Planned Unit Development (PUD)
PUD-24-0001 (Lloyd Central PUD), PUD-24-0002 (Lloyd North PUD), PUD-24-0003 (Lloyd South PUD)

Requests	To repeal the existing Lloyd Tract PUD, adopted as Ordinance Number 2006-66 on July 25, 2006, and replace with the following separate PUD Overlays: 1. PUD-24-0002 (Lloyd PUD North) approximately 735.7 acres in size. 2. PUD-24-0001 (Lloyd PUD Central) approximately 245 acres in size. 3. PUD-24-0003 (Lloyd PUD South) approximately 796.2 acres in size.
Applicant	Abigail Martinez of LJA Engineering, Inc.
Owner	Matron, LLC
City Council	Public Hearing & First Reading – *July 22, 2025; Second Reading – August 12, 2025*
Location	Generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east McFarland Road.
Citizen Response	156 – Notices Mailed to Property Owners within 200 feet 0 – Communications of Support Received 0 – Communications of Opposition Received
Attachments	1. Combined Zoning Map 2. Combined Aerial Map 3. Lloyd North PUD Document and Exhibits 4. Lloyd Central PUD Document and Exhibits 5. Lloyd South PUD Document and Exhibits

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

Background

August 10, 1999 – The properties were initially zoned as "SDR" (Suburban Development Residential) and "SDC" (Suburban Development Commercial).
August 30, 2005 – The properties were zoned "RSF-7" (Residential Single-Family 7) as part of the City's Zoning Map and Ordinance revisions of 2005.
July 26, 2006 – City Council adopted the Lloyd -PUD Overlay District. The adoption was made in conjunction with two other PUDs (Duncan and McAlister) on the southwest side.
August 15, 2024 – The applicant held a neighborhood meeting in League City. The sign-in sheet indicates that seven property owners were in attendance.
September 18, 2024 – The applicant submitted three Planned Unit Development (PUD) applications to the Planning Department.
June 10, 2025 – City Council approved the annexation of 80.45-acres of land which will be contained within the Lloyd South PUD.
June 20, 2025 – Public hearing notices were mailed to the surrounding property owners, public hearing signs were posted on the property, and a notice was published in the newspaper.
July 7, 2025 – Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

July 22, 2025 – City Council is scheduled to conduct a public hearing and consider the request on first reading.
August 12, 2025 – If approved on first reading, City Council will consider the second reading of the request.

Proposal

If approved, the original Lloyd PUD as approved in 2006, will be repealed and replaced with the three proposed PUDs (Lloyd North, Lloyd Central, and Lloyd South). The division into three PUDs is intended to reflect the Owner's desire to retain ownership and control of the Lloyd Central PUD, which intersects with the Grand Parkway and is considered to have the highest potential for commercial development. The remaining land encompassed within the Lloyd North and South PUDs is intended to be sold and developed by Hines.

These PUDs will fill in the gap in development between the Duncan Tract Development and Westland Ranch, and the PUDs will also fill in the gap in development from the Magnolia Creek to the southern city limits along FM 517.

Site and Surrounding Area

The property is generally located north of FM 517, south of League City Parkway, west of Hobbs Road, and east McFarland Road.

Direction	Surrounding Zoning	Surrounding Land Use
North	"RSF-7-PUD" and "RSF-7"	Magnolia Creek Subdivision
South	"City Limits"	Large lot single-family residential located outside the City Limits.
East	"RSF-7-PUD"	Duncan Master Plan
West	"RSF-7-PUD" and "RSF-7"	Westland Ranch Master Plan and Legacy Master Plan

Zoning Analysis

General summary of the land uses proposed within the three Lloyd PUDs are below:

PUD	Total Area	SF Residential Acreage	Commercial Acreage	Proposed SF Residential Lots / Units	Note(s) / Feature(s)
Lloyd North	735.7-acres	±379.2-acres	±8.8-acres	1,378 lots	Largely residential with minimal commercial development.
Lloyd Central	245-acres	0-acres	143.4-acres	0 units	Focused on Commercial Core. Potential for mixed-use developments within.
Lloyd South	796.2-acres	±349.8-acres	±33-acres	1,259 lots	Largely residential with commercial development and a large City Park and Fire Station.

Lloyd North PUD

The Lloyd North PUD consists of 735.7 acres. It is largely comprised of single-family residential lots, and multiple private parks are proposed throughout. Commercial developments are proposed at the intersection of Maple Leaf Drive and Ervin Street and at the intersection of Ervin Street and Bay Area Boulevard.

Lloyd Central PUD

The Lloyd Central PUD consists of 245 acres. It is largely comprised of commercial and mixed-use pods. Urban development mixed-use land uses are proposed in this PUD. The Lloyd Central PUD is bisected by the Grand Parkway and Bay Area Boulevard. The location at a major intersection creates an environment primed for a key commercial hub.

