

**Westland Ranch
Planned Unit Development
Overlay District**

Prepared for:

**Forestar (USA) Real Estate Group, Inc. &
Land Funds Two & Three, J.V.**

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I. INTRODUCTION

This Planned Unit Development amendment was prepared on behalf of Forestar (USA) Real Estate Group, Inc. and Land Funds Two & Three, J.V. pursuant to Chapter 125, Article 3.10, PUD Planned Unit Development Overlay District, in the League City Unified Development Code (UDC). The purpose of a 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 Westland Ranch PUD is located in the western portion of League City and is bounded on the north by the future Grand Parkway, the south by FM 517, the east by the Lloyd Tract PUD and the west by undeveloped acreage as seen on the Area Location Map (Exhibit A).

The original PUD for this property, called the McAlister PUD, was approved on July 25, 2006 (Ordinance No. 2006-67). The northern portion of the PUD is currently being developed by Forestar (USA) Real Estate Group, Inc. as master planned community, called Westland Ranch, with a mix of residential, commercial, and educational uses. The southern portion of the tract currently remains largely undeveloped, with the exception of drainage and detention facilities that are being utilized by the Westland Ranch community. This revised PUD will allow Forestar to develop the entirety of the property contained within the PUD as Westland Ranch.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

Consistent with the terrain typically found in the region, the project is relatively flat with elevations ranging from 28 feet in the northwest corner to 21 feet in the southeast corner. The site is generally void of quality vegetation. Existing physical constraints affecting development of the project include the following:

- The American Canal (also known as the Gulf Coast Water Authority Channel) lies along the northern most property line in an east-west direction. The Gulf Coast Water Authority owns and maintains this easement.
- A 200 foot wide Houston Lighting & Power right of way crosses the northern area of the project in an east-west direction.
- Two Exxon pipelines with an undefined easement width cross the project in a northeast-southwesterly direction south of the American Canal.
- The Dickinson Bayou Bypass Channel in the southern portion of the project varies in width from 100 feet to 175 feet Galveston County Drainage District No. 3 Drainage Easement in the southern portion of the project, meanders and flows in a west-east direction. The Galveston County Consolidated Drainage District owns and maintains this easement.
- A 30 foot wide Houston Pipeline Company Easement passes through the project in an east-west direction.
- A 30 foot wide Tejas Pipeline Company Easement passes through the project in an east-west direction.
- A 30 foot wide Tejas Pipeline Company Easement that traverses through the project in a north-south direction.
- In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways, drainage facilities and detention basins.

The existing site constraints can be seen on Project Aerial Map (Exhibit B) and are illustrated on the Project Survey (Exhibit C) included in this document. Additionally, a Project Legal Description (Exhibit D) is included in the exhibit section of this document.

2. Surrounding Land Use

The property to the south and southeast of the project primarily consists of single-family subdivisions and large lot acreage single-family tracts which utilize open ditches along roadways with no sidewalks in front of the homes.

The property west of the project remains undeveloped.

There are four master planned residential communities in the immediate area: Westwood, Westover Park, and Magnolia Creek to the north and Samara to the east. Westwood, Westover Park, and Samara are master planned communities comprised of traditional single-family residential development. Magnolia Creek is a master planned community comprised of traditional single-family residential development, commercial development, and a 27-hole golf course.

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

III. PROJECT 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 PUD as a mixture of "Suburban Residential" and "Enhanced Auto Dominant Commercial". The development complies with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. The project has a balance of land uses that encourage future residents to both live and work in the community. There is a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the north and east. The diversity of housing types from the traditional single-family subdivision to higher density single-family specialty products ensures that residents of all life stages can fulfill their housing needs. The development of an internal parks system which will include a recreation center, multiple smaller parks, and significant open space areas will help to provide for the City's future open space needs.

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, location, or land uses. This document establishes various development standards that exceed the minimum requirements for properties specifically located within the boundaries of the PUD.

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

- Updating the PUD in response to today's market conditions and maintain the flexibility necessary to address changes in the future.
- Incorporating the alignments and sizes of pedestrian trails within the development based on the 2018 Utility Agreement with Forestar (USA) Real Estate Group.
- Incorporation/revision of the roadway alignments based on the Master Mobility Plan.
- Incorporation of the Transportation Development Agreement, City Resolution Number 2021-182.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the PUD will be a collection of individual single-family residential sections that take their access from Maple Leaf Boulevard, Muldoon Boulevard, FM 517, collector roads, and/or an internal local street system that provides connections within

the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet in width to respond to market conditions.

The single-family specialty product residential sections will provide unique types of residential development that is less than fifty feet (50') in width that may include front loaded products, rear loaded or alley products, and townhome alley products. The single-family specialty products residential sections will be developed with varying lot sizes and product types to respond to market conditions.

4. Commercial

The PUD has four commercial sites located in the development; ±3.6, ±26.4, ±8.9, and ±13.3-acre commercial sites located at on either side of Maple Leaf Boulevard and south of the future Grand Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

5. Drill Site

The drill site located within the PUD will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. Except for the drill site, the size and location of any facility associated with the extraction of oil and gas shown in any plans of this document shall be conceptual until a permit is issued by the City of League City in accordance with Chapter 125, Article 3.14.8, Oil and Gas Well Drilling in the UDC. This open space area shall not be calculated towards the HOA Parkland Dedication requirement. Should Forestar (USA) Real Estate Group, Inc. acquire the mineral rights or request removal of a drill site designation, the site may be converted to other land uses consistent with the requirements listed below in Section IV.2, Conversion of Specific Land Uses.

6. Potential School Sites

The PUD is located within both Clear Creek Independent School District (CCISD) and Santa Fe Independent School District (SFISD). The size and the location of the potential school sites will be coordinated between the developer and the appropriate school district. In the event that either CCISD or SFISD do not purchase the proposed school sites located within their district, the developer may convert the site to other land uses consistent with the requirements listed below in Section IV.2, Conversion of Specific Land Uses.

7. Projected Population

Based on the number of residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population for the overall development will be approximately 4,785 people at 2.9 individuals per household.

8. Parks and Open Space

The Conceptual Amenities and Open Space Plan (Exhibit F), show a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The northern recreation center is currently under development and a second, smaller recreation center will be located in the southern portion of the development. These recreation centers will serve the master planned residential community and will contain various active amenities including water based recreational activities with commonly associated facilities, an active play area for children, and a parking area. In the event that a "splash pad" type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation.

The various other smaller parks shown on Exhibit F will contain various passive facilities such as play areas for children, picnic tables and/or benches.

All land which is dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the purpose of fulfilling the parks requirement will be developed with some form of either passive or active facilities. The parks and private recreation center will be developed as the adjacent residential sections are

developed.

The pedestrian pathway system, which is illustrated on Exhibit F, will provide multiple pedestrian connections to the existing and future surrounding developments as well. The trails system will provide easy and safe pedestrian access to the various parks, the recreation center, commercial tracts, and schools located within the project.

The lakes within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. The detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents. Recreational facilities associated with water-based activities will be provided on some of the lakes in the development.

IV. ZONING

1. Proposed Zoning

To implement the Conceptual Land Use Plan, Exhibit E, the base zoning district will remain RSF-7 (Single-Family Residential with a minimum lot size of 7,000 square feet) 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 (as amended) unless otherwise noted. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"). 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 regulations listed below 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 percent (15%) of the total gross acreage of that land use category. 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 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.

Single-family residential density may only be increased as a result of the conversion of specific land uses per Section IV.2. of this document and as authorized by the Executive Director of Planning and Development. The single-family residential density of the development shall not exceed 1.97 dwelling units per acre, except as allowed per Section IV.2 of this document. The single-family residential density is calculated by dividing the total number of single-family residential lots by the total acreage of the PUD.

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as described in Chapter 125, Article 3.10.8.e, Approval of Master Plan in the UDC. 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. Conversion of Specific Land Uses

- a. The conversion of the Drill Site and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
- b. Conversion of the Drill Site and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section V.4, Traditional Single-Family.

- c. If the acreage is converted to single-family residential, the increase in the number of lots will not apply to the lot density rule addressing 50' lots and Single-Family Specialty Product proposed in Section V.5.
- d. In the event that the drill site or school site is converted to single-family residential, this conversion of land use shall not be counted towards the fifteen percent (15%) of change described in Section IV.1.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Grand Parkway	RSF-7	±58.1	
Minor Arterials	RSF-7	±42.7	
Pipeline Easements	RSF-7	±8.0	
Dickinson Bayou Bypass Channel	RSF-7	±17.0	
Detention & Lakes	RSF-7	±163.5	
Regional Wastewater Treatment Plant	RSF-7	±35.8	
Water Storage Facility	RSF-7	±2.0	
Drill Site	RSF-7	±3.0	
Subtotal		±330.1	39.4%
Community Land Uses			
Recreation Center & Parks	RSF-5	±24.7	
Elementary Schools	RSF-5	±28.5	
Landscape/Open Space	RSF-5	±33.8	
Emergency/Fire Services	PS	±3.0	
Subtotal		±90.0	10.7%
Commercial Land Uses			
Commercial	CG	±52.2	
Subtotal		±52.2	6.2%
Residential Land Uses			
Single-Family Residential	See below	±366.0	
Subtotal		±366.0	43.7%
Totals		±838.3	100.0%

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots	Allowable Percentage
50' wide lots	RSF-5	650	39.4%
60' wide lots	RSF-7	500	30.3%
70' wide lots	RSF-7	100	6.1%
Specialty Product (Width varies)	RSF-2	400	24.2%
Gross Residential Total		1,650	100%

Refer to Section V.5, of this document for a listing of lot sizes and applicable standards for the single-family specialty product category. The 50' lots and Specialty Products shall not exceed a total of 64% of the total

lot count in the project; the 60' lots and 70' lots may each be increased by an additional 10% of the total lot percentage.

The projected number of lots and units per acre shown on this table are conceptual in nature and subject to change. The actual number of lots and the units per acre may vary as allowed by this PUD document and Chapter 125, Article 3.10.8.e, Approval of Master Plan in the UDC.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all UDC regulations in place at the time this document is adopted shall apply to this PUD. 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 layout, design, and general conditions as approved in this document and exhibits. 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.

1. Architectural Standards

Builder Guidelines shall be required for the development and will be included with the Master Plan submittal to help protect the integrity of a neighborhood.

2. Street and Circulation System

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

- a. Each platted section with more than 30 residential lots shall have two forms of vehicular access upon recordation of the plat.
- b. Roadways within the PUD shall connect with any existing stub streets provided at the perimeter of the PUD. If there is no adjacent development, then stub streets will be provided as required by the UDC.
- c. The construction of the various roadways throughout the project 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, roadways will be constructed by whichever section is developed first. The initial phasing for the project is shown in the Conceptual Phasing Exhibit (Exhibit G).
- d. A Traffic Impact Assessment (TIA) shall be submitted to the League City Engineering Department with the Master Plan.
- e. No residential lots shall have direct access to rights-of-way that are classified as collector streets or higher.
- f. Alleys shall be private and maintained by the HOA utilizing Private Access Easements (P.A.E.). Alleys will not be accepted as public infrastructure.
- g. The Street and Circulation System shall comply with the roadway agreement signed on November 30, 2021. The developer shall not be required to comply to any future roadways or standards that the City creates that are in conflict with said agreement.
- h. The development will comply with all requirements for expanded right-way-width at intersections as stated in the UDC.
- i. A minimum of a 5' sidewalk shall be installed on both sides of a collector and arterial designated streets.
- j. The required right-of-way widths for various roadway classifications and roadway intersections shall comply with the Master Mobility Plan unless otherwise stated in this document or in the roadway agreement signed on November 30, 2021.
- k. Roadways:
 - i. Maple Leaf Drive:

1. Minimum right-of-way width: 100' (Only 50' required where right-of-way splits property line)
2. Number of lanes: 4 lanes (Only 2 lanes required right-of-way splits property line)
3. Minimum centerline curve radius: 2000'
4. Classification: Minor arterial
- ii. Muldoon Parkway:
 1. Minimum right-of-way width: 100'
 2. Number of lanes: 4 lanes
 3. Minimum centerline curve radius: 800'
 4. Classification: Minor arterial
- iii. Magnolia Bayou (Between Muldoon Parkway and the Roundabout):
 1. Minimum right-of-way width: 70'
 2. Number of lanes: 2 lanes
 3. Minimum centerline curve radius: 800'
 4. Classification: Collector
- iv. Magnolia Bayou (Between the Roundabout and FM 517)
 1. Minimum right-of-way width: 100'
 2. Number of lanes: 4 lanes
 3. Minimum centerline curve radius: 800'
 4. Classification: Minor arterial
- v. Future east-west roadway, north of Dickinson Bayou:
 1. Minimum right-of-way width: 90'
 2. Number of lanes: 4 lanes
 3. Minimum centerline curve radius: 800'
 4. Classification: Minor arterial
- vi. Freeway:
 1. Right-of-way width: 400'
 2. Roadways in PUD: Grand Parkway

3. Commercial

The commercial uses within the PUD shall be regulated with the following requirements:

a. Development Standards:

- i. Minimum lot area: 10,000 square feet
- ii. Minimum lot width: 75' (measured at the front setback)
- iii. Maximum height: 60'
- iv. Minimum front setback: 25'
- v. Minimum side setback: 15'
- vi. Minimum street side setback: 20'
- vii. Minimum rear setback: 20'
- viii. Maximum impervious lot coverage: 85%

b. Permitted Uses:

- i. Residential
 - Group Residential, Assisted Living Facility
 - Group Residential, Continuing Care Facility
 - Group Residential, Disabled Group Dwelling
- ii. Public & Semi-Public:
 - Clubs and Lodges
 - Colleges, Public or Private
 - Cultural Institutions

- Day Care
 - Educational Research and Development
 - Hospitals, may have heliport
 - Religious Assembly
 - Schools, Public or Private
- iii. Commercial:
- Alcoholic Beverage Sales, Off-Premises Consumption
 - Ambulance Services
 - Animal Sales and Services, no outdoor kennels or outdoor storage
 - Automobile Rentals
 - Banks and Other Financial Institutions
 - Bed and Breakfast Establishment
 - Building Materials Sales and Services
 - Business Services
 - Catering Business
 - Convention Center
 - Eating and Drinking Establishments, Full Service
 - Eating and Drinking Establishments, Limited Service
 - Eating and Drinking Establishments, with Drive-Through Facility
 - Eating and Drinking Establishments, with Live Entertainment
 - Eating and Drinking Establishments, with Outdoor Seating
 - Food and Beverage Sales
 - Home Improvement Sales and Services
 - Hotel
 - Laboratory, Commercial
 - Live/Work Unit
 - Maintenance and Repair Services
 - Massage Establishments and Massage Services
 - Micro-brewery, Micro-distillery, and Micro-winery
 - Nurseries and Garden Supply Stores
 - Offices
 - Parking Facilities
 - Personal Instructional Services
 - Personal Services
 - Recreation and Entertainment, Large-scale, Outdoor
 - Recreation and Entertainment, Small-scale, Indoor
 - Retail Sales
- c. Communication, Transportation, & Utilities
- Communications Facilities
 - Utility, Public
 - Utility, Minor
- d. Special Use Permit required
- Event Venue
 - Alcoholic Beverage Sales, On-Premises Consumption
 - Animal Sales and Services with outdoor kennels, areas, and runs
 - Car Wash
 - Vehicle Fueling Stations
 - Light Vehicle Service
 - Auto Repair and Other Heavy Vehicle Service
 - Self-Storage
 - Communications Towers and Structures
 - Pipelines

