

Attachment #4

Lloyd Tract Central Planned Unit Development Overlay District

Prepared for:

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Prepared by:



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EXHIBITS

- Exhibit A – Area Location Map
- Exhibit B – Aerial Map
- Exhibit C – Survey
- Exhibit D – Legal Description
- Exhibit E – Conceptual Land Use Plan
- Exhibit F – Conceptual Amenities and Open Space Plan
- Exhibit G – Street and Circulation System Exhibit
- Exhibit H – Conceptual Water Distribution System
- Exhibit I – Conceptual Wastewater Collection System
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- Exhibit K – Conceptual Power Supply Exhibit
- Exhibit L – Conceptual Phasing Exhibit
- Exhibit M – Conceptual Signage Locations

I. INTRODUCTION

This Lloyd Tract Central Planned Unit Development (PUD) was prepared on behalf of Ellen Lloyd Cummins, Martron, LLC, and JAC Interests, Ltd. (herein collectively called the “Owners”) pursuant to Chapter 125, Article 3.10, PUD Planned Unit Development Overlay District, in the League City Unified Development Code (UDC). 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 Lloyd Tract Central PUD is approximately ±245.0 acres and located in the western portion of League City. It is generally bounded on the north by Lloyd Tract North PUD, the south by future Muldoon Parkway and the Lloyd Tract South PUD, the east by Duncan Tract PUD, and the west by the master-planned community Westland Ranch.

The City Council adopted the original Lloyd Tract PUD in July 2006 as a ±2,050.6 acre development. The PUD will now be developed as three separate PUDs and will no longer include the approximately 273 acres located on McFarland Road, and approximately 82 acres south of FM 517 which were previously sold to a third party, leaving approximately 1,776.9 acres to be included in the three separate PUDs. The purpose of each new PUD is to better respond to market conditions and the unique characteristics of the property contained within each PUD.

The Lloyd Tract Central PUD consists of approximately ±245.0 acres. The remaining ±1,531.9 acres will be developed as the Lloyd Tract North PUD and Lloyd Tract South PUD. These will be developed as typical master-planned communities with a mix of residential, commercial, recreational, and educational uses.

The current owners of the property will retain this Lloyd Tract Central PUD and develop it as a regional commercial center with a mix of multi-family and commercial uses to serve the greater League City area.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The Lloyd Tract Central PUD is located to the north and south of the proposed Grand Parkway in the far western portion of League City. Consistent with terrain in the region, the property within the PUD is relatively flat with elevation ranging between twenty (20) and twenty-two (22) feet. The Lloyd Tract Central PUD is generally void of quality vegetation and few, if any, protected trees.

Existing physical constraints affecting the development include utility lines owned by the City of League City, a pipeline easement owned by the Houston Pipeline Company (now called Energy Transfer Partners, L.P.), and a gas line easement owned by Pan American Gas Company (also known as Kinder Morgan).

The existing site constraints can be seen on Exhibit C, Survey. Additionally, a metes and bounds description is included in Exhibit D, Legal Description.

2. Surrounding Land Use

The immediate land uses surrounding the PUD are currently undeveloped; however, there are two upcoming single-family residential developments near the PUD: Westland Ranch to the west and Samara to the east. Existing single-family residential developments include The Lakes of Bay Area south of FM 517 and Magnolia Creek to the north of the proposed PUD. Additionally, the adjacent Lloyd Tract North PUD and Lloyd Tract South PUD are anticipated to provide single-family master planned communities. Lloyd Tract South will also provide civic uses such as a public park and a fire station. The surrounding land uses are shown on Exhibit A, Area Location Map.

III. DEVELOPMENT DESCRIPTION

1. Compliance with Comprehensive Plan

In League City's 2035 Comprehensive Plan, which was adopted in 2011 and updated in 2013 and 2017, the Future Land Use Plan classifies the area within the Lloyd Tract Central PUD as a mixture of "Urban High" and "Enhanced Auto-Dominated Residential". The development complies with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. The development is primarily commercial and will serve as a regional commercial center for the community and surrounding region. A well-defined network of vehicular and pedestrian circulation systems will provide connectivity, not only to the development itself, but to incoming development surrounding the project.

2. Justification

The intent of the PUD Overlay District is to encourage high-quality development in the City by providing additional flexibility to take advantage of various site characteristics, constraints, locations, or land uses. This document establishes various development standards that exceed the minimum requirements for properties specifically located within the boundaries of the Lloyd Tract Central PUD.

The PUD will meet or exceed the minimum requirements of the UDC through specific architectural design and engineering standards such as:

- Providing a PUD document that can respond to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new alignments and sizes of pedestrian trails within the development based on the 2017 Parks, Trails, and Open Space Master Plan with the 2024 Update. In addition to what is required, additional trails and pedestrian pathways will be provided throughout the development.
- Incorporation/revision of the roadway alignments based on the most updated version of the Master Mobility Plan.
- Providing additional housing options attractive to the workforce to support commercial development
- Providing flexibility for both general commercial and commercial mixed-uses

3. Commercial

The PUD has three (3) commercial sites located to the north of the proposed Grand Parkway, and two (2) commercial sites and one (1) mixed-use site located to the south of the proposed Grand Parkway. The commercial developments are anticipated to largely consist of retail, office, and mixed-use spaces. The intent behind the commercial mixed-use development is to create a commercial destination for future residents of the area to enjoy retail, dining, and shopping options not currently provided in this area.

4. Parks and Open Space

Private parks and common open space would be built within such site to serve its residents and will be maintained by the multi-family development HOA. Section V.10 provides additional detail regarding the possible amenitization of the adjacent detention for parks credit. Any addition of public parks will result in a corresponding decrease in commercial acreage.

The pedestrian pathway system, which is illustrated on Exhibit F, will include ten (10) foot wide primary trails along the proposed Grand Parkway, eight (8) foot wide secondary trails along Bay Area Boulevard, and several six (6) foot wide trails connecting the commercial sites. The trails along the proposed Grand Parkway will be constructed by others with the development of the Grand Parkway. The pedestrian pathway system will provide easy and safe pedestrian access to the commercial and mixed-use development and connect to the adjacent residential communities. Compliance with the City of League City's typical sidewalk requirements will be maintained throughout the development, completing the overall pedestrian network.

IV. ZONING

1. Proposed Zoning

The property shall be developed and used in accordance with the development regulations as established by the League City Unified Development Code, except as supplemented or modified by this PUD document.

To implement the Conceptual Land Use Plan, Exhibit E, the base zoning district will be CG (General Commercial), while each of the proposed land uses will be assigned a zoning district as shown on the Composition of Land Use Table. The various land uses will follow the development requirements for their assigned zoning district as described in Chapter 125, Article 3, Zoning in the UDC, unless otherwise noted. Notwithstanding the foregoing, no amendment to the UDC shall impact the PUD's vested rights as described in Chapter 245 of the Texas Local Government Code. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the Executive Director of Development Services or City designee.