Lloyd South PUD

The Lloyd South PUD consists of 796.2-acres.t is largely comprised of single-family residential lots. Multiple private parks are proposed throughout, and a 32.2-acre City Park is proposed at the intersection of Bay Area Boulevard and Muldoon Parkway. Adjacent to the City Park, a 4-acre tract will be dedicated to the city for the development of a Fire Station.

Comparison with 2006 Lloyd PUD

The Lloyd PUD was initially approved by City Council in 2006. Below is a brief summary table of the differences between the Lloyd PUD (2006) and the Lloyd PUDs (2025). It should be noted that a ±274-acre portion of the Lloyd PUD (2006) is proposed to be excluded from the Lloyd PUDs (2025).

Lloyd PUD (2006) vs. Lloyd PUDs (2025)						
	Total Acreage	**Single-Family Acreage**	**Multi-Family Acreage**	**Projected Population**	**Commercial Acreage**	**Parkland Acreage**
Lloyd PUD (2006)	±2,050	±825.8	± 62.6	±13,340	±290.4	±74.1
Lloyd PUDs (2025)	±1,776	±728.9	0.0*	±7,045**	±185.2	±68.5

**Multi-family residential development may be integrated with commercial developments in Lloyd Central. If conditions are met, the maximum possible density is 60 units/acre with a maximum height of 150 feet. All multi-family will be subject to parkland and park fee requirements.*
***Excludes multi-family residential.*

Additionally, the Lloyd PUD (2006) did not include a detailed plan to extend Bay Area Boulevard. It is assumed that as development occurred adjacent to Bay Area Boulevard, the developer would extend Bay Area Boulevard. As discussed in the Access, Phasing and Traffic Impacts section below, there is a proposed phasing plan for Bay Area Boulevard included in the Lloyd PUDs (2025).

Conformity with Westside Master Plan

The proposed zoning land uses in the proposed PUDs conform to the Future Land Use Map in the recently adopted Westside Master Plan, which identifies the area as a mixture of "Single Family Residential", "Commercial", "Civic", "Open Space", and "Parks". This is a wide variety of future land uses, and each can be found within the Lloyd PUDs.

The Westside Master Plan calls for open-space and integrated infrastructure – this is seen in the various detention ponds that will be amenitized for recreation. The Lloyd PUDs also provide ample opportunity for economic development, which is a priority of the Westside Master Plan.

Shared Features

While these three PUDs are separate PUDs, there are ample shared features that are highlighted in the sections below. Most notable is the roadway network that will be developed with these PUDs. Multiple arterial roadways and collectors are proposed, and this will create a larger interconnected development.

Additionally, there is a 32.2-acre City Park located in the Lloyd South PUD that will be utilized by all residents across the city. This City Park will be accessible by the roadway network and the trails system.

Access, Phasing and Traffic Impacts

Direct access to the properties is provided via FM 517, Maple Leaf Drive, Ervin Street, Muldoon Parkway, Winfield Parkway, and Bay Area Boulevard.

The full right-of-way of Bay Area Boulevard shall be dedicated to the City within 90 days of the adoption of these PUDs. 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 have been platted. Construction shall begin within three years of the effective date of the Transportation Development Agreement or prior to the platting of the 1,001st lot.

Major Roadway	Roadway Classification	ROW Width	PUD Location
The Grand Parkway	Freeway	400 Feet	Central / South
Ervin	Arterial	100 Feet	North
Muldoon	Arterial	100 Feet	South
Windfield	Arterial	70 Feet	South
Bay Area Boulevard	Arterial	120 Feet	All
Maple Leaf Drive	Arterial	100 Feet	North
Proposed Collector	Collector	80 Feet	South

Schools

The three Lloyd PUDs are located within two school districts. The majority of the Lloyd North PUD is located within Clear Creek ISD, and a small portion is located within Santa Fe ISD. The Lloyd Central and Lloyd South PUDs are located wholly within Dickinson ISD.

The Lloyd North PUD proposes a 26-acre Middle School Site within Clear Creek ISD, and the Lloyd South PUD proposes a 26-acre Middle School Site within Santa Fe ISD. In the event that Clear Creek ISD and/or Santa Fe ISD choose not to purchase the proposed Middle School Sites within 5 years of the adoption of this PUD, there is language in the PUDs that allow for the conversion of this land use to another land use.