4. Traditional Single-Family

- a. Residential Single-Family 5 (RSF-5) Lot Standards:
 - i. Minimum lot area: 5,000 square feet
 - ii. Minimum lot width – 50' (measured at the front setback)
 - iii. Minimum front setback – 20'
 - iv. Minimum side setback – 5'
 - v. Minimum street side setback (corner lot) – 10'
 - vi. Minimum street side setback (rear of corner lot abutting side lot) – 15'
 - vii. Minimum rear setback – 10' minimum
- b. Residential Single-Family 7 (RSF-7) Lot Standards:
 - i. Minimum lot area: 7,000 square feet
 - ii. Minimum lot width – 50' (measured at the front setback)
 - iii. Minimum front setback – 25'
 - iv. Minimum side setback – 5'
 - v. Minimum street side setback (corner lot) – 10'
 - vi. Minimum street side setback (rear of corner lot abutting side lot) – 15'
 - vii. Minimum rear setback – 10' minimum

5. Single Family Specialty Product

All tracts labeled “Specialty Product” shall remain as a cohesive tract, with the exception that they may be separated by drainage areas, parks, lakes and/or rights-of-way. It is not required that they be developed at the same time or by the same developer. Please refer to Single-Family Specialty Product Exhibits O, P, & Q in this document

Lot Sizes and Standards:

- a. Front loaded detached lots:
 - i. Minimum lot area: 4,800 square feet
 - ii. Minimum lot width – 40' (measured at the front setback)
 - iii. Minimum front setback – 20'
 - iv. Minimum garage front setback – 25'
 - v. Minimum side setback – 5'
 - vi. Minimum street side setback (corner lot) – 10'
 - vii. Minimum street side setback (rear of corner lot abutting side lot) – 15'
 - viii. Minimum rear setback – 10' minimum
 - ix. Parking: Four spaces required; Two in garage, two on driveway
 - x. In no case shall units on adjoining lots be separated by less than 10 feet in width unless fire rated walls are used, then a 6 foot setback can be used.
- b. Rear loaded (alley) detached lots:
 - i. Minimum lot area: 3,850 square feet
 - ii. Minimum lot width – 35' (measured at the front setback)
 - iii. Minimum front setback – 15'
 - iv. Minimum side setback – 5'
 - v. Minimum street side setback (corner lot) – 15'
 - vi. Minimum rear setback – 20' minimum
 - vii. Alley width – 20'
 - viii. Parking: Four spaces required; Two in garage, two on driveway
 - ix. Guest parking: As required in Section V.5.f, Guest Parking Requirements
 - x. In no case shall units on adjoining lots be separated by less than 10 feet in width unless fire rated walls are used, then a 6 foot setback can be used.

- c. Rear loaded (alley) attached lots:
 - i. Minimum lot area: 3,080 square feet
 - ii. Minimum lot width – 28' (measured at the front setback)
 - iii. Minimum front setback – 15'
 - iv. Minimum side setback – 5'
 - v. Minimum street side setback (corner lot) – 15'
 - vi. Minimum rear setback – 20' minimum
 - vii. Alley width – 20'
 - viii. Common walls allowed on one side
 - ix. Parking: Four spaces required; Two in garage, two on driveway
 - x. Guest parking: As required in Section V.5.f, Guest Parking Requirements
 - xi. In no case shall units on adjoining lots be separated by less than 10 feet in width unless fire rated walls are used, then a 6 foot setback can be used.
- d. Rear loaded (alley) townhome lots:
 - i. Minimum lot area: 1,980 square feet
 - ii. Minimum lot width – 22' (measured at the front setback)
 - iii. Minimum front setback – 15'
 - iv. Minimum side setback – 5'
 - v. Minimum street side setback (corner lot) – 15'
 - vi. Minimum rear setback – 20' minimum
 - vii. Alley width – 20'
 - viii. Common walls allowed on both sides
 - ix. Parking: Four spaces required; Two in garage, two on driveway
 - x. Guest parking: As required in Section V.5.f, Guest Parking Requirements
 - xi. In no case shall units on adjoining lots be separated by less than 10 feet in width unless fire rated walls are used, then a 6 foot setback can be used.
- e. Patio & Zero Lot Line Homes
 - i. Minimum lot area: 5,000 square feet
 - ii. Minimum lot width – 50' (measured at the front setback)
 - iii. Minimum front setback – 20'
 - iv. Minimum street side setback (corner lot) – 10'
 - v. Minimum street side setback (rear of corner lot abutting side lot) – 15'
 - vi. Minimum rear setback – 10' minimum
 - vii. Garage setback – 25' minimum
 - viii. A minimum of 0' to 5' on one side yard and 5' to 10' on the other side yard, with an aggregate minimum side yard setback of 10' between the two lots.
 - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width unless fire rated walls are used, then a 6' setback can be used.
 - x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property.
- f. Guest Parking Requirements
 - i. 1 parking space shall be provided for every 6 lots when the lot fronts on a right-of-way.
 - ii. 1 parking space shall be provided for every 4 lots when the lot fronts on an open space area.

Parking spaces may be parallel or head in provided the paving area for the parking space is in addition to the minimum paving width for the residential street.

6. Buffer Yards

The buffer requirements are listed in the table below:

Land Use	Single-Family Residential
Elementary School	30'
Commercial	30'

a. Buffer Yard Requirements:

- i. Minimum Width: 30'
- ii. Canopy Trees (per 100 lineal feet): 4
- iii. Ornamental Trees (per 100 lineal feet): 4
- iv. Shrubs (per 100 lineal feet): 30 with a 4' maximum height at maturity
- v. Berm, if provided: 4' maximum height, 3' minimum height
- vi. Fence minimum height, if provided: 8'
- vii. If fencing is provided, then only 20 shrubs per 100 lineal feet is required.

7. Tree Protection

The developer shall conduct a tree survey by either a licensed surveyor, certified arborist, or registered landscape architect as preliminary plats are submitted for the development. Upon completion of the tree survey for each preliminary plat, the licensed surveyor, certified arborist, or registered landscape architect will provide either a letter stating that there are no protected trees within the boundary of the preliminary plat or a tree disposition plan. The developer will coordinate the preservation and/or removal of any trees with the League City Urban Forester per the regulations found in Chapter 125, Article 7, Tree Preservation, Mitigation, and Maintenance in the UDC. The existing site constraints can be seen on Exhibit B, Project Aerial Map and Exhibit C, Survey included in this document.

8. Landscaping

- a. Trees planted between the sidewalk and curb shall be from the City's list of Small Trees/Street Trees: Bottlebrush, Texas Redbud, Possumhaw Holly, American Holly, Yaupon Holly, Little Gem Magnolia, Teddy Bear Magnolia, Texas Pistache, Cathedral Oak, Highrise Oak, Eve's Necklace, and Vitex.
- b. Root barriers (linear or surround) shall be installed to a minimum depth of 30 inches when trees are planted adjacent to the sidewalks, storm drains, manholes, etc.

9. Signage

The proposed locations for the development's signage can be found in the Conceptual Project Signage (Exhibit M). 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 will govern. All entry signage will be located within a landscaped planting area which shall include a mixture of groundcover, shrubs and trees.

a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: These signs will be placed at the major entry point to the development.
 1. Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80').
 2. The sign area shall not be greater than 450 square feet.

- ii. Secondary Entry Monument: These signs will be placed at the secondary entry points to the development.
 - 1. Twelve feet (12') tall with a 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 shall not be greater than 150 square feet.
- iii. Residential Entry Monument: These signs will be placed at the entry points to residential subdivisions within the development.
 - 1. Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20').
 - 2. The sign area shall not be greater than sixty-four (64) square feet.
 - 3. Not required to be located within a landscape planting area
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers.
 - 1. The monuments shall be a maximum of sixty (60) square feet in size and shall not to exceed five feet (5') in height.
 - 2. These monuments may be installed at model homes at various locations within the development.
 - 3. All model home monuments must be removed when the model home is purchased and used as a private home.
 - 4. Not required to be located within a landscape planting area
- v. Temporary Construction Signs: To be used during construction of the residential development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the residential development.
 - 1. There shall be one sign per lot.
 - 2. The sign shall have a maximum of forty-eight (48) square feet in size and not to exceed ten feet (10') in height.
 - 3. All temporary signs must be removed when the principle building on the applicable building site is occupied.
 - 4. Not required to be located within a landscape planting area
- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development.
 - 1. The signs shall be a maximum of sixty (60) square feet in size and shall not to exceed ten feet (10') in height.
 - 2. Not required to be located within a landscape planting area

b. Commercial Development Signage:

- i. Building Mounted Signs
 - 1. Maximum Sign Area: The total building mounted sign area shall not exceed one and a half (1.5) square feet sign area per one (1) linear foot of business frontage.
 - 2. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
 - 3. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be Light Emitting Diode (LED) or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.
- ii. Single Tenant Monument Sign: These signs shall be freestanding, double-sided monuments
 - 1. Height - Maximum ten feet (10')

2. Length – Maximum fifteen feet (15')
 3. Sign Area – One (1) square foot of sign area per one (1) linear foot of roadway frontage to a maximum of 100 square feet
 4. Number: One single tenant monument sign per commercial site, 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 10 feet from the property line.
 6. Illumination: Internal illumination shall be LED or white neon tubing
 7. There shall be a minimum of 100 feet between monument signs.
- iii. Multi-Tenant Monument Sign: These signs shall be freestanding, double-sided monuments
1. Height - Maximum fifteen feet (15')
 2. Length – Maximum fifteen feet (15')
 3. Sign Area – Two (2) square feet of sign area per one (1) linear foot of roadway frontage to a maximum of 150 square feet
 4. Location/Number: One (1) multi-tenant monument sign per commercial site, unless located on a corner; then one located on each public street. If anchor tenant occupies 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 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 feet (10') from the property line.
 7. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.
 8. There shall be a minimum of 100 feet between monument signs.
- iv. Electronic Reader Boards/LED screens are permitted under the following regulations:
1. Signs shall not be placed within 100 feet of a residential area.
 2. LED signs are permitted for on premised signs and/or for tenants within a single development.
 3. Dwell Time: Shall remain static for at least eight seconds and change of message shall be accomplished within two seconds.
 4. Change of Message: Must occur simultaneously on the entire sign.
 5. Brightness: Limited to 0.3 foot candles over ambient light conditions at a distance of 250 feet from the sign.
 6. Malfunction: Must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
 7. Automatic Dimmer: Must be equipped with both a dimmer control and photocell which automatically adjust the face's intensity according to natural ambient light conditions.
 8. Maximum Area Allowed: 50% of the total sign area
- v. 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 sign per lot
 2. The sign shall have a maximum of sixty (60) square feet in size and not to exceed ten feet (10') in height.
 3. All temporary signs must be removed when the principle building on the applicable building site is occupied.
- c. School Signage:
- i. Building Mounted Signs:
1. Maximum Sign Area: The total building mounted sign area shall not exceed one and a half (1.5) square feet sign area per one (1) linear foot of frontage.

2. Location/Number: Permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
 3. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.
- ii. Monument Signs: These signs shall be freestanding, double-sided monuments.
 1. Height - Maximum ten feet (10')
 2. Length – Maximum fifteen feet (15')
 3. Sign Area – One (1) square foot of sign area per one (1) linear foot of roadway frontage to a maximum of 100 square feet
 4. Number: One single tenant monument sign per commercial site, 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 10 feet from the property line.
 6. Illumination: Internal illumination shall be LED or white neon tubing
 7. There shall be a minimum of 100 feet between monument signs.
 - iii. Electronic Reader Boards/LED screens are permitted under the following regulations:
 1. Signs shall not be placed within 100 feet of a residential area.
 2. LED signs are permitted for on premised signs.
 3. Dwell Time: Shall remain static for at least eight seconds and change of message shall be accomplished within two seconds.
 4. Change of Message: Must occur simultaneously on the entire sign.
 5. Brightness: Limited to 0.3 foot candles over ambient light conditions at a distance of 250 ft from the sign.
 6. Malfunction: Must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
 7. Automatic Dimmer: Must be equipped with both a dimmer control and photocell which automatically adjust the face's intensity according to natural ambient light conditions.
 8. Maximum Area Allowed: 50% of the total sign area

10. Parks and Trails

a. Recreation Center, Parks and Open Space Setback Standards:

- i. Minimum front setback – 25'
- ii. Minimum side setback – 5'
- iii. Minimum rear setback – 10'

b. Compliance with Parks Dedication Requirements

Chapter 125, Article 6.6, Private park dedication requirement in the UDC states that 1 acre of park land for every 75 proposed dwelling units be dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the use of parks. Based upon the estimated number of dwelling units, the PUD will be required to provide ± 22.0 acres of park land. The table below provides a tabulation of how the development will meet this requirement. If the dwelling units in the PUD are increased to where the parkland provided is less than the minimum amount required per the UDC, additional park land will be provided to meet the requirement. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas and open spaces within the PUD.

Land Use	Owner	Acreage
Recreation Center	HOA or MUD	5.2
Parks	HOA or MUD	19.5
Total		24.7

c. Use of Detention Areas for Parks Credit

- i. Upon the review and approval by the Parks Director, the development is eligible to receive up to a 25% credit for construction of improvements to new detention facilities as allowed by Chapter 125, Article 6, Section 6.6 in the UDC.
- ii. In the event that the Parks Director will allow up to the 25% credit, the excess parks acreage shown on the conceptual land use plan may be converted to single-family residential uses.
- iii. The resultant increase in density due to the conversion of excess parks acreage to single-family residential uses shall be permitted. Conversion will be subject to conditions set forth in Section IV.2. of this document.
- iv. If the conversion to single-family residential uses occurs, this conversion of land use shall not be counted towards the fifteen percent (15%) of change described in Section IV.1.

d. Trails

In addition to the minimum parkland and park fee requirements, the Conceptual Amenities and Open Space Plan (Exhibit F) features ten (10') and six foot (6') wide trails that will be constructed as provided in the existing PUD and Utility Agreement. The construction of the trails 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.

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 (GCCDD), 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. The ultimate capacity for the PUD is 489,412 gallons per day (2,144 homesites) for Galveston County MUD No. 36 and 397,628 gallons per day (1,742 homesites) for Galveston County MUD No. 35. Refer to the Conceptual Water Distribution System (Exhibit I). The EDU allocations shall be provided with the Master Plan.

2. Wastewater Collection System

The proposed wastewater collection system is predominantly a gravity system designed to accommodate peak sewage flows from the residents of the development. However, as indicated in the Conceptual Wastewater Collection System exhibit (Exhibit J), one lift station will be constructed. Both

gravity and force main lines throughout the development will send the effluence discharge into the existing Southwest Wastewater Treatment Plant. The ultimate capacity for Galveston County MUD No. 36 is 371,032 gallons per day (2,144 homesites) and 301,449 gallons per day (1,742 homesites) for Galveston County MUD No. 35. The EDU allocations shall be provided with the Master Plan.

3. Storm Drainage System

Much of the land 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.

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 the HOA.

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 southern portion of the PUD is located within the 100-year flood plain. Should development occur on this area, it will be mitigated in accordance with the most recent floodplain ordinances.