Each land use category may be increased or decreased in acreage by up to fifteen (15) percent of the total gross acreage of that land use category. The percentage of 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 and future modifications of roadway and drainage alignments. This will allow the development to remain competitive in the real estate market over the life of the development and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location, as indicated in Chapter 125, Article 3.10.8.e, revisions to the Master Plan in the UDC. When the Master Plan is revised with substantial changes, the exhibits included in this PUD shall be updated to reflect those changes. The Composition of Land Use Table below provides a detailed tabulation of each land use within the development. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this PUD.

2. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	CG	±13.1	
Grand Parkway	CG	±41.4	
Detention & Lakes	CG	±39.2	
Subtotal		±93.7	38.3%
Community Land Uses			
Landscape/Open Space	CG	±7.9	
Subtotal		±7.9	3.2%
Commercial Land Uses			
Commercial	CG	±129.9	
Commercial Mixed Use	CM	±13.5	
Subtotal		±143.4	58.5%
Totals		±245.0	100.0%

V. DEVELOPMENT REGULATIONS

This PUD shall remain the governing document of the development. Consistent with provisions specified in Chapter 125, Article 3, Zoning in the UDC, the future development of the subdivision will be governed by the development regulations for their assigned zoning district layout, design, and general conditions as approved in this document and exhibits. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"), subject to the exemptions set forth therein. The term "Property" shall apply to all land contained within the PUD boundaries as described by Exhibits C and D. When there is a conflict between the requirements in the UDC (as may be amended) and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the Executive Director of Development Services or City designee. Additional roadways, roadway alignments, or land uses shall not be required of this development as a result of future changes to the City's comprehensive plan or UDC. Development fees (including without limitation capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the UDC and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All tracts located within the bounds of this PUD shall be platted, and detention ponds shall be platted when the first adjacent tract is platted.

1. Architectural Standards

Commercial Development Guidelines shall be required for the development and will be included with either the first plat submitted within the Lloyd Tract Central PUD or the first Master Plan submittal to help protect the integrity of the commercial development.

2. Street and Circulation System

Below are several additional regulations that apply to the street and circulation system within the PUD:

- a. A Master TIA, encompassing all residential developments and baseline assumptions for commercial developments within the combined PUD area, shall be submitted before development begins on the 501st lot (for the combined PUD). Any commercial property development exceeding the baseline assumptions of the approved TIA in effect at the time of their development will need to amend that TIA. For the development of the first 500 lots, Phased Traffic Impact Assessments (TIAs) may be submitted to the League City Engineering Department up to the 500th lot within the Combined PUD, either during or before the section plats are released for City review. The development will comply with all requirements for expanded right-way-width at intersections as stated in the UDC and Master Mobility Plan unless otherwise approved by the Executive Director of Development Services or their designee.
- b. A minimum five (5) foot sidewalk will be placed on either side of any streets designated as collector streets and arterial streets on Exhibit G, or as established by the 2017 Parks, Trails, and Open Space Master Plan, as amended in 2024.
- c. Roadway construction phasing: The construction of the various roadways throughout the development will be phased in conjunction with the adjacent residential or commercial tract being developed. In cases where the roadway is adjacent to one or more phases of development, the two lanes adjacent to the section being developed will also be constructed. The initial phasing for the development is shown in the Exhibit L, Conceptual Phasing Plan. Phase 1 shall not exceed a combined 1,000 lots between the North and South PUDs.
 - i. Bay Area Boulevard Right-of-Way Dedication: The full right-of-way width of Bay Area Boulevard extending from the northern Lloyd North PUD boundary to FM 517 shall be dedicated by metes and bounds no later than ninety (90) calendar days after City Council approval of the applicable PUD ordinance, regardless of the timing of subsequent development phases.
 - ii. Bay Area Boulevard within Lloyd North PUD: Bay Area Boulevard will be constructed as a four-lane roadway from the northern PUD boundary (Magnolia Creek) up to the intersection of Ervin Street in Phase 1 of the Lloyd North PUD. This segment will be constructed in conjunction with the first adjacent residential section. If the section of Ervin Street within the Duncan Tract is completed and connects to Landing Boulevard, only two lanes of Bay Area Boulevard will be required in Phase 1, extending from the northern PUD boundary (Magnolia Creek) to the intersection of Ervin Street.
 - iii. Bay Area Boulevard outside of Lloyd North PUD to FM 517: The design of two lanes of Bay Area Boulevard from the southern boundary of the Lloyd North PUD to FM 517 will begin once a total of 500 lots (cumulatively between the North and South PUDs) have been platted. Construction of those two two lanes shall begin upon the earlier of:
 1. Three years of the effective date of the Transportation Development Agreement, or
 2. Prior to the platting of the first lot in Phase 2 (1,001st lot).
 - iv. Ervin Street: Two lanes along Ervin Street will be platted and constructed within the Lloyd North PUD Phase 1 to ensure access. The remaining two lanes will be constructed as adjacent sections are developed.
- d. The City may elect to design and construct a minimum of two lanes of any Street noted in the City's current Master Mobility Plan and included in this PUD. If a roadway is required by the City before it is needed by the developer, the City shall be responsible for constructing the necessary segment(s). If done, the City shall have priority reimbursement rights and may collect capital recovery fees, first up to the amount expended on design and subsequently upon completion of construction, until full reimbursement is achieved.
- e. The required right-of-way widths for various roadway classifications and roadway intersections shall comply with the Master Mobility Plan unless otherwise approved by the Executive Director of Development Services or City designee.
- f. Roadways:
 - i. Interior Streets

1. All interior streets, defined as all public and private streets within a building site, shall be a minimum of twenty-eight (28) feet in width and constructed of concrete paved section in accordance with City standards and at the owner's expense. Interior streets paved in accordance with the City specifications, and not a part of the required parking area, shall be provided at the owner's expense for the access of fire and police protection and for garbage pickup.

3. General Commercial (CG)

The following land uses within the PUD shall be regulated as General Commercial and shall follow the development regulations of the City of League City UDC, Table 3.5.2.

- a. *Permitted Uses:* The land uses permitted in Section V.4, including vertically integrated land uses of retail, commercial, office, and residential shall be permitted by right in the CG base zoning district. Additionally, the following land use within the PUD shall be permitted by right and follow the regulations in Section V.6, if applicable.
 - i. Vehicle Fueling Stations, as supplemental use to a big-box retail store with no less than 100,000 square feet
- b. Development Standards:
 - i. Minimum setback from the Grand Parkway: 50 feet

4. Commercial Mixed-Use (CM)

The Commercial Mixed-Use zoning district development regulations of the City of League City UDC, Table 3.5.2, unless otherwise noted below.

- a. Development Standards:

For developments that have vertically integrated land uses of commercial, office, and residential land uses in an urban setting.