Parkland

PUD	Private Parkland Required (acres)	Public Parkland Required (acres)	Private Parkland Provided (acres)*	Public Parkland Provided (acres)
North	18.4	18.4	18.4	0**
Central	TBD***			
South	16.8	16.8	17.9	32.2
Total	35.2	35.2	36.3	32.2****

**Includes the amenitized detention provided.*
***The public parkland requirement for the Lloyd North PUD has been satisfied with the dedication of a 32.2-acre City Park and a 4-acre Fire Station.*
****Standard parkland and park fee requirements will be assessed should multi-family units be developed. The PUD outlines specific amenity regulations, parkland dedication and park fee requirements.*
*****While the public parkland dedicated appears to be below the requirement, staff agreed to allow the 4-acre Fire Station dedication to account for parkland.*

The 32-acre City Park shall be dedicated to the City within 90 days of the adoption of these PUDs.

In addition to the proposed private parkland and 32.2-acre City Park, the three Lloyd PUDs proposed a robust trail system. The trail system is in compliance with the 2024 Parks and Trails Master Plan, and the trail system loops around all detention ponds within the development.

Emergency Services

The Lloyd South PUD proposes the dedication of a 4-acre Fire Station. This proposed Fire Station is located along Muldoon Parkway, and it is directly adjacent to the proposed 32.2-acre City Park. The Fire Station tract shall be dedicated to the City within 90 days of the adoption of these PUDs. Additionally, the full right-of-way of Muldoon Parkway shall be dedicated within 90 days of the adoption of these PUDs to ensure that access is provided to the City Park and the Fire Station.

Commercial Uses

All land uses permitted in the General Commercial (CG) zone shall be permitted within the commercial pods that are classified as CG per the Land Use Table, with a couple of exceptions. Additionally, in the Lloyd Central PUD, there are proposed pods that are classified as Commercial, Mixed-Use per the Land Use Table, and all land uses permitted in the CM zone shall be permitted.

Vehicle Fueling Stations (gas stations) are permitted within each of the PUDs:

- Lloyd North – A single Fueling Station is only permitted at the intersection of Bay Area Boulevard and Ervin Street.
- Lloyd Central – A Fueling Station is permitted if it is as a supplemental use to a big-box retail store with no less than 100,000 square feet.
- Lloyd South – A single Fueling Station is permitted either be stand-alone site or as an accessory use to a grocery store.

Each Fueling Station is subject to additional conditions. These conditions align with the standard conditions typically applied to Fueling Stations within League City.

Residential Uses

Single Family Product Distribution				
	50’ wide	**60’ wide**	**70’ wide**	**Specialty Product**
North	508 *(37%)*	460 *(33%)*	244 *(18%)*	166 *(12%)*
South	406 *(33%)*	327 *(26%)*	304 *(24%)*	219 *(17%)*

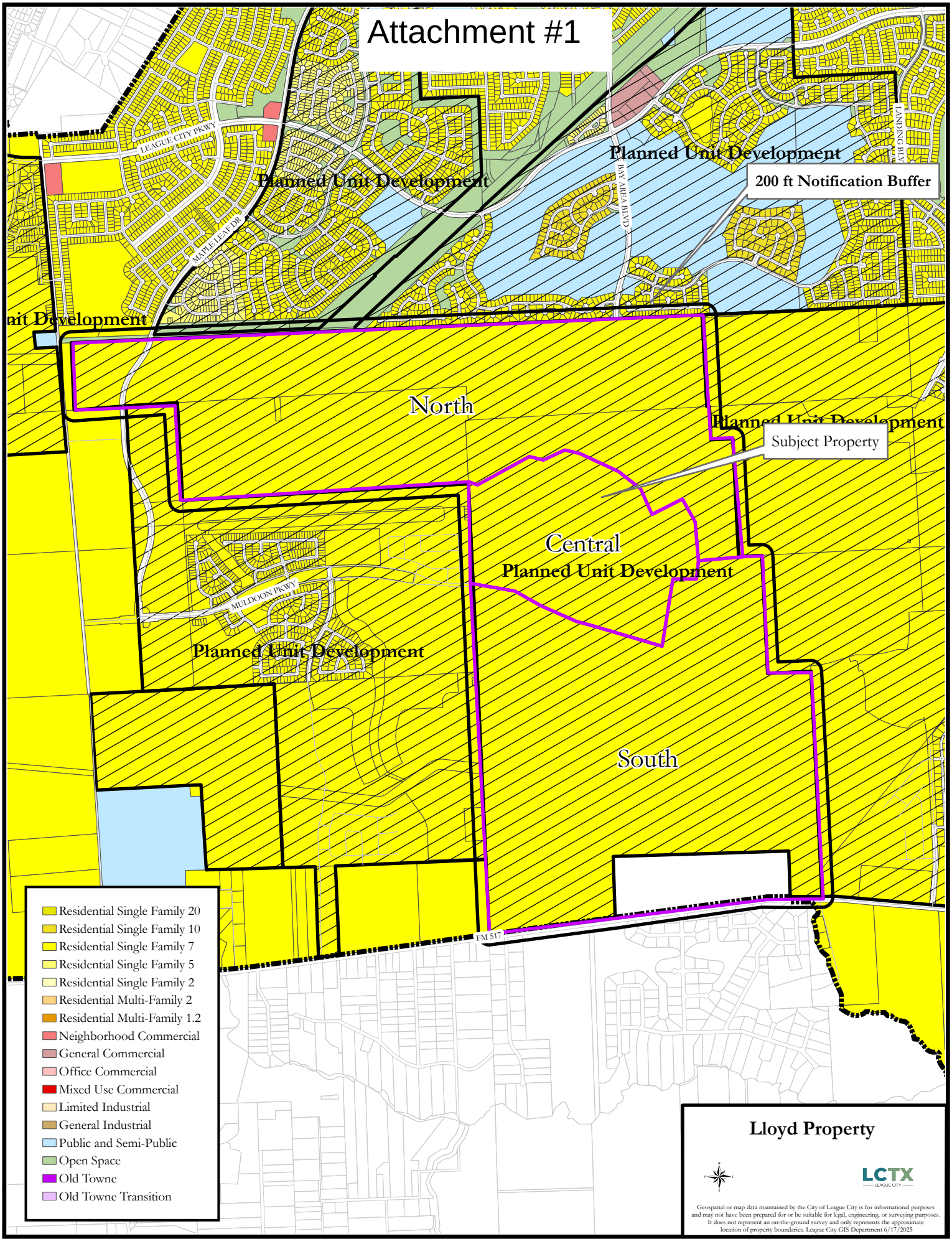
In the North PUD and the South PUD, the combined total of 50’ wide lots and Specialty Products cannot exceed 50% of the combined total lots of the development.