VII. PHASING / DEVELOPMENT SCHEDULE

The phase one of the development was started east of Maple Leaf Boulevard and will continue working from the north to south as the project proceeds, as shown on the Conceptual Phasing Exhibit (Exhibit G). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

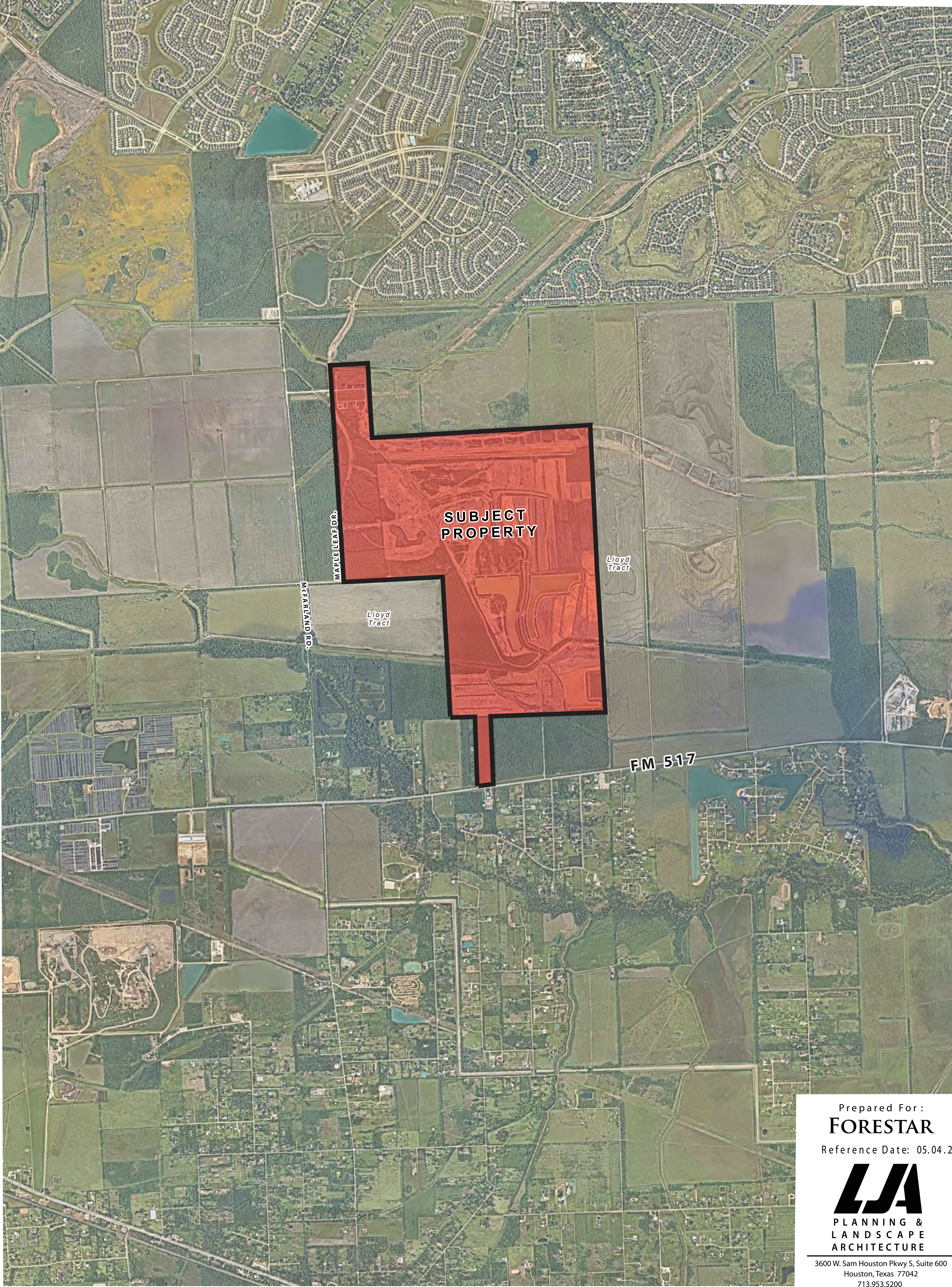
The placement of trailers for voter homes shall be allowed to be located on the site throughout the duration of the development subject to the requirements listed in Chapter 125, Article 3, Zoning, Section 3.14.15 in the UDC. A recorded plat shall not be required for such temporary structures.

VIII. VARIANCES

There are variances to the League City development regulations anticipated by the Stedman-West 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 conversion of land uses shall be regulated by the standards set forth in Section IV.2 – Conversion of Specific Land Uses.
2. The changes in single-family residential density shall be regulated by the standards set forth in Section IV.4 – Single-Family Residential Lot Distribution Table.
3. All commercial development shall be regulated by the standards set forth in Section V.3 - Commercial.

4. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.4 – Traditional Single-Family.
5. All single-family residential specialty product lots shall be regulated by the standards set forth in Section V.5 - Single-Family Specialty Products.
6. Buffer yards shall be regulated by the standards as stated in Section V.6 – Buffer Yards.
7. All signage in the project shall be regulated by the standards as stated in Section V.9 – Signage.
8. Parks and trails shall be regulated by the standards as stated in Section V.10 – Parks & Trails.



Prepared For :
FORESTAR

Reference Date: 05.04.22



**PLANNING &
LANDSCAPE
ARCHITECTURE**

3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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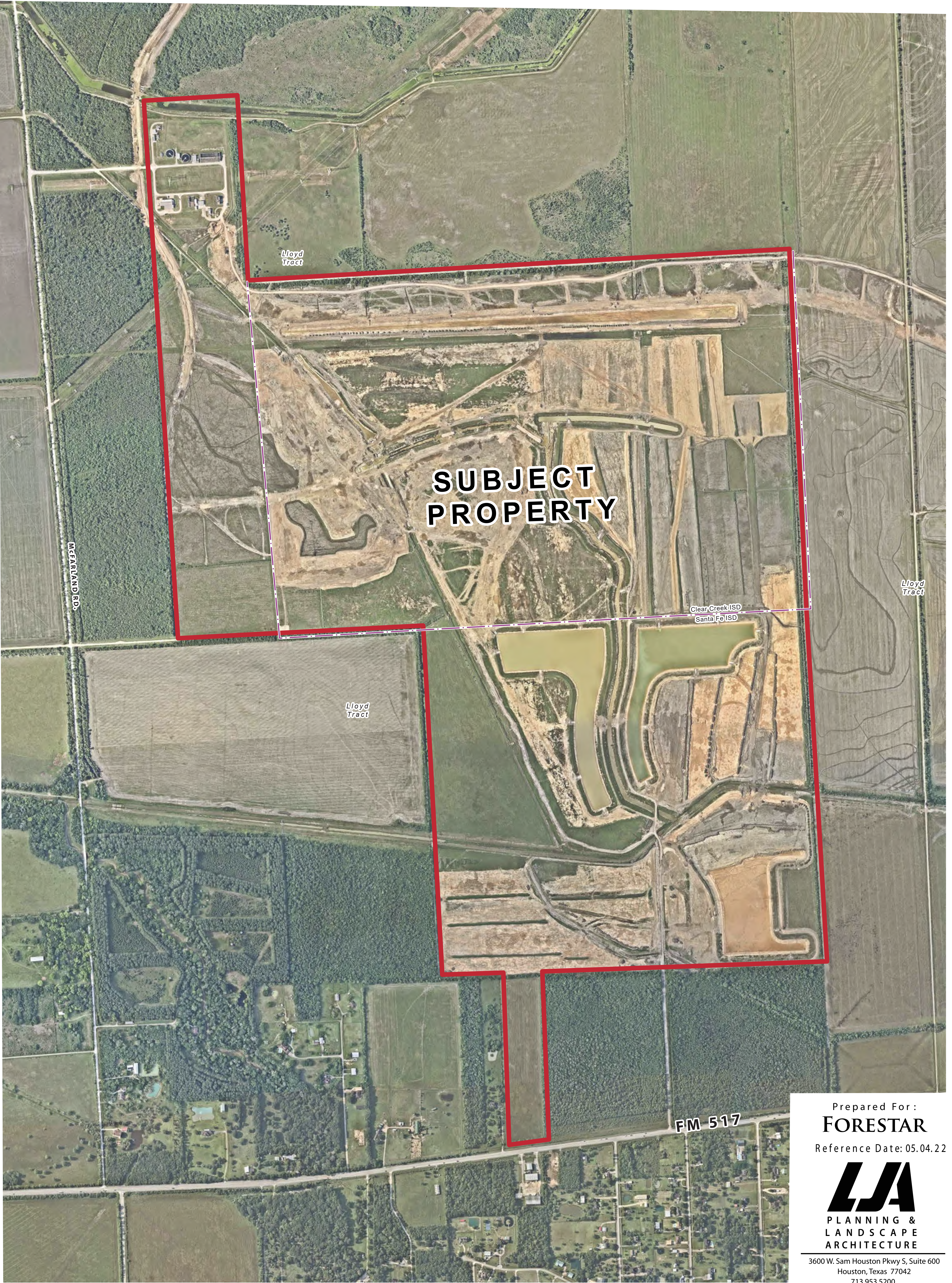
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**EXHIBIT
A**

Area Location Map Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105



NTS



Prepared For :
FORESTAR

Reference Date: 05.04.22



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

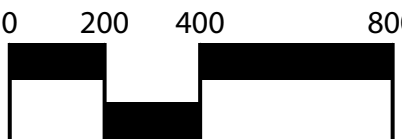
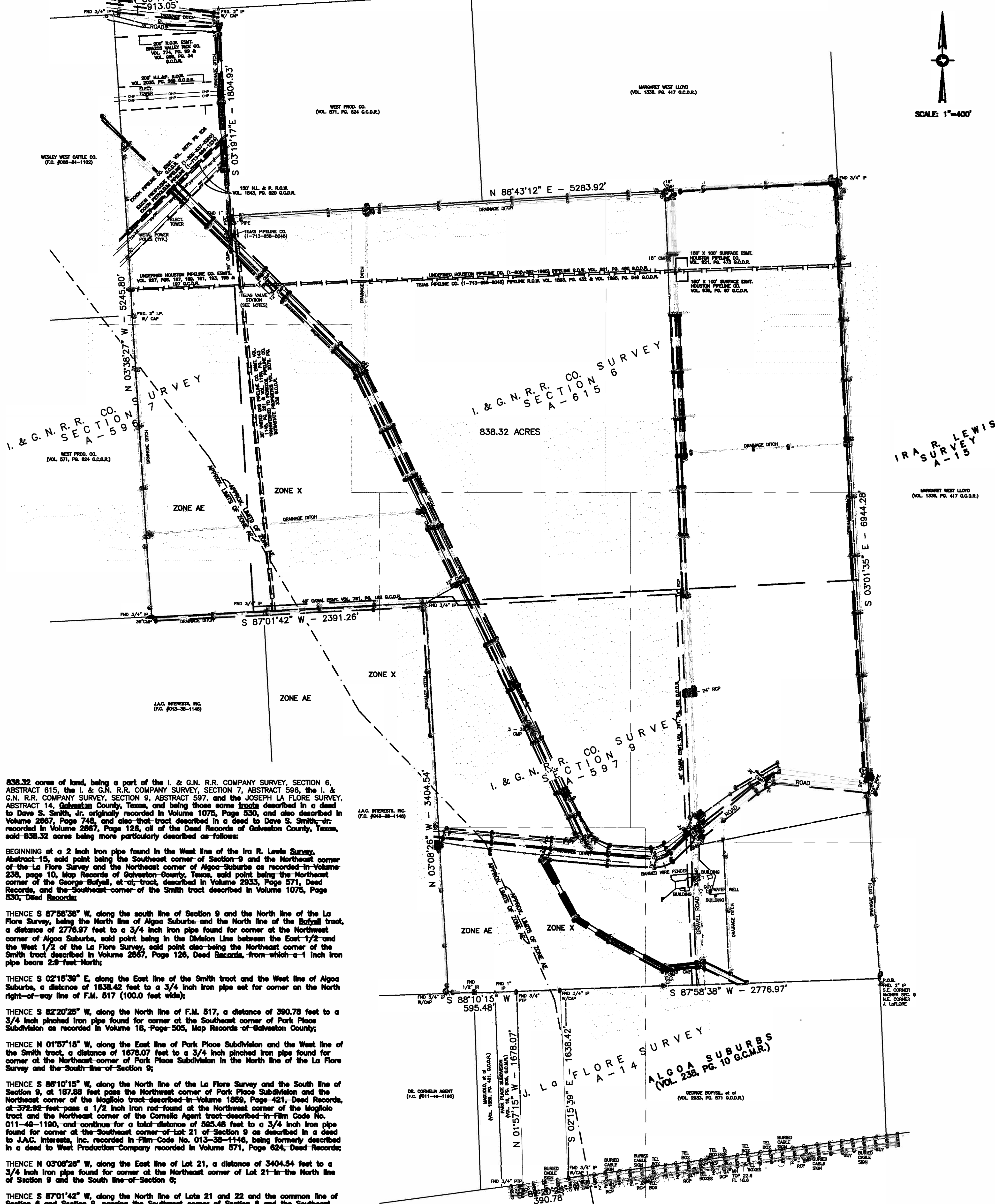


EXHIBIT
B

Project Aerial Map Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105

I. & G. N. R. R. CO. SURVEY SECTION 3 A-614



838.32 acres of land, being a part 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, Galveston County, Texas, and being those same tracts described in a deed to Dave S. Smith, Jr. originally recorded in Volume 1075, Page 530, and also described in Volume 2867, Page 748, and also that tract described in a deed to Dave S. Smith, Jr. recorded in Volume 2867, Page 128, all of the Dead Records of Galveston County, Texas, said 838.32 acres being more particularly described as follows:

BEGINNING at a 2 inch iron pipe found in the West line of the Ira R. Lewis Survey, Abstract-15, said point being the Southeast corner of Section-9 and the Northeast corner of the La Flore Survey and the Northeast corner of Algoa Suburbs as recorded in Volume 238, page 10, Map Records of Galveston County, Texas, said point being the Northeast corner of the George Bayless, et al; tract, described in Volume 2833, Page 571, Dead Records, and the Southeast corner of the Smith tract described in Volume 1075, Page 530, Dead Records;

THENCE S 87°58'38" W, along the south line of Section 9 and the North line of the La Flore Survey, being the North line of Algoa Suburbs and the North line of the Bayless tract, a distance of 2776.97 feet to a 3/4 inch iron pipe found for corner at the Northwest corner of Algoa Suburbs, said point being in the Division Line between the East 1/2 and the West 1/2 of the La Flore Survey, said point also being the Northeast corner of the Smith tract described in Volume 2867, Page 128, Dead Records, from which a 1 inch iron pipe bears 2.8 feet North;

THENCE S 02°15'39" E, along the East line of the Smith tract and the West line of Algoa Suburbs, a distance of 1638.42 feet to a 3/4 inch iron pipe set for corner on the North right-of-way line of F.M. 517 (100.0 feet wide);

THENCE S 82°20'25" W, along the North line of F.M. 517, a distance of 390.78 feet to a 3/4 inch pinched iron pipe found for corner at the Southeast corner of Park Place Subdivision as recorded in Volume 18, Page 505, Map Records of Galveston County;

THENCE N 01°57'15" W, along the East line of Park Place Subdivision and the West line of the Smith tract, a distance of 1678.07 feet to a 3/4 inch pinched iron pipe found for corner at the Northeast corner of Park Place Subdivision in the North line of the La Flore Survey and the South line of Section 9;

THENCE S 88°10'15" W, along the North line of the La Flore Survey and the South line of Section 9, at 187.88 feet pass the Northwest corner of Park Place Subdivision and the Northeast corner of the Magloko tract described in Volume 1856, Page 421, Dead Records, at 372.92 feet pass a 1/2 inch iron rod found at the Northwest corner of the Magloko tract and the Northeast corner of the Cornelia Agent tract described in Film Code No. 011-48-1190, and continue for a total distance of 595.48 feet to a 3/4 inch iron pipe found for corner at the Southeast corner of Lot 21 of Section 9 as described in a deed to J.A.C. Interests, Inc. recorded in Film Code No. 013-38-1146, being formerly described in a deed to West Production Company recorded in Volume 571, Page 624, Dead Records;