 - i. Minimum setback from the Grand Parkway: 50 feet
 - ii. Building setbacks may contain sidewalks, outdoor furniture, and designated outdoor dining areas.
 - iii. Pavers may be used for sidewalks and as supplemental material for the street pavement.

5. Multi-Family Residential (CM)

- a. Urban style multi-family development shall be integrated with the commercial developments and shall abide by the following development regulations:
 - i. Maximum dwelling units per acre: 40 dwelling units per acre for multi-family development less than six stories or 60 dwelling units per acre for multi-family greater than six stories, provided that there is sufficient water connection availability.
 - ii. Minimum unit size – 450 square feet
 - iii. Minimum side setback (from residential) – 30 feet
 - iv. Minimum rear setback (from residential) – 30 feet
 - v. If retail is located on the ground floor, then the development shall be permitted to construct above the 125 feet in height to a maximum height of 150 feet.
 - vi. The Urban Style multi-family buildings shall be on the exterior of the tract, with the parking located in the interior where practical. Any visible parking shall be screened with a minimum of a five-foot-tall evergreen hedge.
 - vii. With the exception of guest and/or visitor parking, all parking for the apartments shall be structured parking.
- b. Minimum common open space shall be provided within the site and maintained by the multi-family developer or contracted property management company.

6. Specific Land Use Regulations

- a. The following uses may be allowed by right if they follow the additional standards listed below. If the uses do not meet the standards listed below, then the uses must comply with the League City UDC Special Use Permit process:
 - i. Vehicle Fueling Stations
 1. A maximum of two vehicle fueling stations can be developed by right within this PUD, if developed as an accessory use to a big-box retail store with no less than 100,000 square feet.
 2. Gas canopy columns must be recessed into the ceiling.
 3. Canopy Supports (columns) and fascia should be clad with or fabricated from materials in keeping with the façade of the main building; column footprint should be no less than 3'-0" x 3'-0".
 4. Canopy may have a visible sloped roof.
 5. Storefront should have canopies, awnings or porches.
 6. Entrances to Car Washes should be at the rear of the building. Where either of these functions are free-standing buildings, they should be located behind the primary store and screened from view from the major street.
 7. There shall be no outside speakers at the gas pumps.
 8. Unattended outside sales or rental of products, such as those sold from a vending machine, ice machine, movie kiosk, etc. are prohibited. This does not include sales conducted at a walk-up / service window within a building with an attendant such as those found at grocery store fueling stations.
 9. If a third or any additional vehicle fueling stations are requested, they must be approved through an SUP. Such vehicle fueling stations shall abide by any additional standards deemed necessary and approved by the City Council.

7. Buffer Yards

Buffer yards between land uses shall not be required within the Lloyd Tract Central PUD.

8. Tree Protection

Tree protection requirements shall comply with the UDC.

9. Landscaping

- a. Trees planted between the right-of way and back of curb shall be subject to an Encroachment Agreement in form and substance agreed to by the City Arborist and the Developer. The specific installation of trees will be at the discretion of the Executive Director of Development Services or City designee.
- b. The minimum depth of root barriers (linear or surround) shall be approved by the Executive Director of Development Services or City designee, when trees are planted less than 5 feet from sidewalks, storm drains, manholes, water/sanitary sewer mains, etc.

10. Parks and Trails

- a. Compliance with Parks Dedication Requirements

Chapter 125, Article 6, Section 6.6, Private Park Dedication Requirement in the UDC states that one (1) acre of parkland for every seventy-five (75) proposed dwelling units be dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the use of parks. The dedication of parkland outside the bounds of this PUD may be considered at the sole discretion of the Executive Director of Development Services to account for public and private parkland dedication

requirements, if the dedication is in compliance with this section. In the event multi-family is developed, the following shall apply:

1. Any private park, recreation center, landscaped areas, and open spaces will be owned and maintained by the multi-family development HOA or MUD, if dwelling units are built on the mixed-use site.
2. Based on the estimated acreage of the private parkland required for the number of multi-family dwelling units for the PUD, the Developer may be permitted to reduce the amount of private parkland provided that:
 - i. An area must be dedicated as private parkland.
 - ii. The developer shall amenitize the provided private parkland with the required private parkland fees for the multi-family dwelling units that were not captured in the provided private parkland acreage.
 - iii. A cost/credit ratio analysis shall be provided to justify the private parkland dedication. Additionally, a design schematic shall be provided. Both of which are subject to approval by the Executive Director of Development Services and/or their designee.
3. Private and public parkland requirements may be satisfied through one or any combination of the following options, provided the total obligation is met and the donation is made to the City of League City:
 - i. Payment of a park dedication fee of \$3,000 per multi-family dwelling unit for public parkland and a payment of a park dedication fee of \$3,000 per multi-family dwelling unit for private parkland;
 - ii. Donation of parkland within the PUD boundary;
 - iii. Donation of parkland located outside the bounds of this PUD boundary, provided that:
 - a) The area of the donated parkland is a minimum of fifteen (15) acres; and
 - b) Any off-site private parkland dedication may be credited as public or private parkland requirements.

b. Use of Detention Areas for Private Parkland Dedication Credit

1. Credit Options for utilization of private detention facilities:
 - i. The developer may receive a credit for up to 25% of a wet-bottomed pond area to count towards the private park dedication requirements. To be eligible for this credit, the pond must be:
 - a) At least 20 acres in size, and
 - b) A minimum 6-foot-wide, 4-inch-thick concrete pathway wrapping around the pond and an amenitization plan worth at least 10 points for each pond (see below Amenity Point List for allowable items)
2. The developer may receive a credit for up to 25% of a dry-bottomed pond area to count towards the private park dedication requirements. To be eligible for this credit, the pond must be:
 - i. At least 6 acres in size,
 - ii. Shaped to provide a sporting field sized to meet the community's needs and an amenitization plan worth at least 2 points for each pond (see below Amenity Point List for allowable items), and
 - iii. The fields must remain usable when the dry detention facility contains a 10-yr storm event (see below minimum field size table).
3. Maximum Credit allowed is 50% of the total private parkland acreage requirement.
4. Following final determination of the private park dedication credit option, the excess private park acreage shown on the conceptual land use plan may be converted to single family residential uses of any lot size as long as the maximum fifty percent cap of 50' wide lots and specialty lots have not been exceeded as stated in Section IV.3.

5. If the conversion to single family residential uses occurs, this conversion of land use shall not be counted toward the fifteen percent (15%) of change described in Section IV.1.