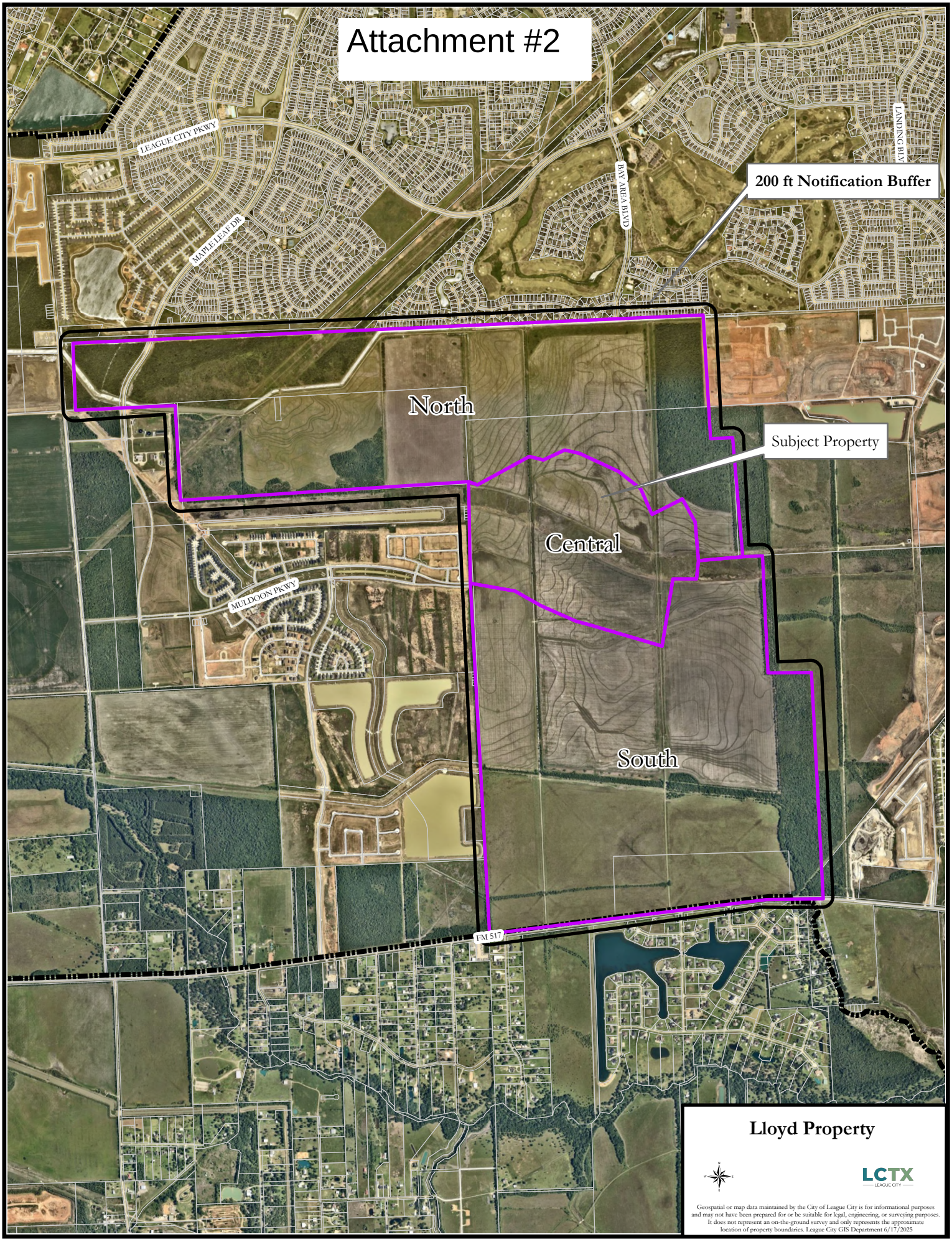
Examples of Specialty Products can be found in the PUD Exhibits included in Attachment 3 and Attachment 5. Specialty Products will include front loaded detached lots, rear loaded (alley) detached lots, rear loaded (alley) attached lots, rear loaded (alley) townhome lots, and front-loaded townhome lots.