THENCE N 03°08'28" W, along the East line of Lot 21, a distance of 3404.54 feet to a 3/4 inch iron pipe found for corner at the Northeast corner of Lot 21 in the North line of Section 9 and the South line of Section 6;

THENCE S 87°01'42" W, along the North line of Lots 21 and 22 and the common line of Section 6 and Section 9, passing the Southwest corner of Section 6 and the Southeast corner of Section 7, continuing along the common line of Section 9 and Section 7, a distance of 2391.26 feet to a 3/4 inch iron pipe found for corner at the Southwest corner of Lot 17, Section 7, and the Southeast corner of a tract owned by West Production Company described in Volume 571, Page 624, Dead Records;

THENCE N 03°38'27" W, along the West line of Lot 17 and the East line of the West Production Company tract, at 2627.20 feet pass a 2 inch iron pipe with cap marked "SE W.W. WEST NE J.M. WEST" found at the Northeast corner of the West Production Company tract and the Southeast corner of the Wesley West Cattle Company tract described as First Tract in a deed recorded in Film Code No. 008-24-1102, and continue along the East line of said tract and the West line of Lot 17, a distance of 5245.80 feet to a 3/4 inch iron pipe set for the Northwest corner of the herein described tract in the North line of Section 7 and the South line of the I. & G. N. R. R. Company Survey, Section 3, Abstract 614, also being a line of the West Production Company tract described in Volume 571, Page 624, Dead Records;

THENCE N 88°41'37" E, along the North line of Section 7 and the South line of Section 3, a distance of 913.05 feet to a 2 inch iron pipe with cap stamped "R.E. COR. J.M. WEST" as shown on a survey prepared by Adams Surveying Co. dated January 2001 at the Northeast corner of the West Production Company tract described in the aforementioned deed;

THENCE S 03°19'17" E, along the East line of Section 7 and the West line of Section 6 and the West line of the West Production Company tract, a distance of 1804.93 feet to a 1-1/4 inch iron pipe found for corner;

THENCE N 88°43'12" E, along the South line of the West Production Company tract, at 2189.38 feet pass a 1-1/4 inch iron pipe found at the Southwest corner of the Margaret West Lloyd 129.198 acre tract described in Volume 1338, Page 417, Dead Records, and continue for a total distance of 5283.92 feet to a 3/4 inch iron pipe set for corner in the East line of Section 6 and the West line of the Ira R. Lewis Survey, Abstract 15;

THENCE S 03°01'35" E, along the West line of the Lewis Survey and the West line of the Margaret West Lloyd tract described in Volume 1338, Page 417, Dead Records, and the East line of Section 6 and the East line of Section 9, a distance of 6944.28 feet to the POINT OF BEGINNING and containing 838.32 acres of land.



October 1, 2002

I hereby certify that on the above date, the herein described tract, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

Survey prepared for Inveco Group, Inc.

Notes:

This property lies partially within the 100 Year Flood Plain in Zone AE, and partially outside the 100 Year Flood Plain in Zone X, both determined by FEMA and shown on FIRM 48548B Panel Nos. 0020 D and 0025 D, dated September 22, 1999 and 485470 Panel Nos. 0085 C and 0145 C dated May 2, 1983. The approximate limits of these zones have been depicted hereon based on the scaled location from the cited FIRM's and are provided for reference only.

This survey has been prepared based on Title Commitment provided by Stewart Title Co., G.F. #02209060, dated July 18, 2002.

This tract may be subject to right-of-way access roads (ingress & egress), permanent right-of-way for pipelines, along with surface areas in favor of Amoco Gas Company as set forth by instrument of record at Film Code No. 005-84-1928. No physical evidence of such was found.

No record found regarding Tejas Pipeline Company Valve Station located on this tract.

EXHIBIT D

838.32 acres of land, being a part 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, Galveston County, Texas, and being those same tracts described in a deed to Dave S. Smith, Jr. originally recorded in Volume 1075, Page 530, and also described in Volume 2667, Page 748, and also that tract described in a deed to Dave S. Smith, Jr. recorded in Volume 2867, Page 126, all of the Deed Records of Galveston County, Texas, said 838.32 acres being more particularly described as follows:

BEGINNING at a 2 inch iron pipe found in the West line of the Ira R. Lewis Survey, Abstract 15, said point being the Southeast corner of Section 9 and the Northeast corner of the La Flore Survey and the Northeast corner of Algoa Suburbs as recorded in Volume 238, page 10, Map Records of Galveston County, Texas, said point being the Northeast corner of the George Bofysil, et al, tract, described in Volume 2933, Page 571, Deed Records, and the Southeast corner of the Smith tract described in Volume 1075, Page 530, Deed Records;

THENCE S 87°58'38" W, along the south line of Section 9 and the North line of the La Flore Survey, being the North line of Algoa Suburbs and the North line of the Bofysil tract, a distance of 2776.97 feet to a 3/4 inch iron pipe found for corner at the Northwest corner of Algoa Suburbs, said point being in the Division Line between the East 1/2 and the West 1/2 of the La Flore Survey, said point also being the Northeast corner of the Smith tract described in Volume 2867, Page 126, Deed Records, from which a 1 inch iron pipe bears 2.9 feet North;

THENCE S 02°15'39" E, along the East line of the Smith tract and the West line of Algoa Suburbs, a distance of 1638.42 feet to a 3/4 inch iron pipe set for corner on the North right-of-way line of F.M. 517 (100.0 feet wide);

THENCE S 82°20'25" W, along the North line of F.M. 517, a distance of 390.78 feet to a 3/4 inch pinched iron pipe found for corner at the Southeast corner of Park Place Subdivision as recorded in Volume 18, Page 505, Map Records of Galveston County;

THENCE N 01°57'15" W, along the East line of Park Place Subdivision and the West line of the Smith tract, a distance of 1678.07 feet to a 3/4 inch pinched iron pipe found for corner at the Northeast corner of Park Place Subdivision in the North line of the La Flore Survey and the South line of Section 9;

THENCE S 88°10'15" W, along the North line of the La Flore Survey and the South line of Section 9, at 187.88 feet pass the Northwest corner of Park Place Subdivision and the Northeast corner of the Magliolo tract described in Volume 1859, Page 421, Deed Records, at 372.92 feet pass a 1/2 inch iron rod found at the Northwest corner of the Magliolo tract and the Northeast corner of the Cornelia Agent tract described in Film Code No. 011-49-1190, and continue for a total distance of 595.48 feet to a 3/4 inch iron pipe found for corner at the Southeast corner of Lot 21 of Section 9 as described in a deed to J.A.C. Interests, Inc. recorded in Film Code No. 013-38-1146, being formerly described in a deed to West Production Company recorded in Volume 571, Page 624, Deed Records;

THENCE N 03°08'26" W, along the East line of Lot 21, a distance of 3404.54 feet to a 3/4 inch iron pipe found for corner at the Northeast corner of Lot 21 in the North line of Section 9 and the South line of Section 6;

THENCE S 87°01'42" W, along the North line of Lots 21 and 22 and the common line of Section 6 and Section 9, passing the Southwest corner of Section 6 and the Southeast corner of Section 7, continuing along the common line of Section 9 and Section 7, a distance of 2391.26 feet to a 3/4 inch iron pipe found for corner at the Southwest corner of Lot 17, Section 7, and the Southeast corner of a tract owned by West Production Company described in Volume 571, Page 624, Deed Records;

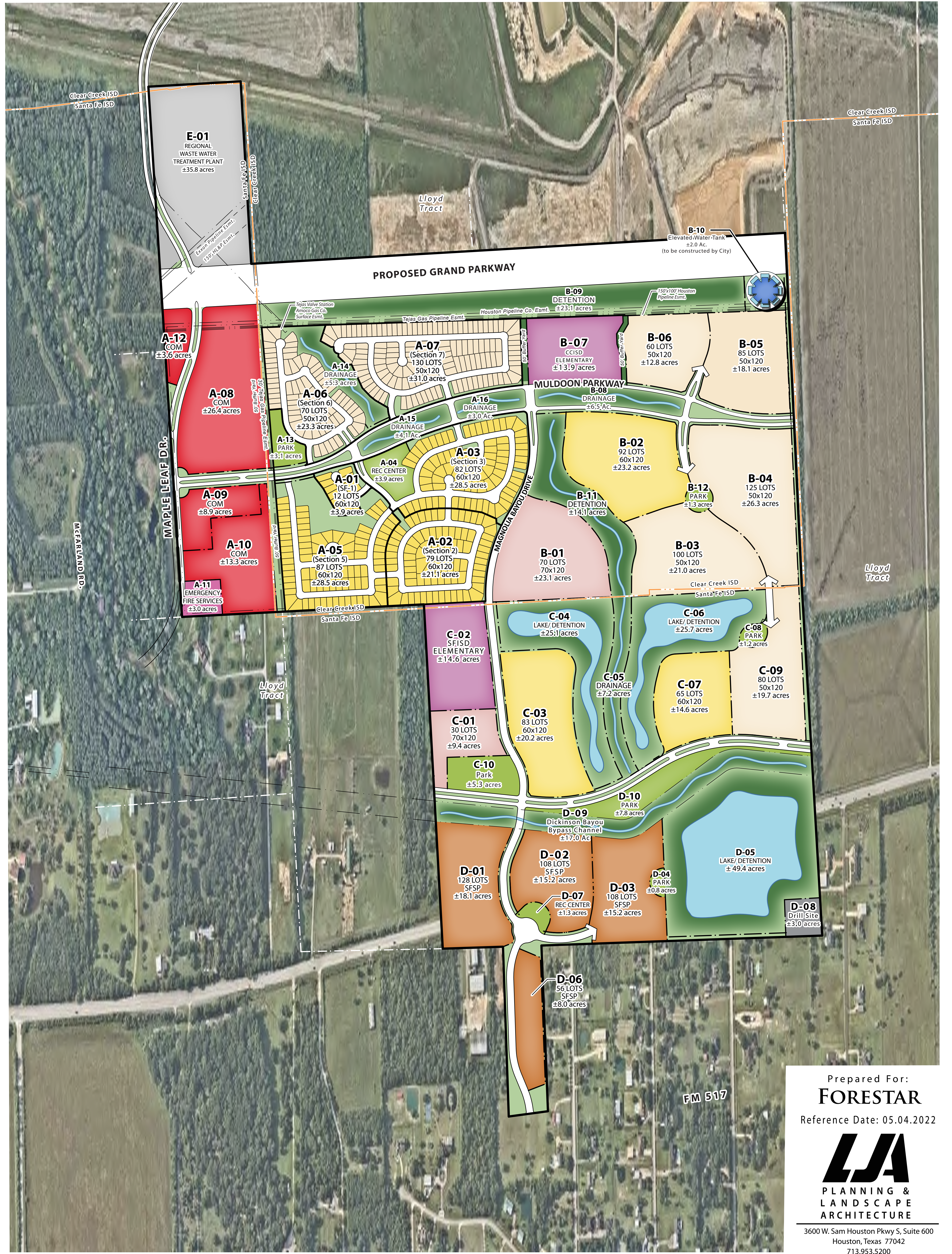
THENCE N 03°38'27" W, along the West line of Lot 17 and the East line of the West Production Company tract, at 2627.20 feet pass a 2 inch iron pipe with cap marked "SE W.W. WEST NE J.M. WEST" found at the Northeast corner of the West Production Company tract and the Southeast corner of the Wesley West Cattle Company tract described as First Tract in a deed recorded in Film Code No. 008-24-1102, and continue along the East line of said tract and the West line of Lot 17, a distance of 5245.80 feet to a 3/4 inch iron pipe set for the Northwest corner of the herein described tract in the North line of Section 7 and the South line of the I. & G.N. R.R. Company Survey, Section 3, Abstract 614, also being a line of the West Production Company tract described in Volume 571, Page 624, Deed Records;

THENCE N 86°41'37" E, along the North line of Section 7 and the South line of Section 3, a distance of 913.05 feet to a 2 inch iron pipe with cap stamped "R.E. COR. J.M. WEST" as shown on a survey prepared by Adams Surveying Co. dated January 2001 at the Northeast corner of the West Production Company tract described in the aforementioned deed;

THENCE S 03°19'17" E, along the East line of Section 7 and the West line of Section 6 and the West line of the West Production Company tract, a distance of 1804.93 feet to a 1-1/4 inch iron pipe found for corner;

THENCE N 86°43'12" E, along the South line of the West Production Company tract, at 2189.38 feet pass a 1-1/4 inch iron pipe found at the Southwest corner of the Margaret West Lloyd 129.198 acre tract described in Volume 1338, Page 417, Deed Records, and continue for a total distance of 5283.92 feet to a 3/4 inch iron pipe set for corner in the East line of Section 6 and the West line of the Ira R. Lewis Survey, Abstract 15;

THENCE S 03°01'35" E, along the West line of the Lewis Survey and the West line of the Margaret West Lloyd tract described in Volume 1338, Page 417, Deed Records, and the East line of Section 6 and the East line of Section 9, a distance of 6944.28 feet to the POINT OF BEGINNING and containing 838.32 acres of land.