Amenity Provided	Point Value
Basketball Court (full court)	4
Community Garden with Irrigation	1
Covered Pavilion with Picnic Tables and Grill (per every 200 sq. ft.)	2.5
Covered Pavilion with Slab (per every 200 sq. ft.)	2
Fenced Dog Park (per acre)	3
Exercise Equipment – minimum 4 features	2
Pickleball Court (per 2 courts)	8
Picnic Tables (2 Tables with Grills on Slabs)	1
Picnic Tables (3 Tables on Slabs, no grills)	1
Playground – minimum 4 features	1
Ropes Course	5
Sports Tennis (per 2 courts)	8
Sports – Practice Fields, graded (Softball, Baseball, Soccer, Football)	3
Spray Fountain Playscape (splashpad) – minimum 4 features	10
Pathway Lighting (500 ft. spacing per ½ footcandles) (per ¼ mile)	3
Connectivity to Regional Trails System (per ¼ mile)	1
Park Benches (2 benches per ½ acre of park, maximum 2 points)	0.25
Bike Rack (2 racks per ½ acre of park, maximum 1 point)	0.25
Parking Spaces for Parks larger than 3 acres (per 6 spaces)	2
Fishing Pier for stocked ponds (minimum 1 pier per 10 acres of pond size)	3
Kayak Launch for ponds 20 acres or larger (minimum 1 launch per 20 acres)	4
Linkage of Multiple Ponds exceeding 40 acres or larger (2 points per crossing, maximum 4 points)	4
Grade separated Crossings when linking wet-bottomed ponds (2 points per crossing, maximum 4 points)	4
Mountain Bike Paths (not applicable in all parks) (per ¼ mile)	1
Boccee ball/ shuffleboard/ cornhole area	0.25
Yoga Lawn	.5
Boardwalk	2
Pedestrian Bridge (not between ponds)	2
Butterfly Garden	1
Wayfinding Signage (500 ft. spacing) (per ¼ mile)	3

Minimum Sports Practice Field Sizes		
	Field Type	Acreage Needed
1	Football Field	1.5
2	Baseball/Softball/Soccer Field	2

c. Trails

The Conceptual Amenities and Open Space Plan (Exhibit F) features ten (10) foot wide primary trails along the Proposed Grand Parkway, eight (8) foot wide secondary trails along Bay Area Boulevard, and several six (6) foot wide trails connecting the commercial sites. The trails located along the proposed Grand Parkway shall be constructed when the adjacent commercial tracts are developed and fully constructed when all adjacent commercial tracts on the Lloyd Tract Central PUD are developed. The construction of the trails along Bay Area Boulevard shall be phased in conjunction with the development of the adjacent tract by the developer of said tract. In cases where the trail is adjacent to one or more phases of development, the trail must be constructed by whichever section is developed first. Compliance with the City of League City's sidewalk requirements will be maintained throughout the project, completing the overall pedestrian network.

11. Signage

The possible locations for the development's signage can be found on Exhibit M, Conceptual Signage Locations. Exhibit M is intended to show possible placement options to grant the right, but not the obligation, to construct signage in the identified locations. The property owner or developer shall have the flexibility to install monument signs within the designated areas, subject to compliance with all applicable sign regulations. Upon request by the developer, the Executive Director of Development Services, or a City designee, may approve administrative amendments to the number, type, or location of signage as needed.

All signage within the development will be in accordance with Chapter 125, Article 8, Signs in the UDC, with the exception of the requirements listed below. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD document shall govern. All entry signage may be located within a landscaped planting area which may include a mixture of ground cover, shrubs, and trees and shall be located a minimum of 5 feet from any public infrastructure. All signage, including temporary signage, shall be subject to a sign permit prior to installation. Signage may be permitted within the right-of-way only with an approved Encroachment Agreement. All landscaping and sign permit plans shall include a sight distance analysis, sealed by a Texas Professional Engineer, at all intersections of arterials and collectors adjacent to community fencing, monument signs or landscaping. Where a line of sight triangle is determined to be needed, signs taller than 3' shall not be placed within the triangle.

a. Multi-Family Residential Development Signage:

i. Secondary Entry Monument

These signs will be placed at the major entry points to the development.

1. Maximum height of twelve (12) feet tall with an optional twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35').
2. The sign area, which is the total area enclosing the text, shall not be greater than one hundred and fifty (150) square feet.

ii. Temporary Construction Signs: To be used during construction of the multi-family residential development. These signs recognize architects, engineers, leasing representatives, lenders, and other associated with the multi-family residential development.

1. The sign shall have a maximum of forty-eight (48) square feet in size and not to exceed ten (10) feet in height.
2. All temporary signs must be removed when the principal buildings on the applicable building site are occupied.
3. Not required to be located within a landscape planting area.

b. Commercial Development Signage:

- i. Single Tenant Monument Sign: These signs shall be freestanding, double-sided monuments
 1. Height - Maximum ten (10) feet
 2. Length – Maximum fifteen (15) feet
 3. Sign Area – One (1) square foot of sign area per one (1) linear foot of roadway frontage to a maximum of one hundred (100) square feet
 4. Number: One (1) single tenant monument sign per commercial lot, unless located on a corner; then one located on each public street.
 5. Location: Sign shall be constructed perpendicular to the adjacent public street and shall be located a minimum of ten (10) feet from the property line.
 6. Illumination: Internal illumination shall be LED or white neon tubing
 7. There shall be a minimum of one hundred (100) feet between monument signs.
- ii. Multi-Tenant Monument Sign: These signs shall be freestanding, double-sided monuments
 1. Height - Maximum fifteen (15) feet
 2. Length – Maximum fifteen (15) feet
 3. Sign Area – Two (2) square feet of sign area per one (1) linear foot of roadway frontage to a maximum of one hundred and fifty (150) square feet
 4. Location/Number: One (1) multi-tenant monument sign per commercial lot, unless located on a corner; then one located on each public street. If anchor tenant occupies forty thousand (40,000) square feet or more, it may have an additional one (1) single-tenant sign.
 5. If more than one sign is approved, they may not be placed any closer than one hundred (100) feet. In no case will there be more than one sign per entrance, unless permitted by Subsection b.4. above.
 6. Location: Signs shall be constructed perpendicular to the adjacent public street and shall be located a minimum of ten (10) feet from the property line.
 7. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.
- iii. Temporary Construction Signs

To be used during construction of commercial development. These signs recognize architects, engineers, leasing representatives, lenders, and other associated with commercial development.

1. There shall be one (1) sign per commercial lot
2. The sign shall have a maximum of sixty (60) square feet in size and not to exceed ten (10) feet in height.
3. All temporary signs must be removed when the principal building on the applicable building site is occupied.

VI. UTILITIES

The utilities in PUD will be appropriately designed, sized, and constructed in conformance with criteria approved by the City of League City Water & Wastewater Master Plans, League City's General Design & Construction Standards, Harris County Flood Control, Galveston County Engineering Department, Galveston County Consolidated Drainage District and the Texas Commission on Environmental Quality (TCEQ).

1. Water Distribution System

League City will provide water to the development through a series of existing and proposed waterlines from the adjacent developments. Refer to the Exhibit H, Conceptual Water Distribution System.