The Lloyd Central PUD includes language that would allow for multi-family land uses in Commercial, Mixed-Use pods. All multi-family land uses in the Lloyd Central PUD are required to be urban style multi-family developments that are integrated with commercial developments. The densities for multi-family range from 40 dwelling units per acre to 60 dwelling units per acre.

Utilities	All three PUDs have accounted for water, sewer, and storm drainage. The 2019 Grand Bargain infrastructure project established a plan to construct regional water and wastewater facilities to serve both the initial development and the broader surrounding area (undeveloped southwest League City). The Lloyd PUDs can utilize this infrastructure.
Floodplain	The properties are partially located within the 100-year flood zone. The PUDs state that any necessary mitigation to develop areas within the floodplain will be performed in accordance with municipal (Chapter 50) and federal floodplain regulations.
Criteria in Support of Recommendation	Based upon the information provided, staff has determined that the proposed PUDs: • Are consistent with the City's Comprehensive and Westside Master Plan. • Provide adequate private and public parkland / trails. • Provide two middle school sites. • Will facilitate the extension of multiple major throughfares. • Will dedicate to the city, a 4-acre tract for a Fire Station and 32.2 acres for a City Park within the Lloyd South PUD. • Provide both residential and commercial developments throughout the three PUDs. • Propose a mix of various single-family lot types.
Recommendation	Based on the criteria listed above, staff recommends approval of the Lloyd North PUD, Lloyd Central PUD, and Lloyd South PUD.

For additional information, you may contact Caitlin King, Planner at 281-554-1217 or at caitlin.king@leaguecitytx.gov.


Attachment #1
LEAGUE CITY PKWY
MAPLE LEAF DR
Planned Unit Development
Planned Unit Development
BAY AREA BLVD
200 ft Notification Buffer
nit Development
North
Planned Unit Development
Subject Property
Central
Planned Unit Development
MULDOON PKWY
Planned Unit Development
South
FM 517
Residential Single Family 20
Residential Single Family 10
Residential Single Family 7
Residential Single Family 5
Residential Single Family 2
Residential Multi-Family 2
Residential Multi-Family 1.2
Neighborhood Commercial
General Commercial
Office Commercial
Mixed Use Commercial
Limited Industrial
General Industrial
Public and Semi-Public
Open Space
Old Towne
Old Towne Transition
Lloyd Property
LCTX
LEAGUE CITY
Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 6/17/2025


Attachment #2
LEAGUE CITY PKWY
MAPLE LEAF DR
BAY AREA BLVD
LANDING BLV
200 ft Notification Buffer
North
Subject Property
Central
MULDOON PKWY
South
FM 517
Lloyd Property
LCTX
LEAGUE CITY
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Attachment #3

Lloyd Tract North

Planned Unit Development

Overlay District

Prepared for:

Hines Acquisitions, LLC

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

May 2025

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Exhibit L – Conceptual Phasing Plan
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I. INTRODUCTION

This Lloyd Tract North Planned Unit Development (PUD) amendment was prepared on behalf of Hines Acquisitions, LLC and assignees 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 North PUD is located in the western portion of League City and is bounded on the north by the Magnolia Creek subdivision, on the south by Lloyd Tract Central PUD, on the east by Duncan Tract PUD, and on the west by the master-planned communities Westland Ranch and Legacy.

The City Council adopted the original Lloyd Tract PUD in July 2006 as an approximately ±2,050-acre development. The PUD will now be developed as three separate PUDs and will no longer include approximately 273 acres located along McFarland Road and south of FM 517. The purpose of each new PUD is to respond to market conditions and the unique characteristics of the property contained within each PUD.