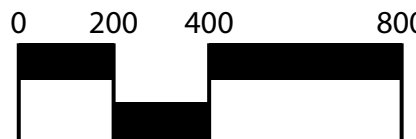
Prepared For:
FORESTAR
Reference Date: 05.04.2022



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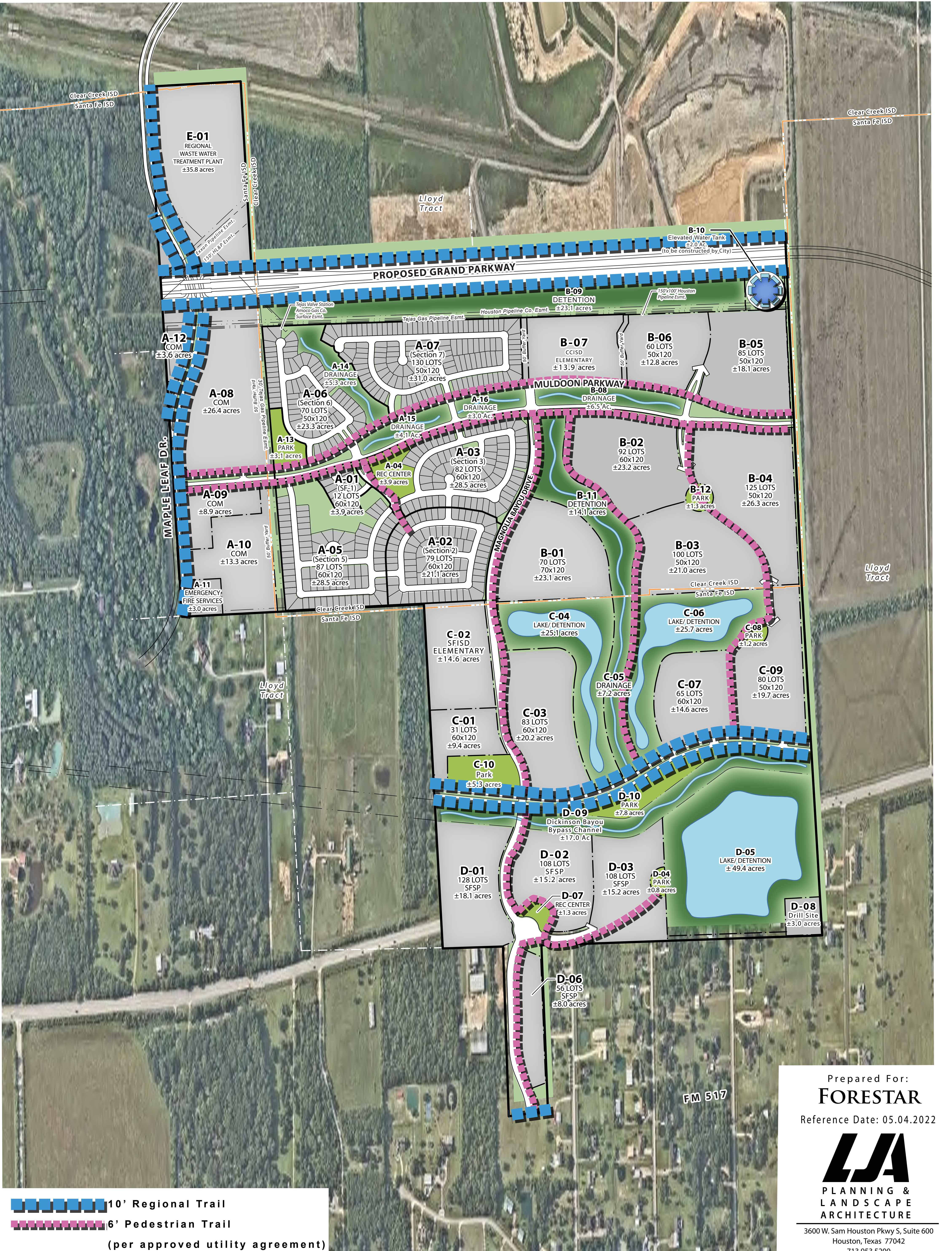
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EXHIBIT

Conceptual Development Plan
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105



Prepared For:
FORESTAR
Reference Date: 05.04.2022



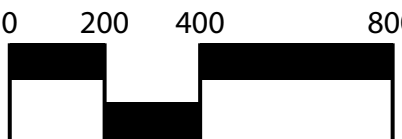
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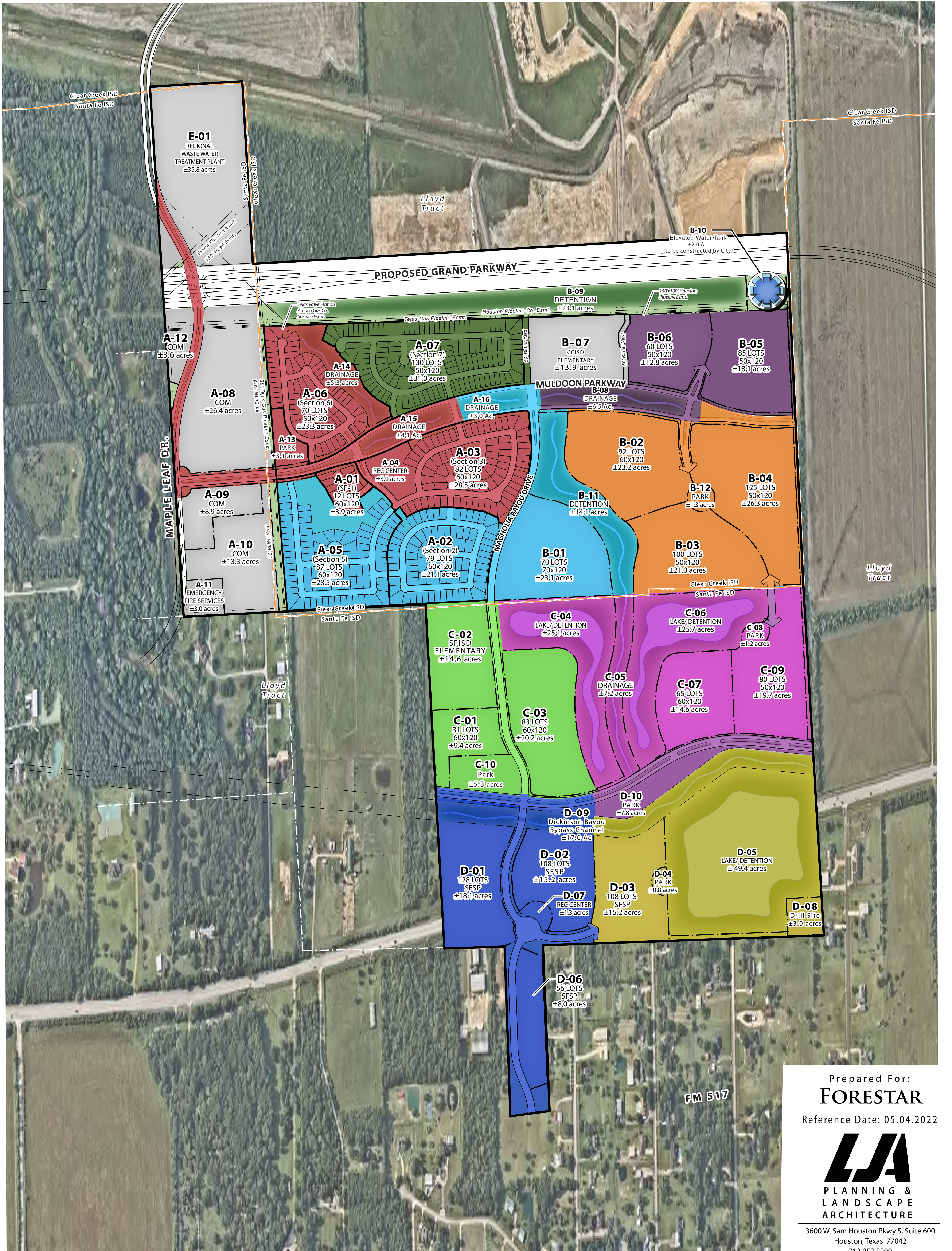
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EXHIBIT

Conceptual Amenities and Open Space Plan Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105





Prepared For:
FORESTAR
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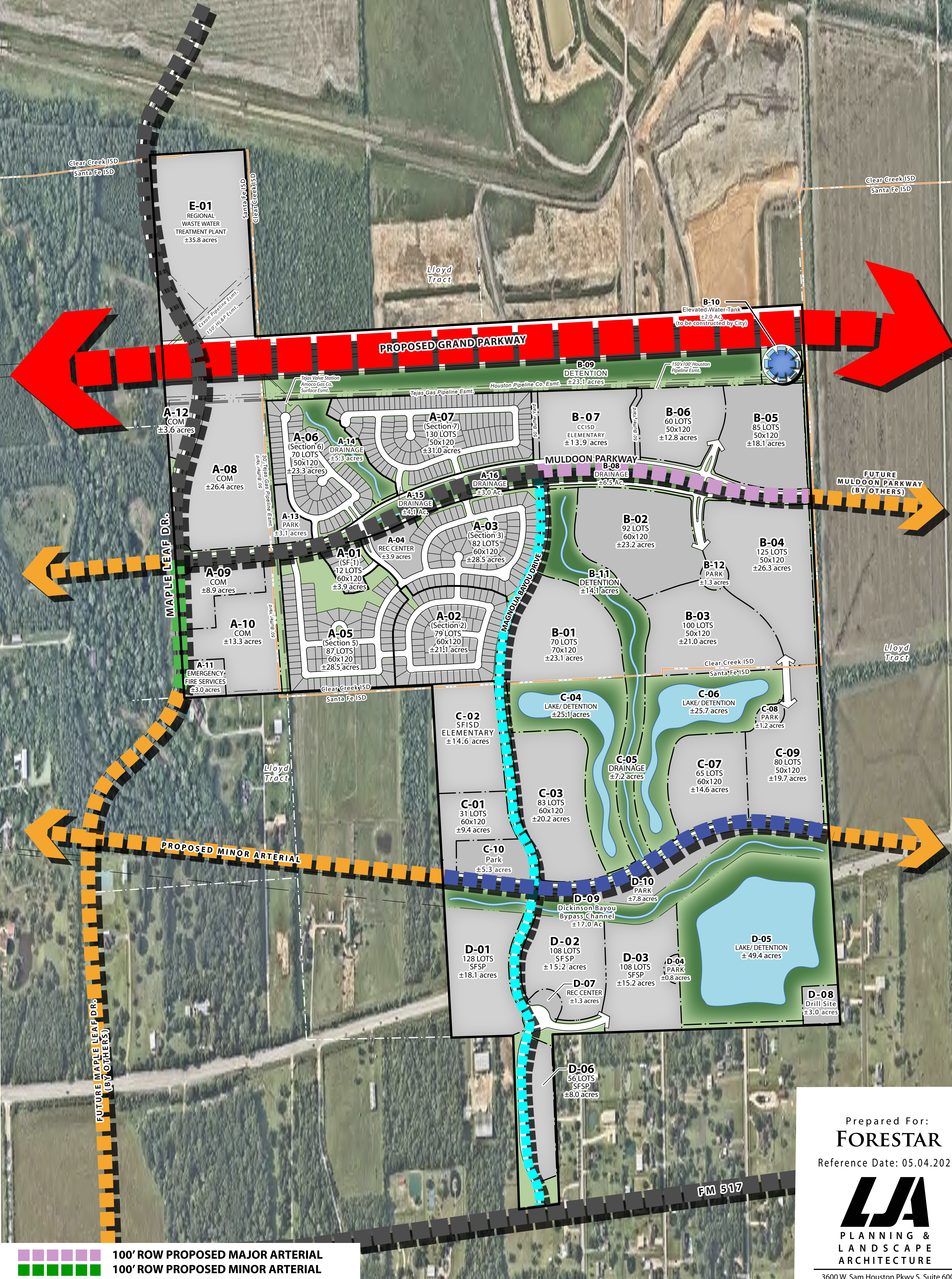
EXHIBIT
G

- | | | | |
|--|------------------|--|-------------------|
| | PHASE I | | PHASE VI |
| | PHASE II | | PHASE VII |
| | PHASE III | | PHASE VIII |
| | PHASE IV | | PHASE IX |
| | PHASE V | | |

Phasing Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105

North

0 200 400 800



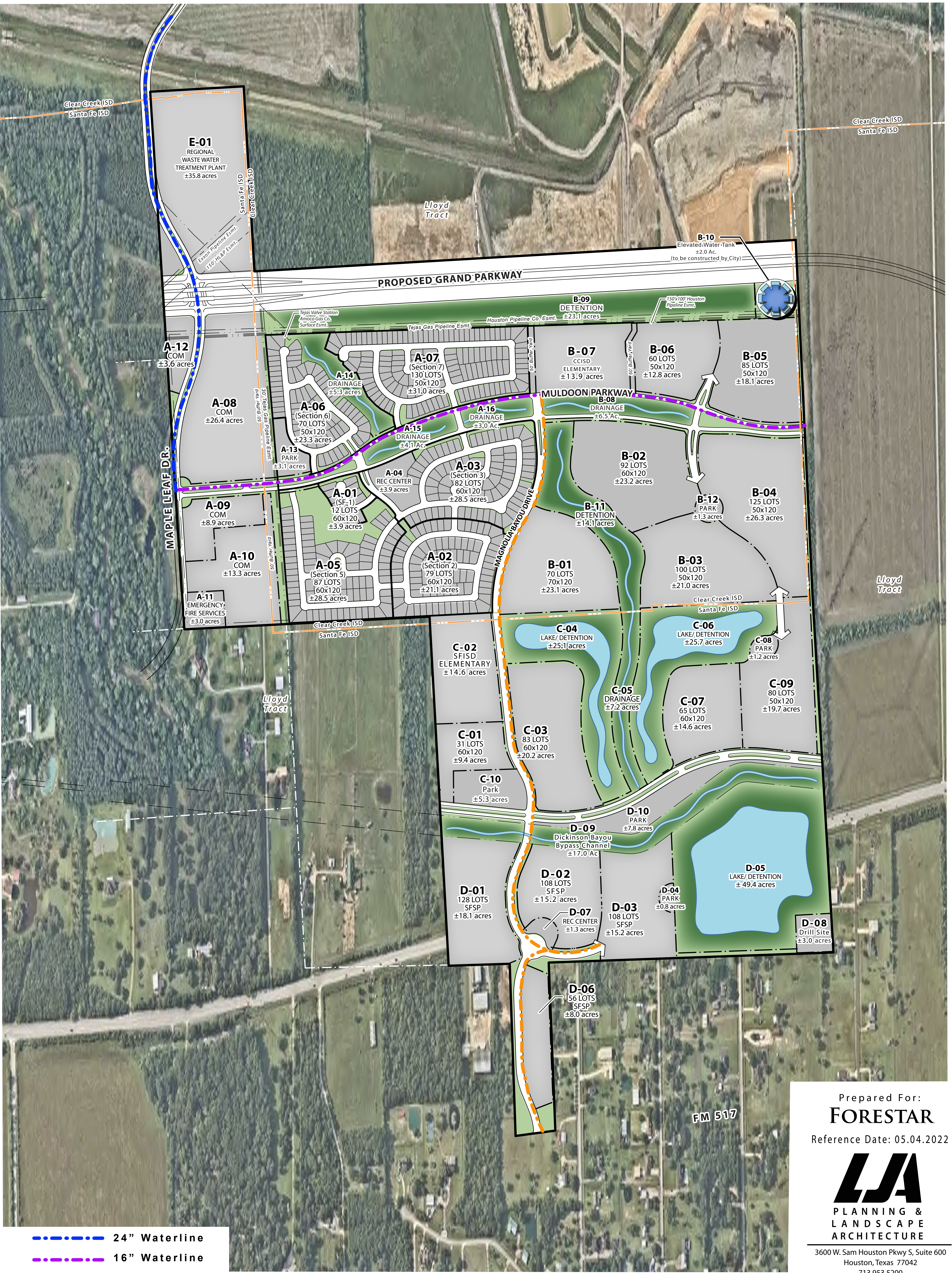
- 100' ROW PROPOSED MAJOR ARTERIAL
- 100' ROW PROPOSED MINOR ARTERIAL
- 90' ROW PROPOSED MINOR ARTERIAL
- 70' ROW PROPOSED COLLECTOR
- PROPOSED ARTERIAL (BY OTHERS)
- PROPOSED FREEWAY (BY OTHERS)
- EXISTING ROADWAY

EXHIBIT

Street and Circulation System Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105

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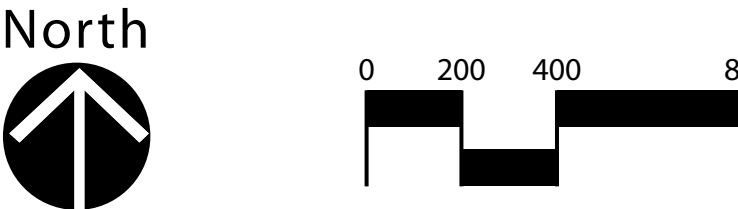