The ultimate capacity for the combination of the three proposed Lloyd PUD's was established as a maximum of 7,500 connections per the 2006 approved Lloyd Tract PUD, which equates to 2,310,000 gallons per day per League City current criteria (308 gallons per day for each EDU). The developer of any portion of the Lloyd Tract Central PUD will perform a Facilities Improvement Determination (FID) Study to determine the exact number of available connections for the tract being developed and to determine the exact number of available connections for the tract and to determine if additional capacity is available.

Timing for capacity availability is dependent on the implementation of projects identified in the City's Master Water Plan's 5-year Capital Improvement Plan (CIP). The speed of development could temporarily impact the City's ability to provide the necessary water capacity. Due to this consideration, an FID will be conducted to evaluate capacity needs for each phase of development of any portion of the Lloyd Tract Central PUD to ensure the City can provide the required capacity to align with the size of the specific phase of development.

The ultimate capacity could change based on the results of the FID study, and a revised capacity request letter would be required to be submitted to and approved by the City in order to change the capacity allocated to this PUD. If no additional capacity is available, the applicant will need to meet with the City of League City to discuss alternative options.

For informational purposes, any offsite waterlines will need to be constructed and accepted by the City before any of the individual sections are tested and/or accepted by the City that requires said offsite waterline for water.

2. Wastewater Collection System

The proposed wastewater collection system is predominantly a gravity flow system designed to accommodate peak sewage flows from the residents of the development. However, as indicated in Exhibit I, Conceptual Wastewater Collection System exhibit, one lift station will be constructed along with both gravity and force main sewer lines. Sewer lines throughout the development will send the effluence via the gravity and force main lines and will ultimately discharge into the existing Southwest Wastewater Treatment Plant.

The ultimate capacity for the combination of the three proposed Lloyd PUD's was established as a maximum of 7,500 connections per the 2006 approved Lloyd Tract PUD, which equates to 1,751,250 gallons per day per League City (233.5 gallons per day for each EDU). The developer will perform a Facilities Improvement Determination (FID) Study to determine treatment capacity for any portion of the Lloyd Tract Central PUD being developed and establish the exact number of available connections for the tract and to determine if additional capacity is available.

Timing for wastewater capacity availability is dependent on the implementation of projects identified in the City's Wastewater Master Plan's 5-year Capital Improvement Plan (CIP), specifically those related to the expansion of the City's Southwest Wastewater Treatment Plant. The pace of development could temporarily affect the City's ability to provide the required wastewater capacity. The FID will assess capacity needs for each development phase of any portion of the Lloyd Tract Central PUD to ensure the City can provide the necessary capacity to align with that phase of development.

This ultimate capacity could change based on the results of the FID study, and a revised capacity request letter would be required to be submitted to and approved by the City in order to change the capacity allocated to this PUD. If no additional capacity is available, the applicant will need to meet with the City of League City to discuss alternative options.

The lift station will be placed in an appropriate location to serve and benefit the overall area and will convey the effluence from the PUD to the Southwest Wastewater Treatment Plant via a forcemain to the existing large diameter sanitary sewer line located immediately adjacent to the Grand Parkway, where it ultimately discharges into the treatment plant. Easements may be required for the forcemain and lift station and will be dedicated with the development of Phase 1 of the Lloyd Tract North PUD.

3. Storm Drainage System

All public roads within the PUD will be designed as traditional curb and gutter paving with underground storm sewer pipes to convey runoff. Street cross-sections will conform with the latest version of the League City Subdivision Design Criteria Manual. Storm drainage will be collected within the internal drainage system, including pipes, ponds, and ditches, and discharged into the Dickinson Bayou Bypass Channel, and ultimately to Dickinson Bayou.

All drainage facilities located within public ROW's will be owned, maintained, and operated by the City of League City. Facilities outside ROW's, including easements, will be owned, maintained, and operated by the MUD's, and will be conveyed to the HOA when the MUD is dissolved. Public storm sewer pipe and appurtenances will be owned and maintained by the City of League City. If a MUD does not exist, all drainage facilities located within public ROW's will be owned, maintained, and operated by the City of League City, and facilities outside ROW's shall be maintained and operated by an HOA. Storm sewer facilities will be designed and constructed per the latest League City Engineering Design and Construction Standards.

4. Flood Levels and Potential Flooding

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for this area of League City, the Lloyd Tract Central PUD is located within the 100-year flood plain. Development will be mitigated in accordance with the City of League City's latest flood ordinances. This mitigation could involve a LOMR, a CLOMR-F, a LOMR-F or other acceptable practices allowed by League City's latest flood ordinances.

5. Wetlands and Endangered Species

The National Wetlands Inventory Map identifies areas of potential wetlands within the development. If any wetlands are determined to be jurisdictional, the developer will work with the Corps of Engineers to mitigate and/or preserve said jurisdictional wetlands.

Prior to approval of any public infrastructure plans and/or site permitting, the wetland delineation report shall be provided at the preliminary plat stage and include a written and sealed confirmation that any potential wetland delineation issues have been properly addressed according to the Special Public Notice from USACE/Regulatory Division dated August 8, 2024 or as amended by USACE.

Prior to approval of any public infrastructure plans and/or site permitting, the threatened and endangered species report shall be provided at the preliminary plat stage and include a written and sealed confirmation related to the absence of, or the protection of, threatened or endangered species in this development.

6. Stormwater Quality

The developer will be responsible for following all of League City's stormwater quality criteria as identified in their latest League City Engineering Design and Construction Standards. This includes, but is not limited to, developing a Stormwater Quality Management Plan for each development activity, as it occurs.

VII. PHASING / DEVELOPMENT SCHEDULE

The commercial development will be driven by market conditions and dependent on the construction of the Grand Parkway. However, the full right-of-way for Bay Area Boulevard will be dedicated and one-half of the roadway will be constructed during the development of the Lloyd Tract North and South PUDs.

The placement of trailers for voter homes shall be allowed to be located on the site throughout the duration of the development subject to the requirements listed in Chapter 125, Article 3, Zoning, Section 3.14.15 in the UDC. A recorded plat shall not be required for such temporary structures unless public water or wastewater service is needed.

VIII. VARIANCES

There are variances to the League City development regulations anticipated by the Lloyd Tract Central PUD. Any variances to the Chapter 125, Article 5, Subdivisions in the UDC not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 125, Article 3, Zoning, Article 4, Site Development Standards, and Article 8, Signage in the UDC not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Zoning Board of Adjustments.