The remaining approximate ±1,776 acres will develop as the Lloyd Tract North PUD (735.7 acres) and Lloyd Tract South PUD (796.2 acres). The Lloyd Tract North PUD will be developed as a typical master planned community with a mix of single-family residential lot sizes, commercial, recreational and educational uses. The Lloyd Tract South PUD will also be developed as a master planned community with single-family residential lot sizes, commercial along FM 517, and will provide land for public purposes such as a 32-acre park and fire station.

The remaining 245 acres, Lloyd Tract Central PUD, is located in the central portion of the development along the future Grand Parkway. It will be retained by the current owners of the property and will be developed as a regional commercial center to serve the greater League City area.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The Lloyd Tract North PUD is located to the south of League City Parkway in the far western portion of League City. Consistent with terrain in the region, the property within the PUD is relatively flat with elevations ranging from 32 feet in the western corner to 22 feet in the east corner. The Lloyd Tract North is generally void of quality vegetation, with wooded area along the eastern part of the tract and few, if any, protected trees. The majority of the development is within Clear Creek ISD and the southeastern portion of the development is within Santa Fe ISD.

Existing physical constraints affecting the Lloyd Tract North development include the American Canal along with west and northern property line, various pipeline and power easements, and required proposed physical features such as roadways, drainage facilities, and detention basins.
The existing site constraints can be seen on Exhibit C, Survey. Additionally, a metes and bounds description in included in Exhibit D, Legal Description.

2. Surrounding Land Use

The Lloyd Tract North PUD is bounded by six master planned communities: Westover Park and Magnolia Creek to the north, Samara and the Duncan Tract PUD to the east, Legacy to the northeast, and Westland Ranch to the southwest. A portion of the property to the south is currently undeveloped but is the location

of the proposed Lloyd Tract Central PUD and Lloyd South PUD. The surrounding land uses can be seen on Exhibit B, Project Aerial 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 PUD as a mixture of "Urban High", "Public/Institutional," "Enhanced Auto-Dominated Residential," and "Enhanced Auto Dominant Commercial." The three Lloyd Tract PUD's comply with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. These PUD's have 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 development itself, but to existing developments to the north and incoming development to the south, east, and west. The diversity of housing types from traditional single-family residential 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 will include a recreation center and multiple smaller parks that will provide and contribute acreage to the City's parks and 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 Lloyd Tract North 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 a mix of various single-family specialty products;
- 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.

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 Ervin Street, Bay Area Boulevard, Maple Leaf Drive, and 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 between fifty feet to seventy feet or more in width to respond to market conditions.

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

4. Commercial

The PUD has three commercial sites: one located along Maple Leaf and two located along Ervin Street and Bay Area Boulevard. It is anticipated that the commercial developments will largely be retail in nature. The development of the Lloyd Tract North PUD will provide connection to the Grand Parkway and the necessary dwelling units to support the large commercial core at the Lloyd Tract Central PUD.

5. Drill Site

The drill site located within the PUD, can be used as a park and 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 Parkland Dedication requirement. The developer may acquire the mineral rights or approval from the mineral rights holder to remove the drill site designations. The site may be relocated and 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 site within CCISD will be coordinated between the developer and the school district. In the event that CCISD does not purchase the proposed school site within five years of the PUD adoption date, determines that the site is unnecessary, or a bond measure for the school site fails, 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. The developer shall provide a letter from the school district confirming that the site is not needed or noting that the bond measure for the school site failed.

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 3,684 people at 2.67 individuals per household.

8. Parks and Open Space

Exhibit F, Conceptual Amenities and Open Space Plan, shows a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed recreation center will serve the master planned residential community and will contain an active play area for children and a parking area. The recreation center shall be under construction upon completion of the second phase of development. Additionally, a large 32.2-acre park is provided in the Lloyd Tract South PUD providing additional public park space for the overall region.

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 will be developed as the first adjacent residential sections are developed. The private recreation center will be completed prior to the issuance of the 600th residential building permit.

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 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 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 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.

The single-family residential density of the development shall not exceed 1.9 dwelling units per acre, except as allowed per Section IV.4 of this document and as authorized by the Executive Director of Development Services or City designee. The single-family residential density is calculated by dividing the total number of single-family residential lots by the total acreage of this PUD.

