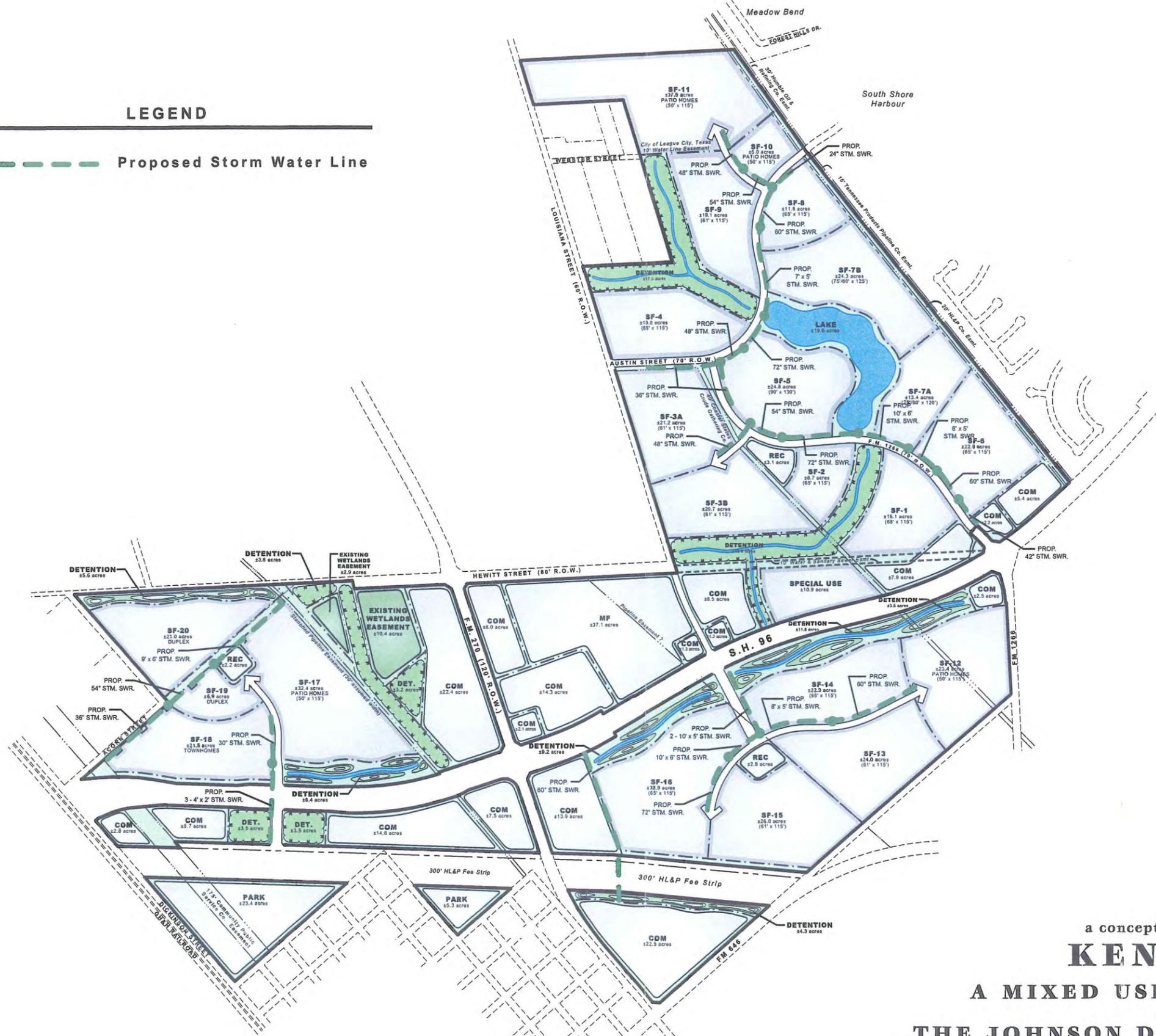
15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340

SCALE  


JANUARY, 2003  
 KGA #04102

LEGEND

Proposed Storm Water Line



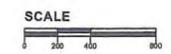
a conceptual drainage plan for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