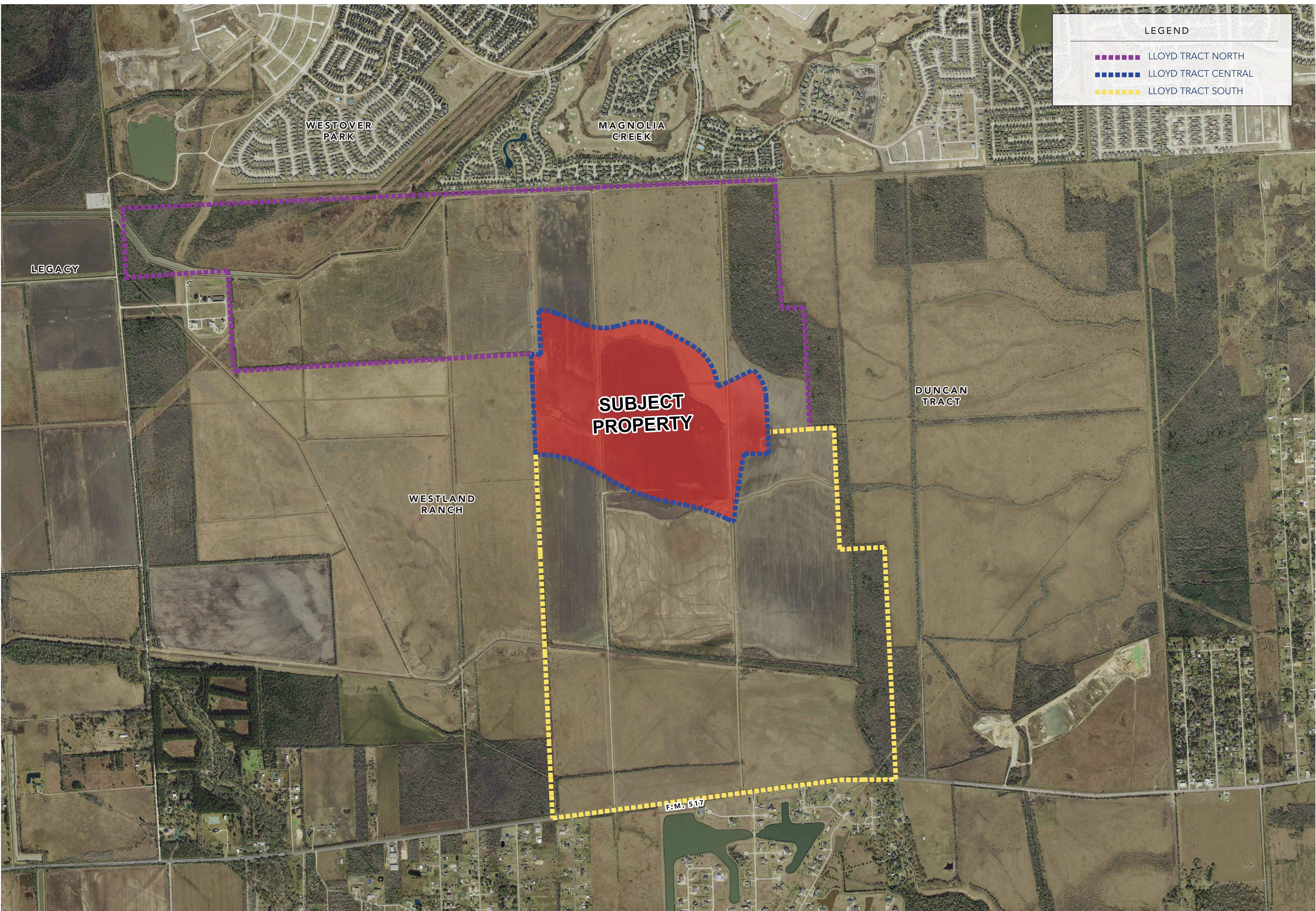
1. The street and circulation system shall be developed in accordance with the Street and Circulation System as stated in Section V.2 – Street and Circulation System.
2. All commercial development shall be regulated by the standards set forth in Section V.3 and V.4
3. All relevant multi-family development shall be regulated by the standards set forth in Section V.5 - Multi-Family Residential.
4. Buffer yards shall be regulated by the standards as stated in Section V.7 – Buffer Yards.
5. All signage in the project shall be regulated by the standards as stated in Section V.10 – Signage.
6. Parks and trails shall be regulated by the standards as stated in Section V.11 – Parks & Trails.

IX. ADMINISTRATIVE AMENDMENTS

The Executive Director of Development Services or City designee shall have the right to determine what constitutes an administrative amendment and shall reserve the right to present any amendment to the City Council for consideration. The Executive Director of Development Services or their designee, may approve minor administrative amendments to this PUD document and exhibits at the request of the developer. The applicant shall indicate the purpose of the amendment and shall provide supporting documents for the request. The documents shall be reviewed by the appropriate city staff and a decision shall be made. The administrative amendment will be reviewed and processed. Any amendments not specified herein shall require a reconsideration of the PUD and appropriate zoning procedures of the League City Unified Development Code.

Administrative amendments may be considered with the intent to do the following:

1. Clarify or define items in this PUD document.
2. Clarify discrepancies between the PUD text and PUD Exhibits.
3. Allow minor adjustments that do not significantly affect the intent of the requirements as written in the approved PUD.