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, Approval of 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. Conversion of Specific Land Uses

a. The conversion of the American Canal, Drill Site and/or Potential School may be allowed to convert to parkland, commercial, or single-family residential uses. This conversion of land use shall not be counted towards the fifteen percent (15%) of change described in Section IV.1.
b. The conversion of the American Canal will require approval from the proper jurisdictional authority over the American Canal.
c. The conversion of these sites to single-family residential shall only apply to 60's or greater.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	RSF-7	±41.4	
Pipeline Easements	RSF-7	±36.8	
Detention & Lakes	RSF-7	±157.6	
American Canal	RSF-7	±47.5	
Drill Site	RSF-7	±3.0	
Subtotal		**±286.3**	**38.9%**
Community Land Uses			
Recreation Center & Parks	PS	±9.2	
Middle School	PS	±26.0	
Landscape/Open Space	PS	±26.2	
Subtotal		**±61.4**	**8.4%**
Community Land Uses			
Commercial	CG	±8.8	
Subtotal		**±8.8**	**1.2%**
Residential Land Uses			
Single-Family Residential	See below	±379.2	
Subtotal		**±379.2**	**51.5%**
Totals		**±735.7**	**100.0%**

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Percentage
50' wide lots	RSF-5	508	37%
60' wide lots	RSF-7	460	33%
70' wide lots	RSF-7	244	18%
Specialty Product (Width varies)	RSF-2	166	12%
Gross Residential Total		**1,378**	**100%**

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

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 total number of lots may increase by up to 10%; however, 50' wide lots and Specialty Products shall not exceed a combined total of 50% of the development. Lot sizes listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot widths as described in Section V.4 and Section V.5.

While the Conceptual Development Plan (Exhibit E) indicates lot counts for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD and Chapter 125, Article 3.10.8.e, Approval of Master Plan in the UDC.

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

Residential and Commercial Guidelines shall be required for the development of the PUD. The residential guidelines will be included with the submittal of the Master Plan for the first phase of residential development. The commercial guidelines will be submitted for approval with the first preliminary plat of a commercial property. Development of the commercial property shall not be permitted without approval from the City of the commercial guidelines.

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 all-weather access during the construction process. Upon recordation of the plat, each platted section with more than 30 residential lots shall have two forms of vehicular access.
b. Roadways within the PUD shall connect with any existing stub streets provided at the perimeter of the Lloyd Tract North PUD. If there is no adjacent development, then stub streets will be provided as required by the UDC.
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 the two lanes for the from the Lloyd North PUD southern boundary to FM517 shall begin upon the earlier of:
    1. Within 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.
    1. Two lanes of Ervin Street, from the intersection of Maple Leaf to the western PUD boundary, shall be constructed in conjunction with Section A-01. The remaining two lanes to complete the full roadway section shall be constructed in conjunction with Section A-16.

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. Points of access: A second permanent point of access besides Bay Area Boulevard shall be required prior to issuance of a building permit for the 251st dwelling unit. Prior to the establishment of a permanent second access point, a boulevard shall be permitted as an interim secondary access.
f. 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.
g. Alleys shall be private and maintained by the HOA utilizing Private Access Easements (P.A.E.). Alleys will not be accepted as public infrastructure nor contain any public utilities.
h. The development will comply with all requirements for expanded right-way-width at intersections as stated in the UDC and Master Mobility Plan, unless approved by the Executive Director of Development Services.
i. A minimum of a 5' sidewalk will be placed on either side of any streets designated as collector or arterial streets on Exhibit G.
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.

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 following land uses within the PUD shall be permitted by right and follow the additional regulations in Section V.3.b, if applicable.

    i. Vehicle Fueling Stations

b. Specific Land Use Regulations
The following uses may be allowed by right if they follow the additional standards listed below:
    i. Alcoholic Beverage Sales, On-Premises Consumption

1. Provide an outdoor seating area that shall be shaded by canopies, awnings, umbrellas, or specimen trees.
2. Barriers and/or fencing outdoors shall be provided and should be in keeping with the design of the primary structure and, at a minimum, provide wrought iron posts, rails and pickets of a minimum thickness allowed by other regulatory restrictions so as not to encumber visibility.

ii. Vehicle Fueling Stations

1. A maximum of one vehicle fueling station can be developed within this PUD. The fueling station shall be permitted at the intersection of Bay Area Boulevard and Ervin Street.
2. Vehicle fueling stations shall be pre-wired with an approved, permanently installed and mounted generator and affixed transfer switch capable of operating all essential emergency fueling systems. Generator shall be capable of operating all essential emergency fueling system components and dispensing motor fuel safely and reliably within 24 hours after any disaster or sustained electrical outage. The generator must be capable of supplying a minimum of 150 percent of the total ampacity requirements of all of the essential emergency fueling systems equipment for the power outage period during normal posted operational hours.
3. Gas canopy columns must be recessed into the ceiling.
4. 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”.
5. Canopy may have a visible sloped roof.
6. Storefront should have canopies, awnings or porches.
7. 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.
8. There shall be no outside speakers at the gas pumps.
9. 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.
10. All lighting must comply with Chapter 125, Article 4, Section 4.8 of the UDC.
11. Light fixtures mounted on canopies or vehicle fueling station islands shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
12. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center shall be installed around the structure.
13. One monument sign shall be permitted. All signage materials must be complementary to the primary building in keeping with the Covenants, Conditions and Restrictions, enforced by the Property Owners Association.
14. Any canopy signage will be calculated towards the wall signage maximums.