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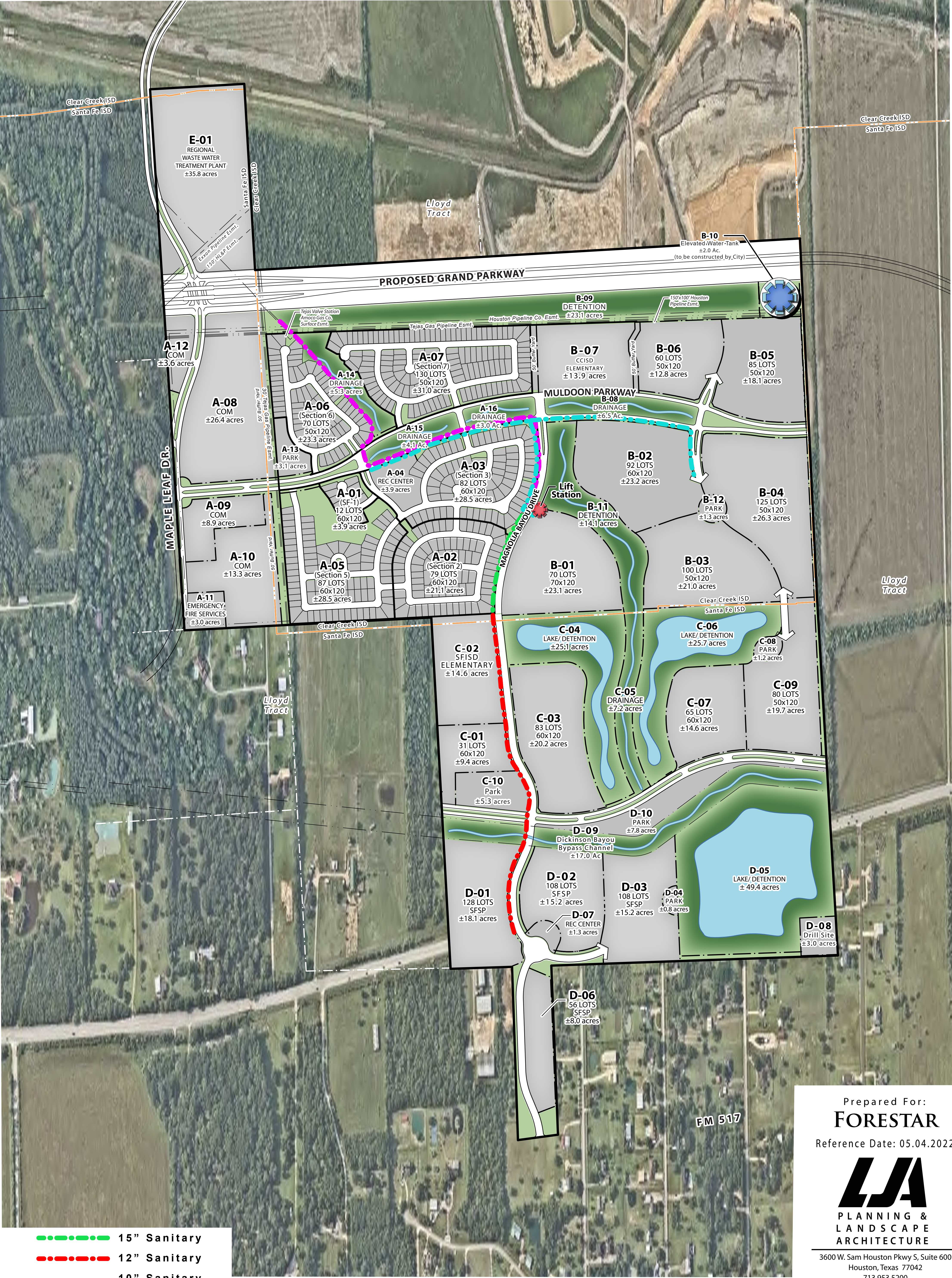
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Conceptual Water Distribution System Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105



EXHIBIT



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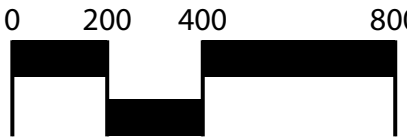
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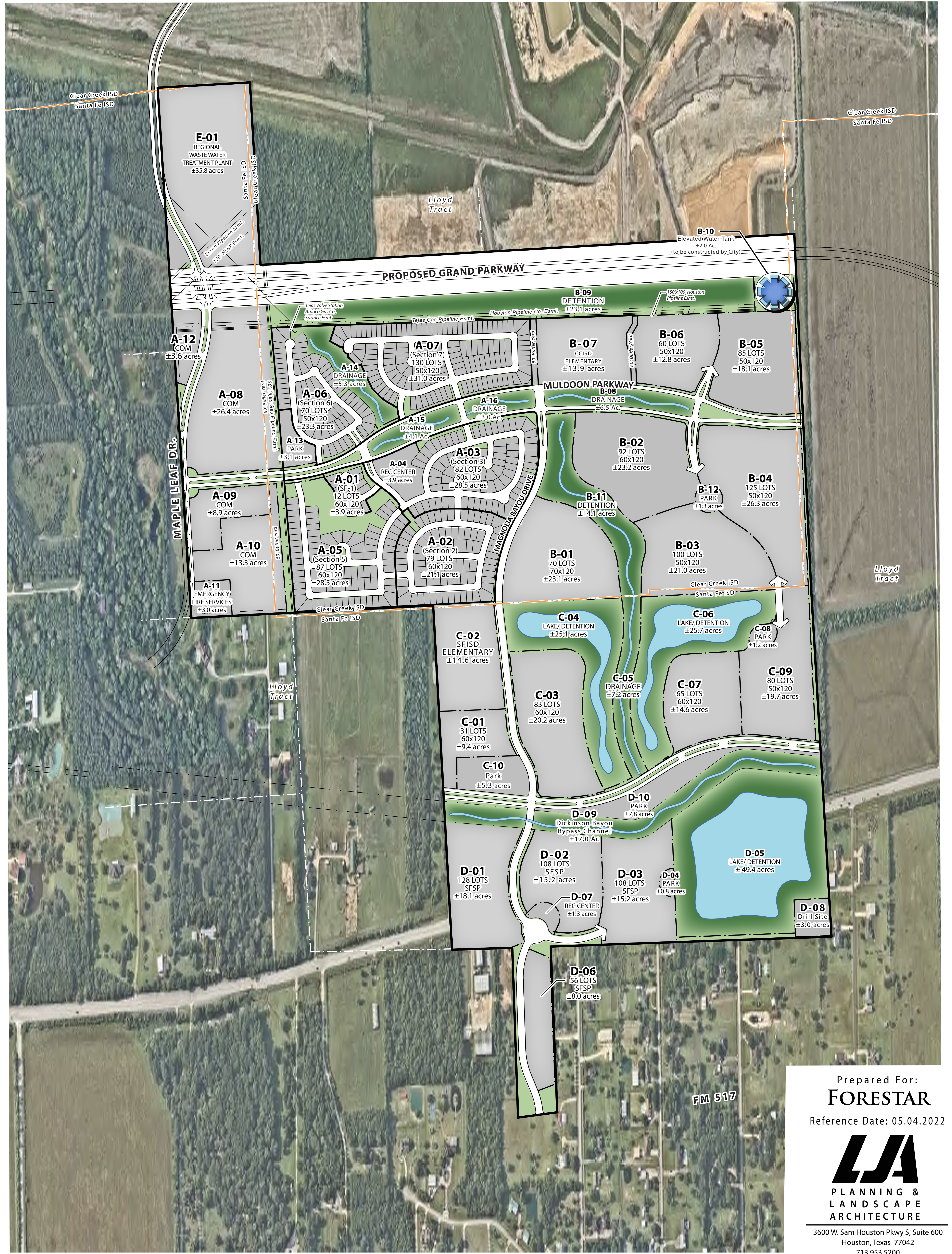
Conceptual Wastewater Collection System Exhibit

WESTLAND RANCH SOUTH

±838.3 Acres of Land

League City, Texas
Project #: 1019-02105





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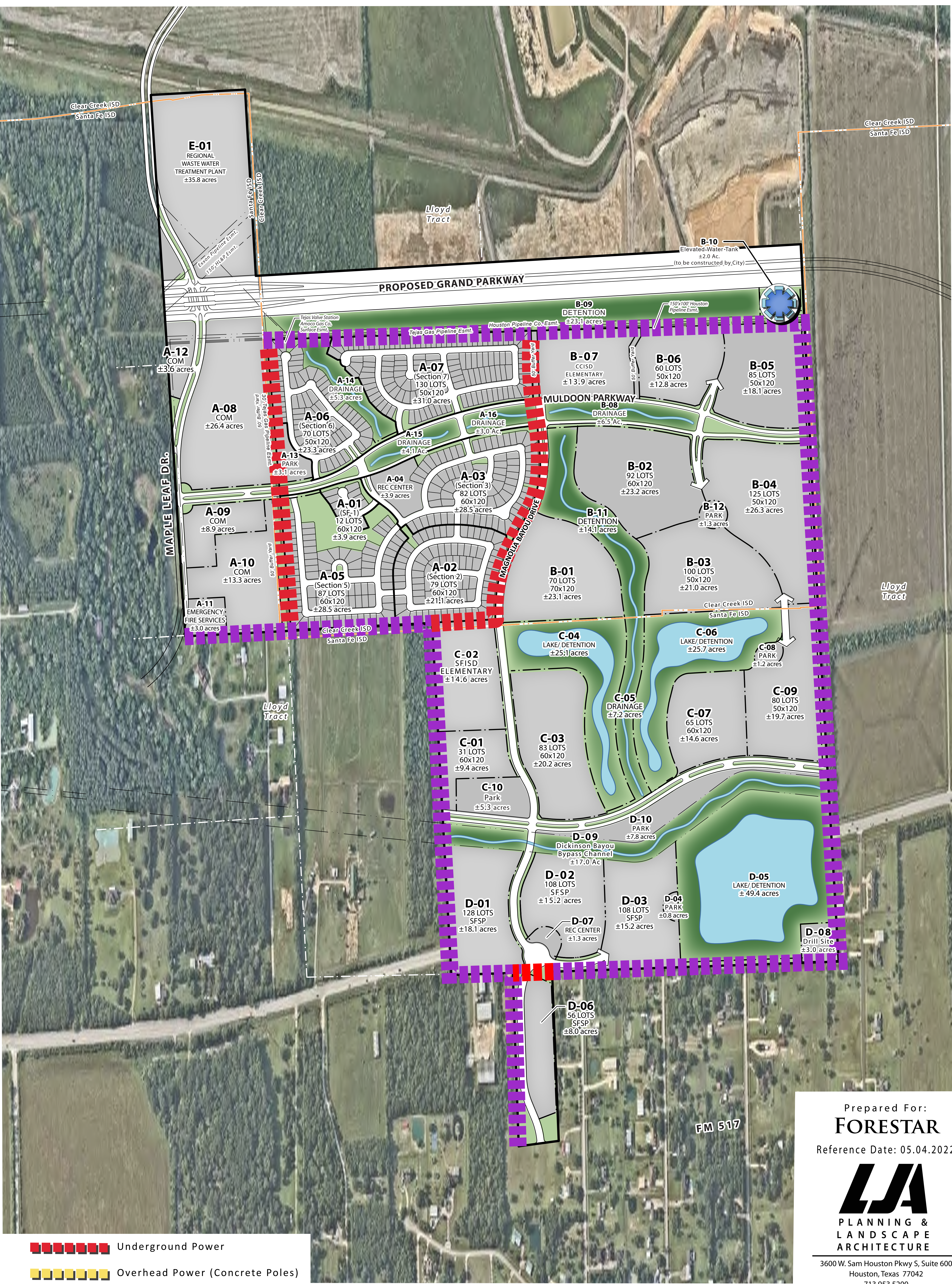
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EXHIBIT
K

Conceptual Stormwater Drainage System Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105



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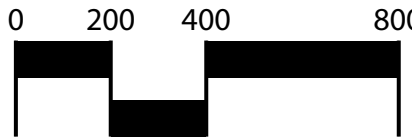
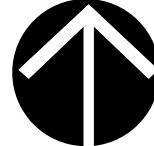
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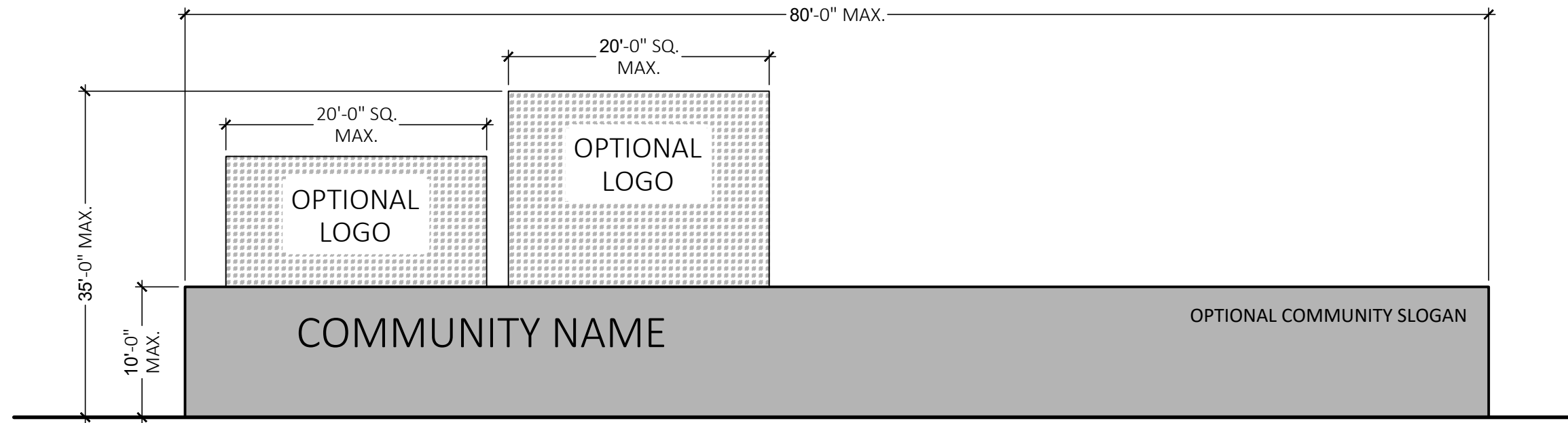
Conceptual Power Supply Exhibit WESTLAND RANCH SOUTH ±838.3 Acres of Land