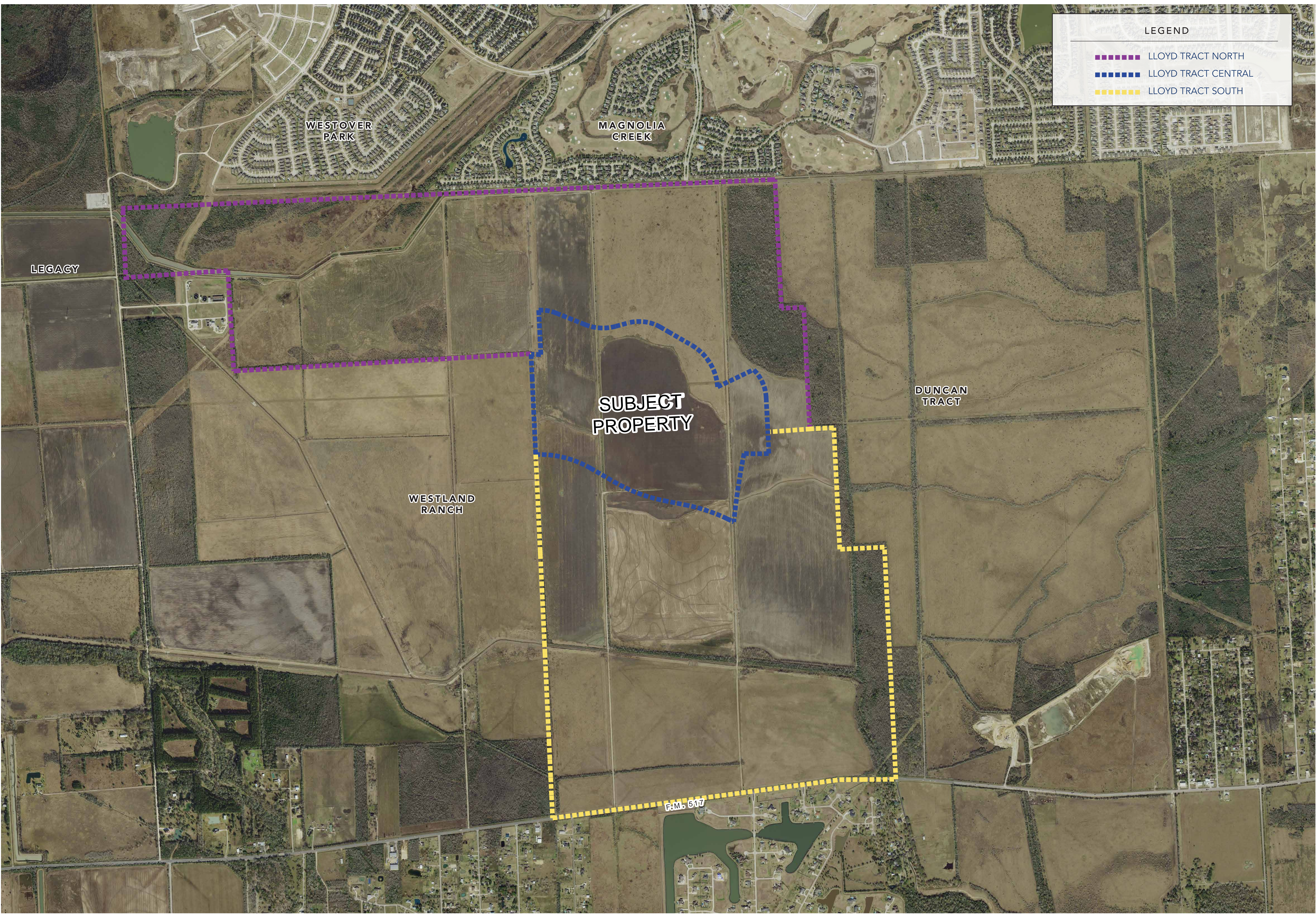


LEGEND

LLOYD TRACT NORTH

LLOYD TRACT CENTRAL

LLOYD TRACT SOUTH



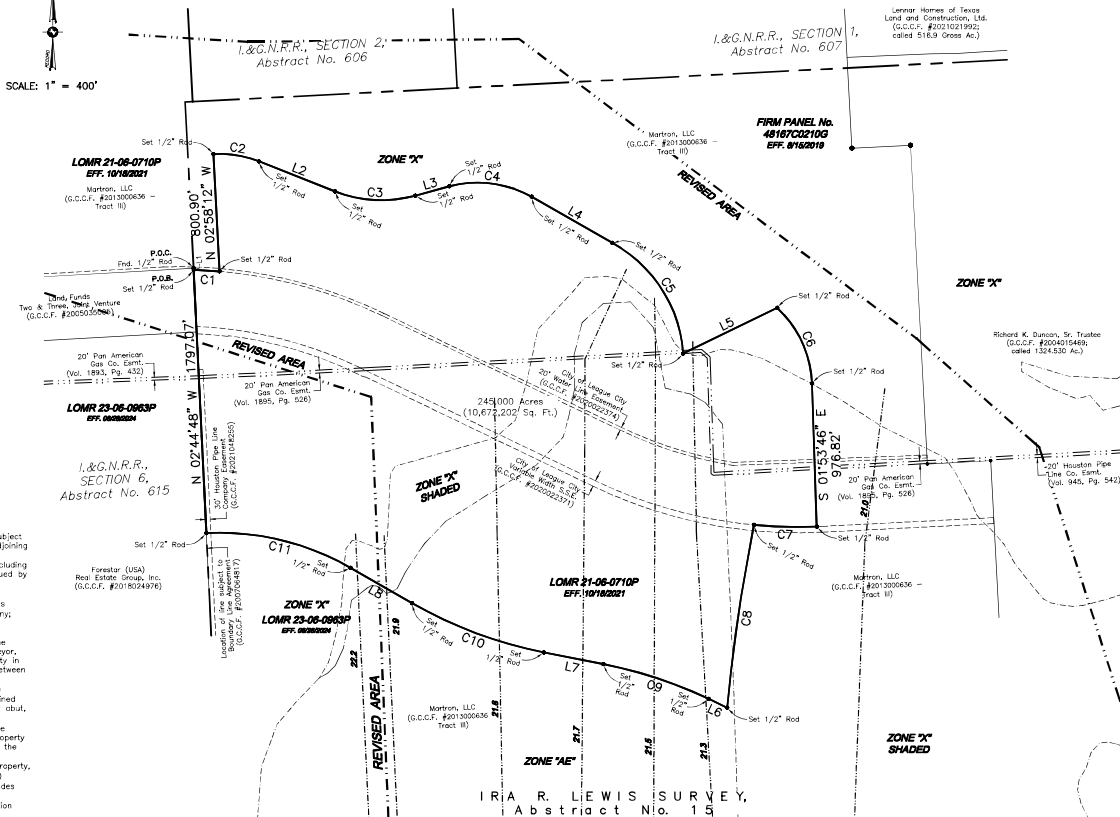
LEGEND

- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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99	1	08/19/2022	SPB	SPB
100	1	08/19/2022	SPB	SPB

LEGEND	
A.E.	Overhead Water Easement
C.C.A.D.	Galveston County Appraisal District
C.C.F.	Galveston County Clerk's File
C.C.D.R.	Galveston County Deed Records
C.C.M.R.	Galveston County Map Records
GEO ID	Geographic ID
LOWR	Letter Of Map Revision
Page	Page
S.S.E.	Sanitary Sewer Easement
U.E.	Utility Easement
Vol.	Volume
---	Overhead Utility Line
---	Sanitary Sewer Line
---	Abstract Lines
---	REVISOR AREA
---	FEMA Flood Zone
---	ZONE "X"
---	ZONE "AE"
---	100 YR. WSEL



I hereby certify that:

- This survey accurately depicts the names of all adjoining property owners which adjoin or abut the subject property by reference to the most recently recorded deed or similar instrument affecting such adjoining property.
- This survey accurately depicts any boundary line agreements, rights-of-way, or easements, including aerial easements, or any other matter of record set forth in the Commitment For Title Insurance issued by Fidelity National Title Insurance Company, issued August 23, 2022, of Number CH-7450-1076502200239-LL.
- This survey was actually made on the ground by the surveyor signing the survey (or under his direct supervision) for the benefit of and reliance by Marlon, LLC, a Texas limited liability company; J.A.C. Interests, Ltd., a Texas limited partnership; Ellen Lloyd Commis; and Fidelity National Title Insurance Company.
- The metes and bounds calls of the perimeter boundaries of the subject property shown on the survey call to, and accurately notes hereon, all permanent monuments found or set by the surveyor, and call for the common boundary line of any property that abuts or adjoins the subject property in order to identify or ensure that there are no gaps, strips, zones, overlaps or conflicts existing between the perimeter boundary lines of the subject property or any adjoining or adjacent property.
- This survey accurately depicts the total number of acres and square feet contained within the perimeter boundary lines of the subject property (excluding any acreage or square footage contained within any publicly dedicated streets, roads or highways that are located within, or that adjoin or abut, the subject property).
- This survey accurately depicts all monuments found by the surveyor, all monuments set by the surveyor, and all passing calls referenced in the metes and bounds description of the subject property prepared in connection with this survey. All such monuments currently exist on the ground, and the locations, size and type of monuments are correctly shown hereon.
- In describing all curves which are part of the metes and bounds description of the subject property, such description (i) identifies same as tangent or non-tangent curves (as the case may be), (ii) includes the radius and length of the curve and the general direction of the curve and (iii) includes the bearing and length of the chord of the curve.
- This survey contains the surveyor's name, seal, address, telephone number, and job identification number.
- This survey contains the scale to which the survey is drawn, the county and state in which the subject property is located and depicts (i) any point of Commencement (describing the monument at which the surveyor began field measurements), (ii) the courses and distances used by the surveyor to reach the Point of Beginning for each tract shown hereon, and (iii) the Point of Beginning for the metes and bounds description for each tract shown hereon.</

