

REV: AUGUST 19, 2002 (LEGAL DESCRIPTION)
 REV: AUGUST 20, 2002 (CERTIFICATION)
 REV: JANUARY 11, 2005 (WALKER STREET ALIGNMENT)
 REV: MARCH 03, 2005 (VICTORY DRIVE LOCATION)



RECEIVED
 MAR - 7 2005
 Planning Department

APPROVED BY
 P+Z
 03-21-05

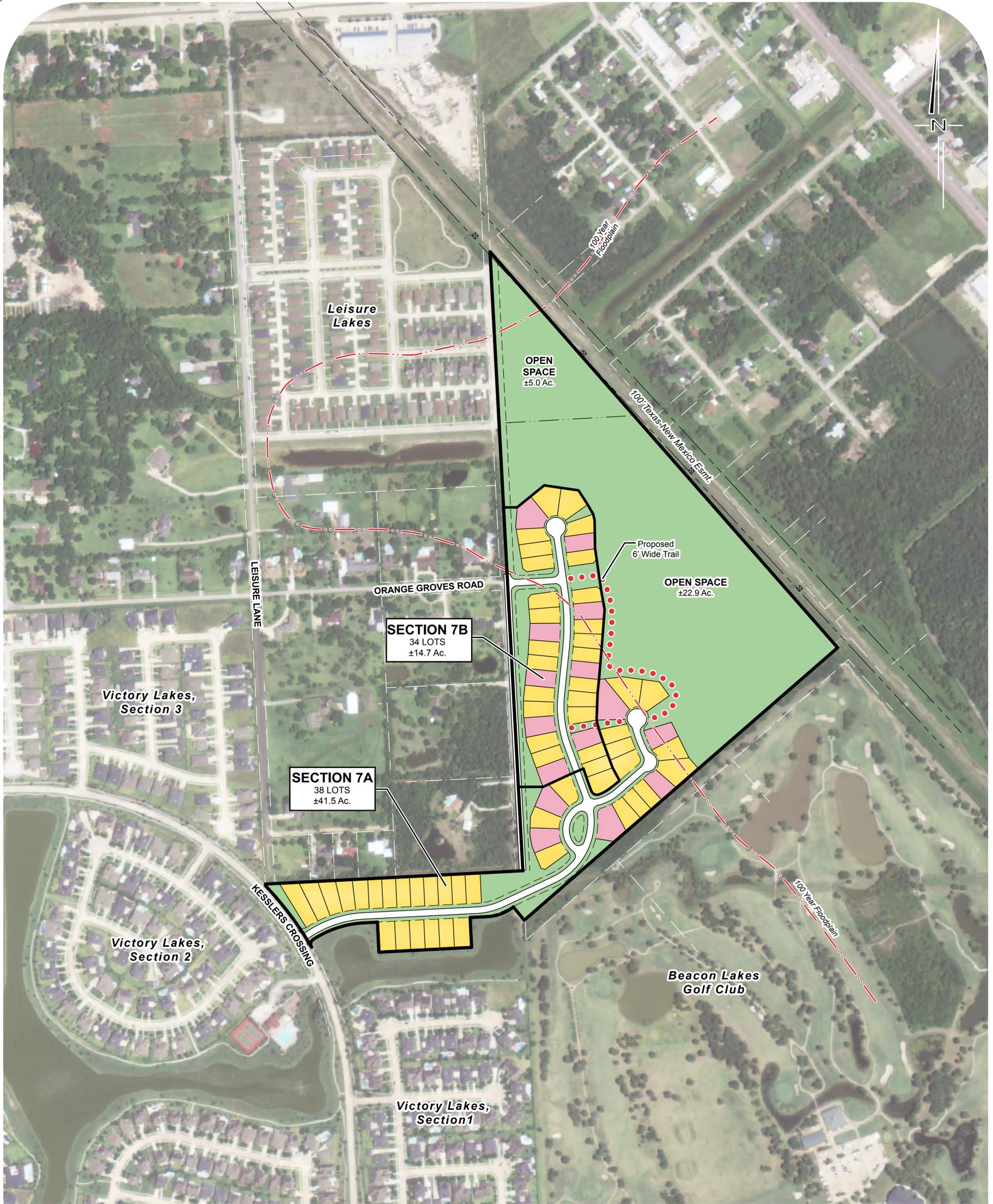
REVISED MASTER PLAN
 VICTORY LAKES

OF
 542.126 ACRE TRACT

OUT OF
 SUBDIVISION NO. 11

IN THE
 STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3
 PERRY & AUSTIN LOWER LEAGUE, ABSTRACT NO. 19
 GALVESTON COUNTY, TEXAS.

Civil Concepts, Inc.
 SURVEYING & MAPPING, CIVIL ENGINEERING
 ARCHITECTURAL, CONSTRUCTION
 3425 FEDERAL STREET, PASADENA, TEXAS 77504
 OFFICE: 713.947.6606 FAX: 713.947.6609



- NOTE:
1. Islands are not approved at this time, specific details for islands will be approved with the infrastructure plans.
 2. There shall be no parking permitted around the islands.

57 LOTS
(TYP. 60'x120')

15 LOTS
(TYP. 70'x120')

TOTAL 72 LOTS

a master plan for
VICTORY LAKES

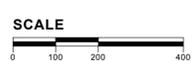
BEING ±56.2 ACRES OF LAND

OUT OF THE
STEPHEN F. AUSTIN LEAGUE SURVEY, A-3
PERRY & AUSTIN LOWER LEAGUE SURVEY, A-19
 CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:
KB Home
 PLANNER:

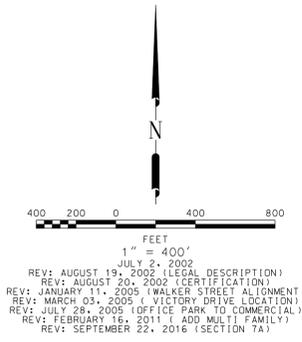
BGE | KERRY R. GILBERT & ASSOCIATES Land Planning Consultants

23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281) 579-0340
 Fax (281) 579-8212



MARCH 31, 2014
 KGA #04514

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**SECTION 7b
 PER PAGE 2
 MASTER PLAN**

**SECTION 7a
 LOTS 14
 RESTRICTED RESERVES
 0.47 ACRES**

NOTE:
 1. THE REVISION IS AMENDING THE SECTION LINE BETWEEN SECTION 7A AND SECTION 7B. THE TOTAL NUMBER OF LOTS IS REDUCED BY FIVE (5) LOTS AND THE DEDICATED PARK SPACE SHALL REMAIN THE SAME.
 2. NO PUBLIC ACCESS WILL BE ALLOWED BETWEEN THE VICTORY LAKES SUBDIVISION AND THE ORANGE GROVES SUBDIVISION. THIS ACCESS IS TO BE FOR EMERGENCY SERVICE ONLY. SUCH EMERGENCY ACCESS AND RELATED APPURTENANCES AT THE EASTERN TERMINUS OF ORANGE GROVE ROAD SHALL BE CONSTRUCTED BY DEVELOPER AND MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION OF THE PROPERTY CONTAINED HEREIN.

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PROJECT 02-01