League City, Texas
Project #: 1019-02105

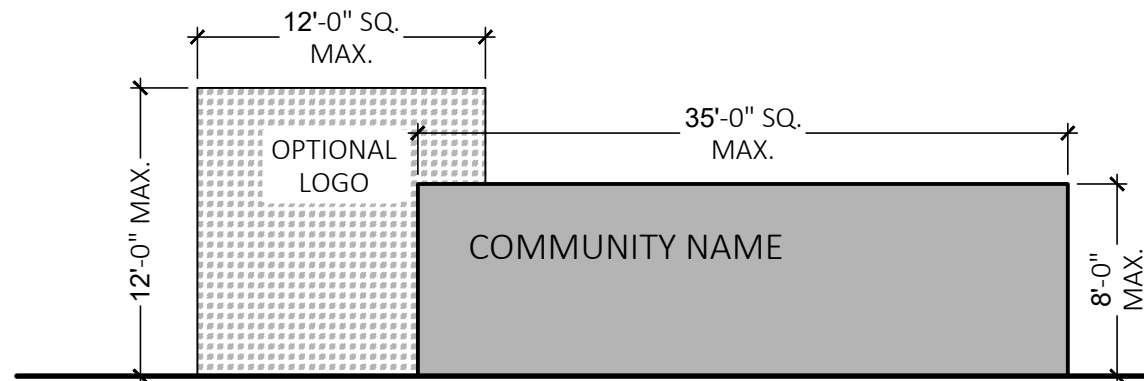
North



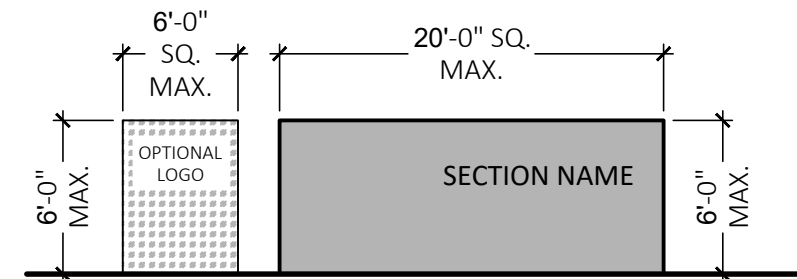
EXHIBIT



PRIMARY ENTRY MONUMENTS



SECONDARY ENTRY MONUMENTS



RESIDENTIAL ENTRY MONUMENTS



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EXHIBIT



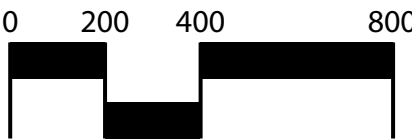
Primary Signage Location

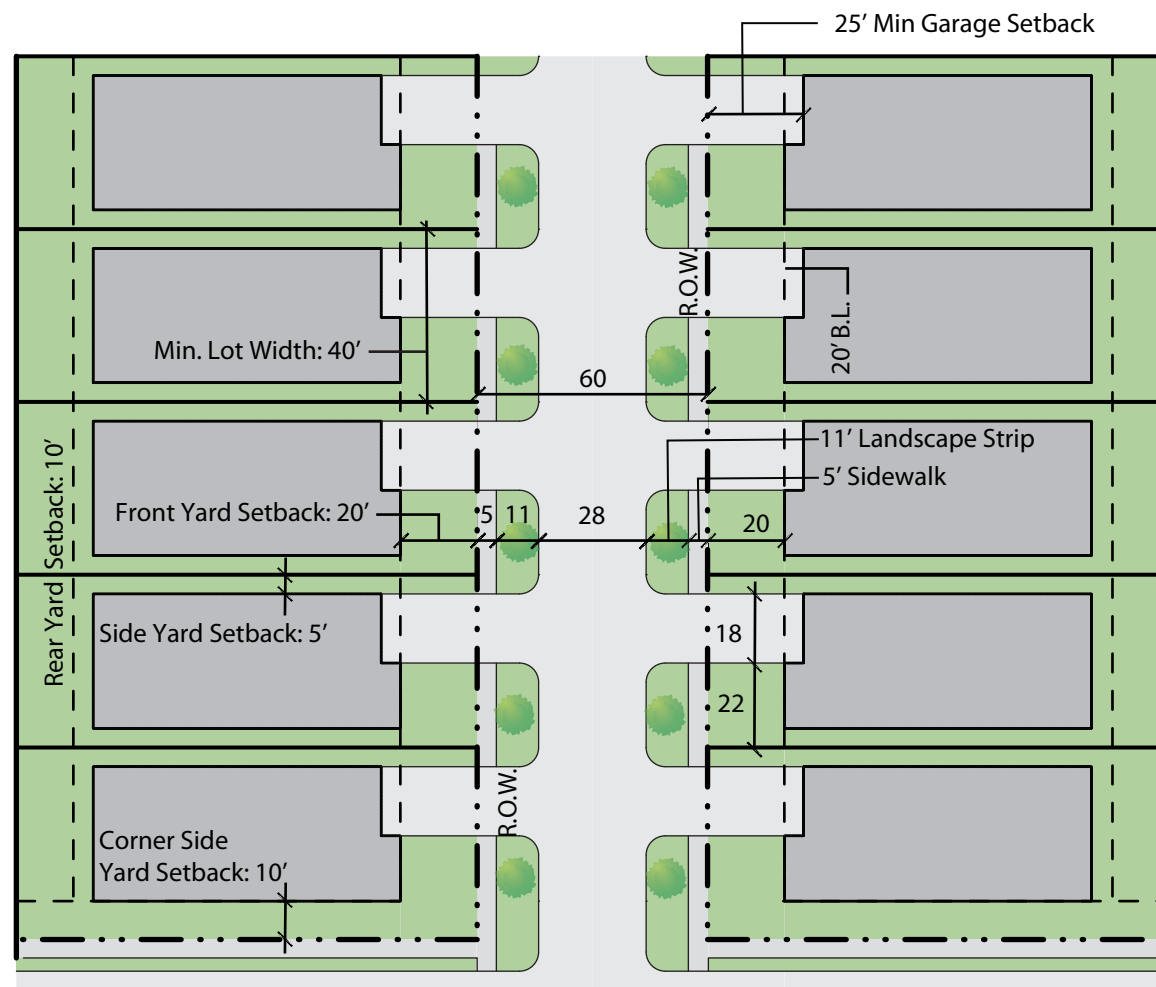


Secondary Signage Location

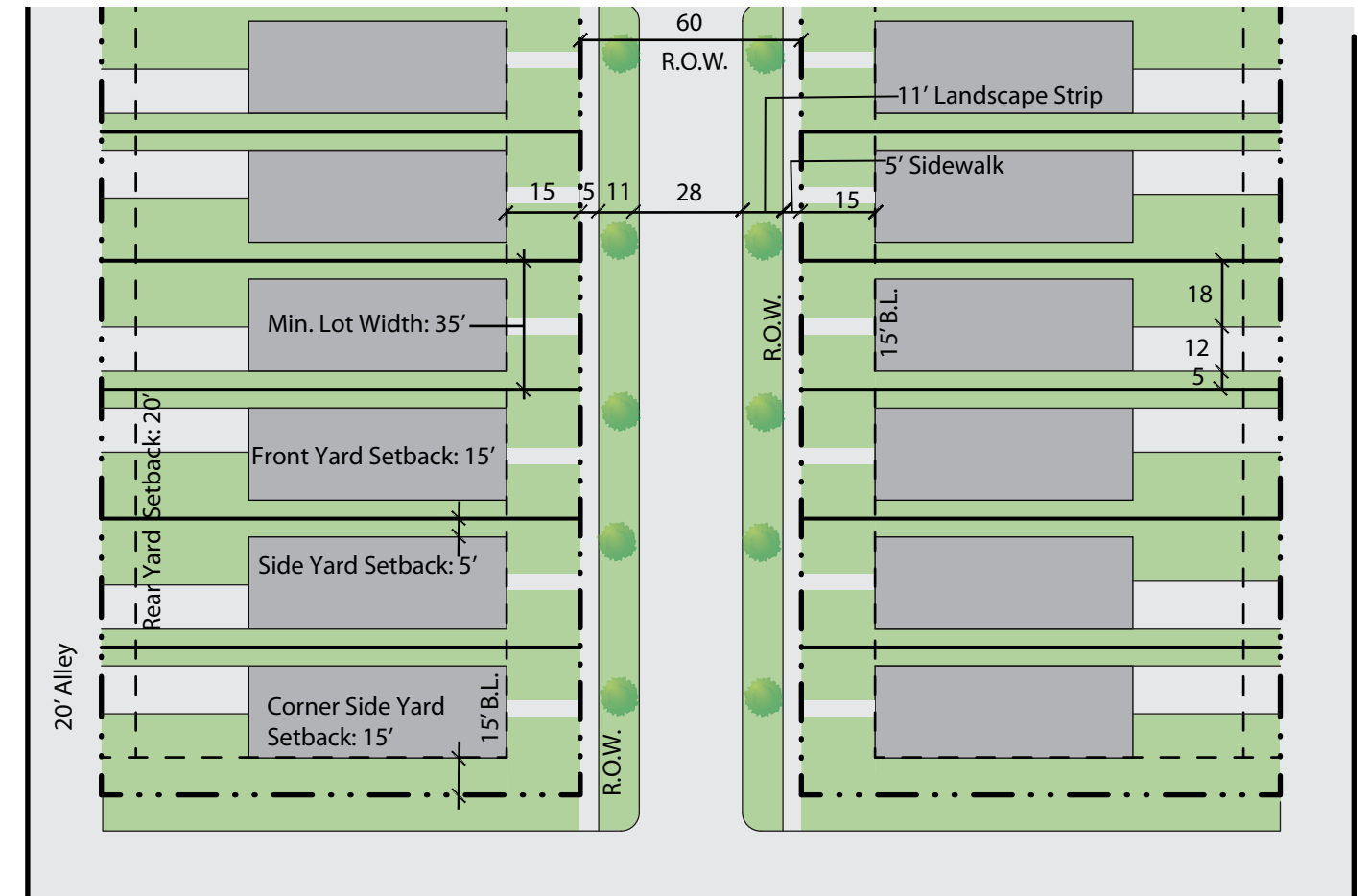
Signage Location Exhibit
WESTLAND RANCH SOUTH
±838.3 Acres of Land
League City, Texas
Project #: 1019-02105

North

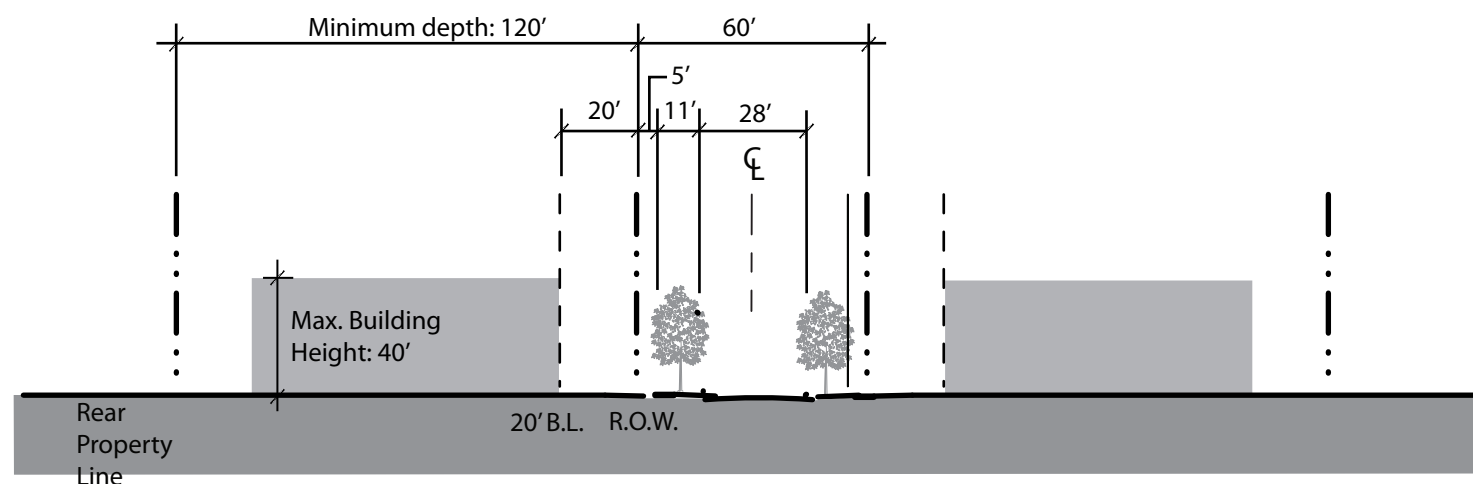




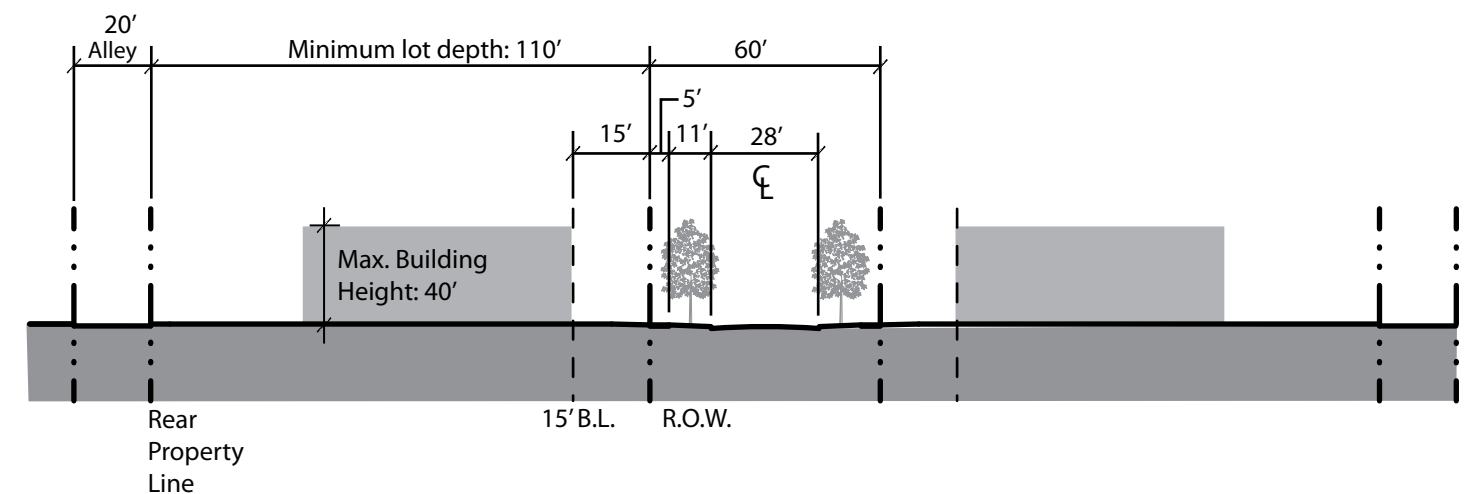
A. Plan: Front Loaded Detached Lots



B. Plan: Rear Loaded (Alley) Detached Lots



A. Section: Front Loaded Detached Lots

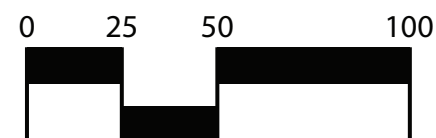


B. Section: Rear Loaded (Alley) Detached Lots

EXHIBIT O

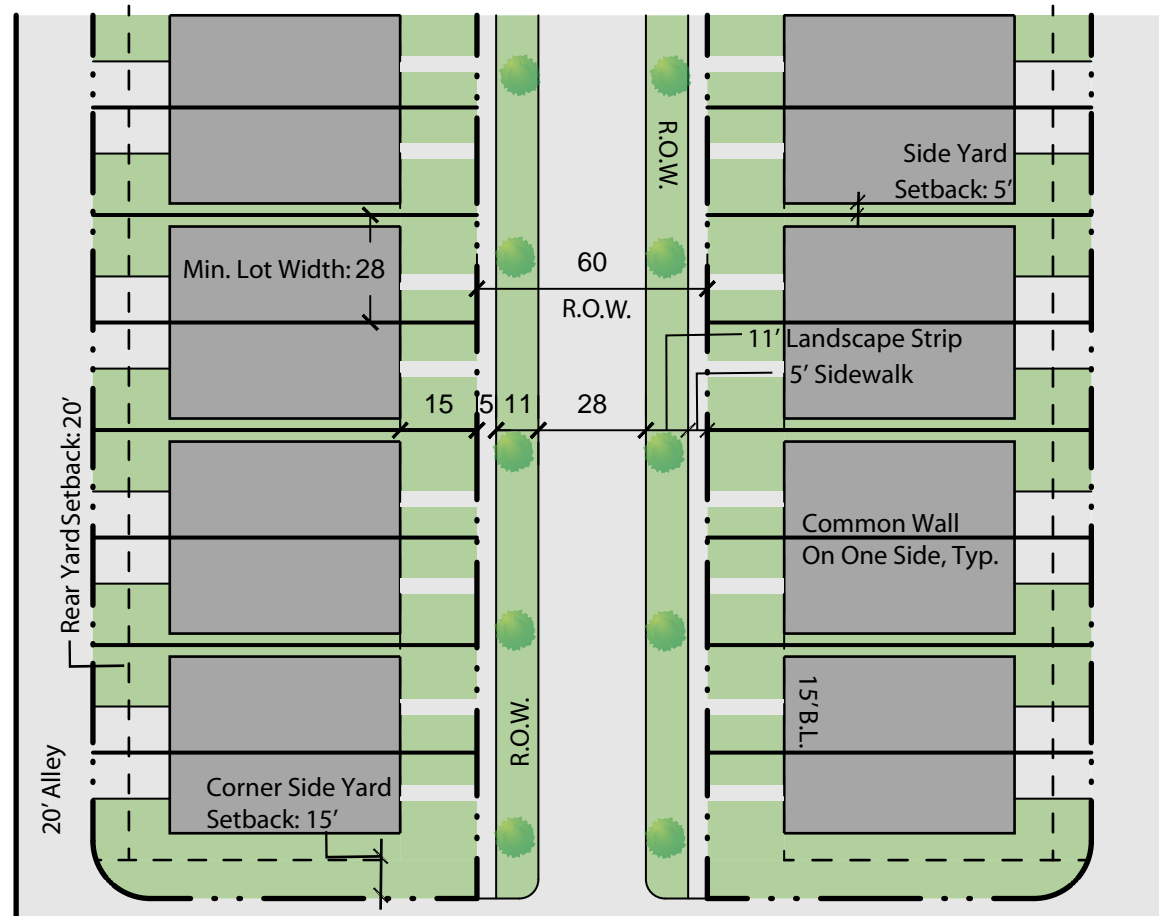
Planned Unit Development
Specialty Product Exhibits for Front Load and Alley Products