EXHIBIT D

All of that certain tract or parcel situated in IRA R. LEWIS LEAGUE, Abstract Number 15, said tract being out of and a part of that certain tract, called Tract III, conveyed Martron, LLC by instrument recorded in Galveston County Clerk's File Number 2013000636, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of that certain tract conveyed to Land Funds Two & Three Joint Venture by instrument recorded in Galveston County Clerk's File Number 2005035005 and further clarified by that certain Boundary Line Agreement between Martron LLC, et al, and Land Funds Land Funds Two & Three Joint Venture set forth in Galveston County Clerk's File Number 2007064817, said corner being a reentrant corner of said Martron Tract III; being on the common line between said IRA R. LEWIS LEAGUE, Abstract Number 15 and the I.&G.N. RAILROAD COMPANY SURVEY, SECTION 6, Abstract Number 615, Galveston County, Texas; and being marked by a found 1/2 inch rod;

THENCE South 02°44'48" East, along the common line between said IRA R. LEWIS LEAGUE and said I.&G.N. RAILROAD COMPANY SURVEY, SECTION 6; along the common line between said Martron Tract III and said Land Funds Two & Three Joint Venture tract as described in said Boundary Line Agreement; and along the East line of that certain tract, called 427.00 tract, conveyed to Forestar (USA) Real Estate Group, Inc. by instrument recorded in Galveston County Clerk's File Number 2018024976, a distance of 12.30 feet to the POINT OF BEGINNING and most Westerly North corner of the herein described tract, said point being on the Southern line of that certain 20 feet wide Water Line Easement in favor of the City of League City, Texas, set forth by instrument recorded in Galveston County Clerk's File Number 2020022374 and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along South line of said 20 feet wide Water Line Easement and the arc of a non-tangent curve to the right, said curve having a radius of 3200.00 feet, an arc distance of 176.11 feet, the chord of which bears South 86°39'27" East, 176.09 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE North 02°58'12" West, a distance of 800.90 feet to the most Northern West corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along the arc of a non-tangent curve to the right, said curve having a radius of 735.00 feet, an arc distance of 316.36 feet, the chord of which bears South 80°49'42" East, 313.92 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 68°29'52" East, a distance of 558.05 feet to the point of curvature of a tangent curve to the left and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along the arc of said tangent curve to the left, said curve having a radius of 865.00 feet, an arc distance of 557.74 feet, the chord of which bears South 86°58'11" East, 548.13 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE North 74°33'30" East, a distance of 240.56 feet to the point of curvature of a non-tangent curve to the right and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along the arc of said non-tangent curve to the right, said curve having a radius of 768.32 feet, an arc distance of 579.70 feet, the chord of which bears South 82°47'38" East, 566.04 feet, to a corner and being marked by a set 1/2 inch rod;

THENCE South 60°08'46" East, a distance of 633.40 feet to the point of curvature of a non-tangent curve to the right and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along the arc of said non-tangent curve to the right, said curve having a radius of 935.78 feet, an arc distance of 934.10 feet, the chord of which bears South 32°41'03" East, 895.80 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE North 64°07'18" East, a distance of 712.65 feet to a corner and being marked by a set 1/2 inch rod;

THENCE Southeasterly, along the arc of a non-tangent curve to the right, said curve having a radius of 750.00 feet, an arc distance of 581.64 feet, the chord of which bears South 24°42'38" East, 567.17 feet, to a corner and being marked by a set 1/2 inch rod;

THENCE South 01°53'46" East, a distance of 976.82 feet to the most Easterly South corner of the herein described tract, said corner being on the North line of that certain variable width Sanitary Sewer Easement in favor of the City of League City, Texas, set forth in Galveston County Clerk's File Number 2020022371 and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the North line of said variable width Sanitary Sewer Easement and the arc of a non-tangent curve to the right, said curve having a radius of 3185.00 feet, an arc distance of 428.43 feet, the chord of which bears North 88°27'24" West, 428.10 feet, to a corner and being marked by a set 1/2 inch rod;

THENCE Southwesterly, along the arc of a non-tangent curve to the left, said curve having a radius of 12575.37 feet, an arc distance of 1260.00 feet, the chord of which bears South 08°20'33" West, 1259.48 feet, to the most Southerly East corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE North 64°36'14" West, a distance of 139.47 feet to the point of curvature of a tangent curve to the left and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the arc of said tangent curve to the left, said curve having a radius of 3050.00 feet, an arc distance of 758.92 feet, the chord of which bears North 71°43'56" West, 756.96 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE North 78°51'38" West, a distance of 413.41 feet to the point of curvature of a tangent curve to the right and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the arc of said tangent curve to the right, said curve having a radius of 2950.00 feet, an arc distance of 963.56 feet, the chord of which bears North 69°30'12" West, 959.28 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE North 60°08'46" West, a distance of 483.49 feet to the point of curvature of a tangent curve to the left and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the arc of said tangent curve to the left, said curve having a radius of 1800.00 feet, an arc distance of 1024.72 feet, the chord of which bears North 76°27'18" West, 1010.94 feet, to the Southeast corner of the herein described tract, said corner being on the common line between said IRA R. LEWIS LEAGUE and said I.&G.N. RAILROAD COMPANY SURVEY, SECTION 6; on the common line between said Martron Tract III and said Land Funds Two & Three Joint Venture tract as described in said Boundary Line Agreement; and on the East line of said Forestar (USA) tract and being marked by a set 1/2 inch rod;

THENCE North 02°44'48" West, along the common line between said IRA R. LEWIS LEAGUE and said I.&G.N. RAILROAD COMPANY SURVEY, SECTION 6; along the common line between said Martron Tract III and said Land Funds Two & Three Joint Venture tract as described in said Boundary Line Agreement; and along the East line of said Forestar (USA) tract a distance of 1797.07 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 245.000 acres (10,672,202 square feet) of land, more or less.

