



a master plan for  
**MCALISTER TRACT**

BEING ±838.3 ACRES OF LAND

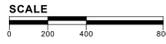
OUT OF THE  
 I. & G.N. R.R. COMPANY SURVEY, SECTION 6, ABSTRACT 615,  
 the I. & G.N. R.R. COMPANY SURVEY, SECTION 7, ABSTRACT 596,  
 the I. & G.N. R.R. COMPANY SURVEY, SECTION 9, ABSTRACT 597,  
 and the JOSEPH LA FLORE SURVEY, ABSTRACT 14  
 CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:  
**LAND FUNDS TWO AND THREE, JV**

PLANNER:



— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340



APRIL, 2018  
 KGA #1-105B

**Notes:**

1. The lot sizes indicated on this master plan are subject to change in accordance with the McAlister Tract Planned Unit Development Ordinance, No. 2006-67.
2. All landscape, open space and recreational areas will be maintained by the homeowners association.
3. All detention areas will be maintained by Galveston County Municipal Utility District No. 36 which serves the McAlister Tract Development.
4. The paving and trails shown for the Grand Parkway are conceptual in nature and have not been reviewed nor approved by TxDOT or the Grand Parkway Association.
5. The construction of 10' Regional Trail adjacent to the commercial and light industrial parcels will be done in conjunction with the construction of the 10' trails along the Grand Parkway as depicted on the 2017 League City Trails Master Plan

THIS MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE MCALISTER TRACT PLANNED UNIT DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME THIS MASTER PLAN WAS PREPARED, ALONG WITH ANY VARIANCES TO THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING & ZONING COMMISSION. THIS MASTER PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER AND UNDER THE PREMISES INDICATED IN THE MASTER PLAN.