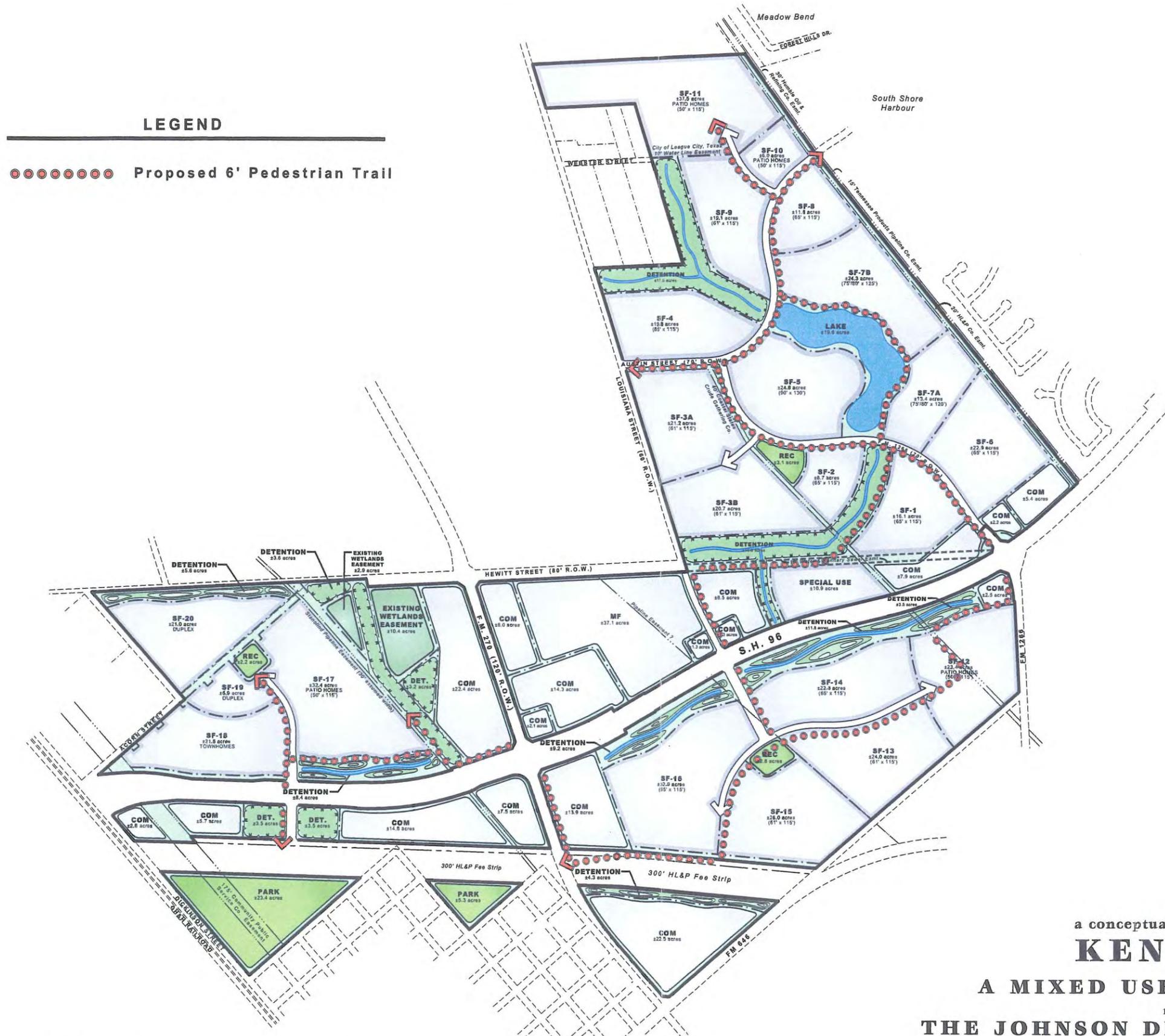
15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340



JANUARY, 2003  
 KGA #04102

LEGEND

Proposed 6' Pedestrian Trail

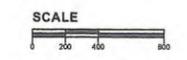


a conceptual amenity plan for  
**KENWOOD**  
 A MIXED USE DEVELOPMENT  
 prepared for  
**THE JOHNSON DEVELOPMENT CORP.**

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants



JANUARY, 2003  
 KGA #04102

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