WESTLAND RANCH

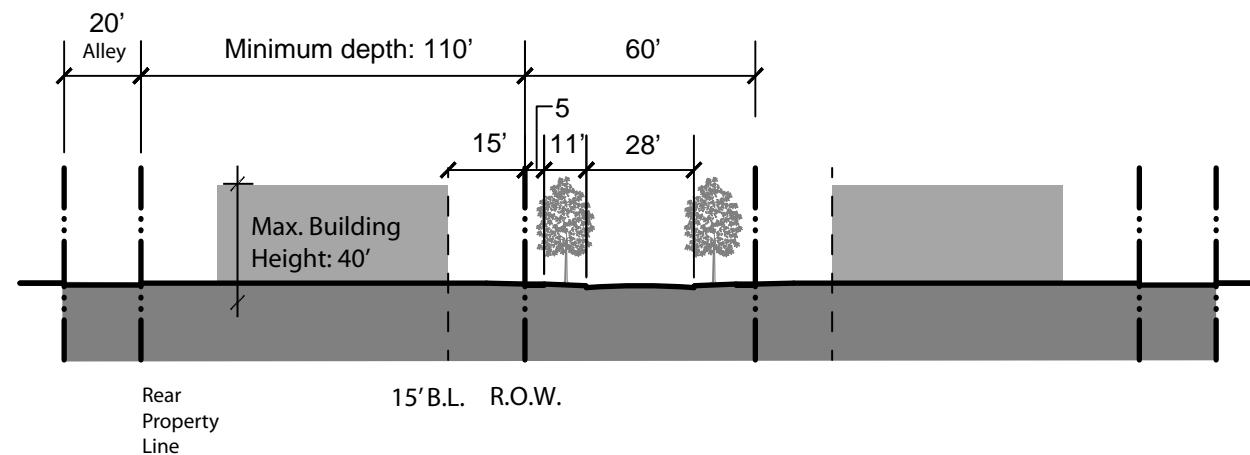


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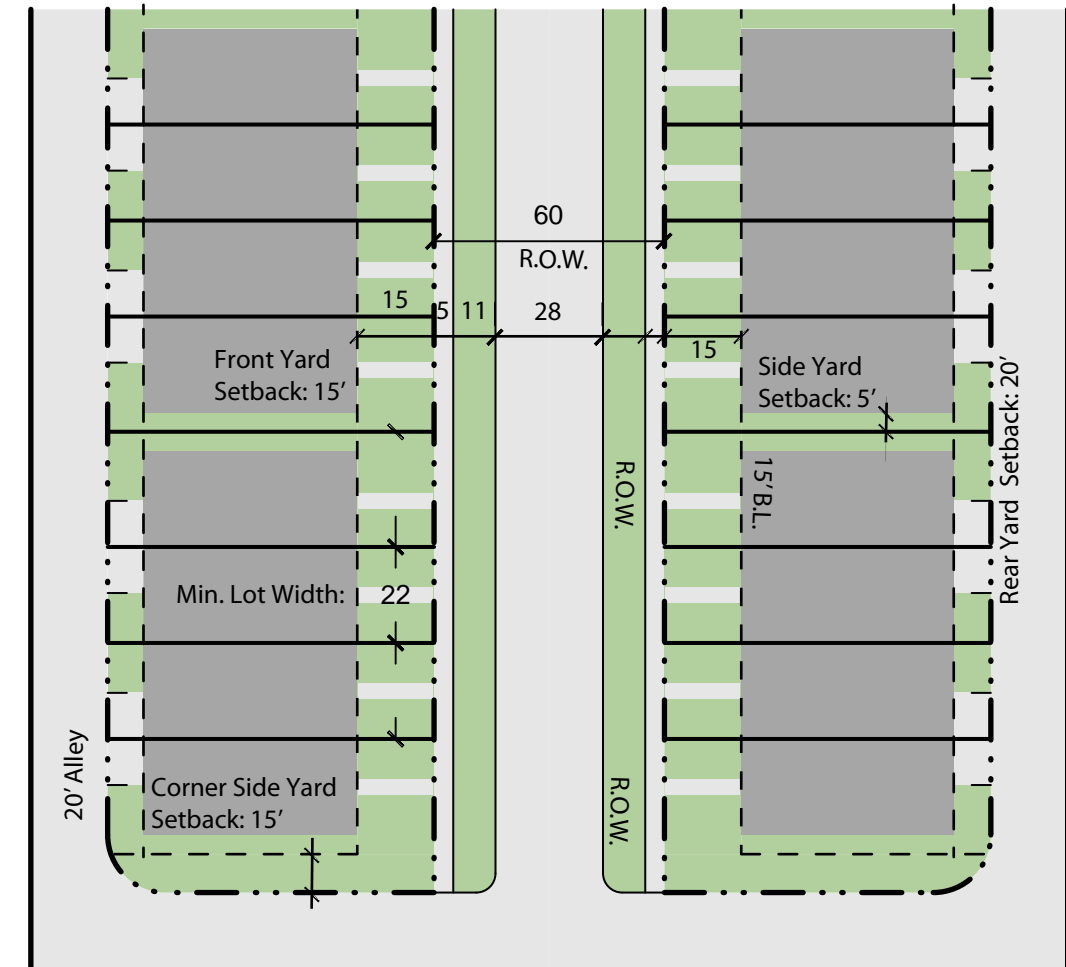




C. Plan: Rear Loaded (Alley) Attached Lots

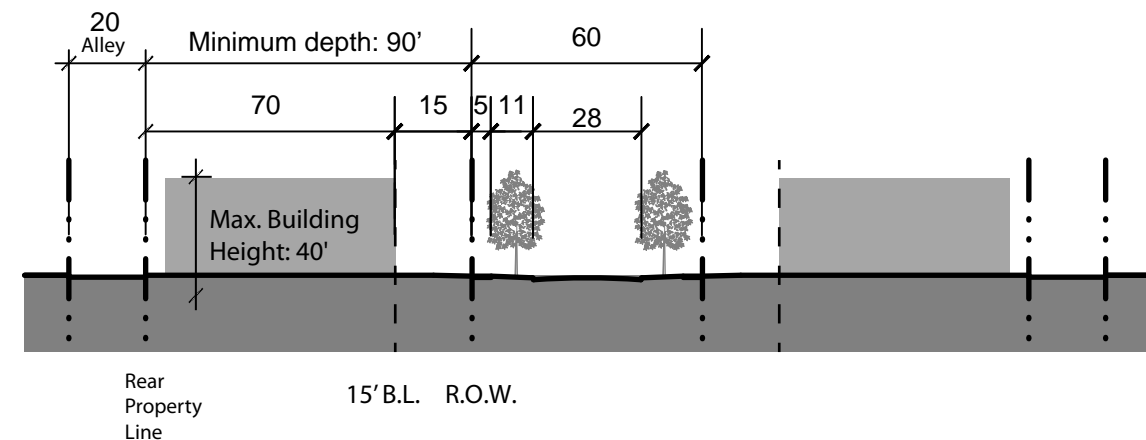


C. Section: Rear Loaded (Alley) Attached Lots



D. Plan: Rear Loaded (Alley) Townhome Lots

Note:
 Max. Number of Attached Units: 5
 Min. Number of Attached Units: 2



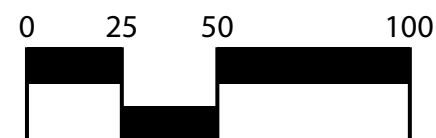
D. Section: Rear Loaded (Alley) Townhome Lots

EXHIBIT P

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

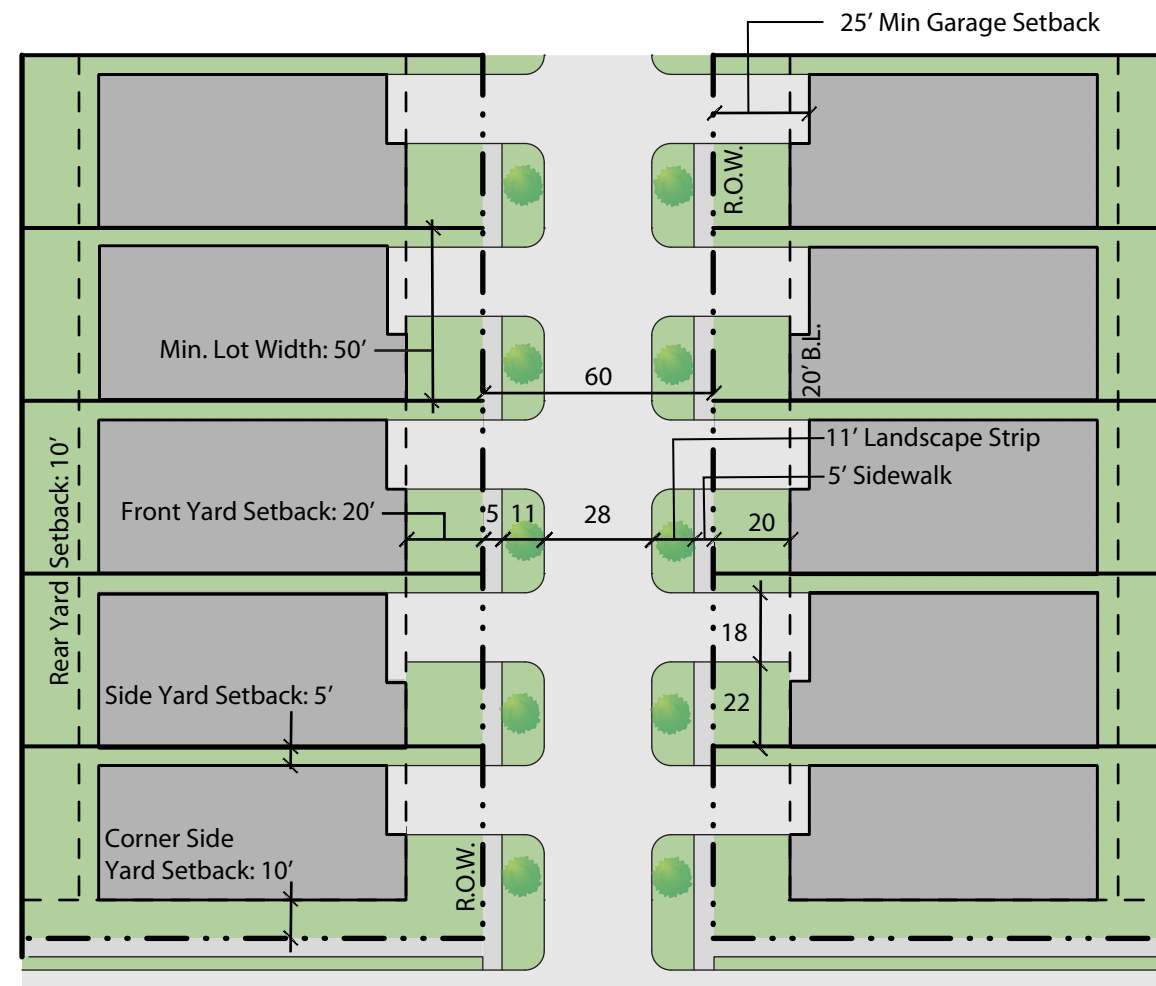
WESTLAND RANCH



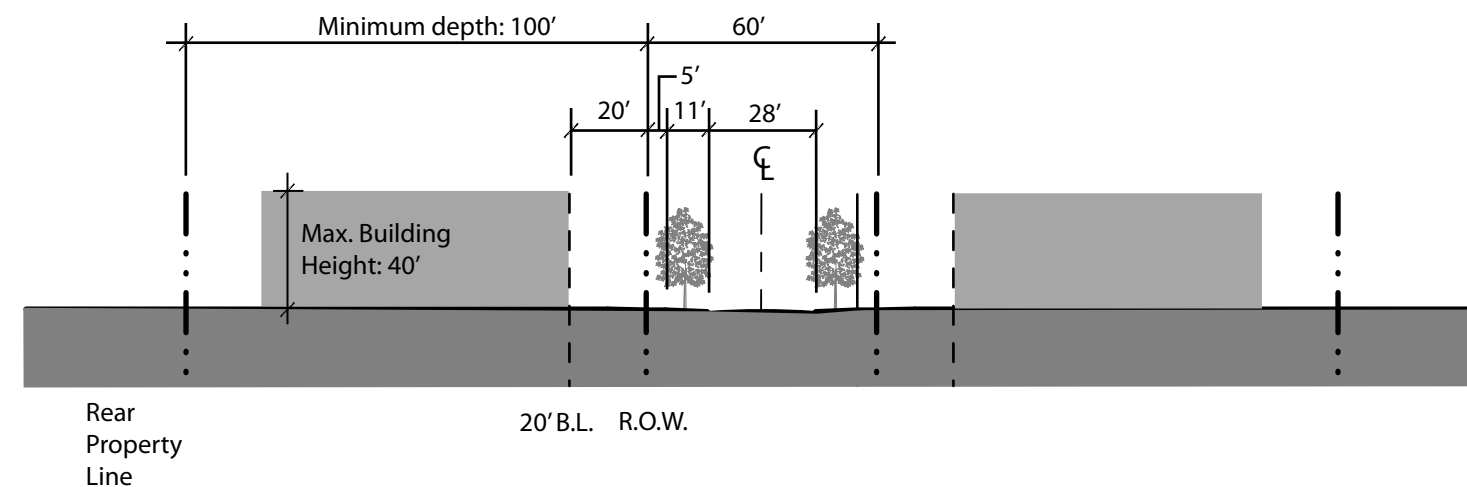
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E. Plan: Patio & Zero Lot Line Homes

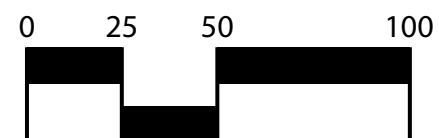


E. Section: Patio & Zero Lot Line Homes

EXHIBIT Q

Planned Unit Development
Specialty Product Exhibits for Patio/Zero Lot Line Products

WESTLAND RANCH



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