4. Traditional Single-Family

All development standards for traditional single-family residential lots are subject to UDC Chapter 125, Article 3, Zoning regulations.

a. Residential Single-Family 5 (RSF-5) and Single-Family 7 (RSF-7) Lot Standards:

i. Patio & Zero Lot Line Homes

1. 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.

2. 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.
3. Patio home structures located less than five feet from the lot line shall have a “private five-foot perpetual drainage and maintenance easement” provided on the adjacent property.

5. Single Family Specialty Product

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’
   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’
   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 – 22’
   viii. Parking: Four spaces required; Two in garage, two on driveway
      1. Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from the right-of-way.
   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’
   iii. Minimum front setback – 15’
   iv. Minimum street side setback (corner lot) – 10’
   v. Minimum rear setback – 10’ minimum
   vi. Alley width – 22’
   vii. Common walls allowed on one side
   viii. Minimum number of attached units: 2
   ix. Maximum number of attached units: 5
   x. Parking: Four spaces required; Two in garage, two on driveway
      1. Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from the right-of-way.

xi. Guest parking: As required in Section V.5.f, Guest Parking Requirements
xii. In no case shall packs 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: 2,000 square feet
   ii. Minimum lot width – 22'
   iii. Minimum front setback – 15'
   iv. Minimum street side setback (corner lot) – 10'
   v. Minimum rear setback – 10' minimum
   vi. Alley width – 22'
   vii. Common walls allowed on both sides
   viii. Minimum number of attached units: 2
   ix. Maximum number of attached units: 5
      1. Parking: Four spaces required; Two in garage, two on driveway. Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the right-of-way.
   x. Guest parking: As required in Section V.5.f, Guest Parking Requirements
   xi. In no case shall packs 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. Front loaded townhome lots:
   i. Minimum lot area: 2,000 square feet
   ii. Minimum lot width – 20'
   iii. Minimum front setback – 20'
   iv. Minimum street side setback (corner lot) – 15'
   v. Minimum rear setback – 15'
   vi. Minimum exterior lot (not a corner lot) side setback – 5' minimum
   vii. No side setback is required for units shared by common walls.
   viii. Minimum number of attached units: 3
   ix. Maximum number of attached units: 5
   x. Parking: Four spaces required; Two in garage, two on driveway. Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the edge of right-of-way.
   xi. Guest parking: As required in Section V.5.f, Guest Parking Requirements
   xii. In no case shall packs 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.

f. Guest Parking Requirements
   i. This requirement only applies to residential products as described in subsection 5, Single Family Specialty Products.
   ii. 1 parking space shall be provided for every 6 lots when the lot fronts on a right-of-way for Rear Loaded (alley) lots.
   iii. 1 parking space shall be provided for every 4 lots when the lot fronts on an open space area for Rear Loaded (alley) lots.
   iv. 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:

Zoning District	Single-Family Residential (RSF-5, RSF-7 or RSF-2)
Middle School (PS)	50’
General Commercial (GC)	50’

a. Buffer Yard Requirements:
    i. Minimum Height:
        i. An eight-foot (8’) fence or combination of berm and fence totaling eight (8’) feet must be provided.
b. Landscaping in buffer yards shall comply with UDC Buffer Yards Standards for Buffer Yard Type C.
c. Pedestrian access and driver pickup/dropoff is permitted to be located within the buffer yard at the city’s discretion.

7. Tree Protection

The developer shall conduct a tree survey by either a licensed surveyor, certified arborist, or registered landscape architect prior to the completion of the purchase of the tract. The tree survey shall be submitted to the City for review and determination of protected trees. After the tree survey determines the number of protected trees on the site and before the sale closing of the tract, the City and the developer shall agree on a maximum fee that is to be paid for the removal of protected trees based on the standard calculations used in League City’s UDC Chapter 125, Article 7. If the City disputes the results from the developer’s tree survey, the City shall conduct a separate tree survey to determine the number of protected trees on the site before the developer closes on the tract. The developer shall not provide any additional fee than what is agreed upon. 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, except for the tree removal fee as described in this PUD. Upon completion of the tree survey review, 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 along with preliminary plat submittals. 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 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.

9. 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. 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 will 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 landscaping. Where a line of sight triangle is determined to be needed, signs taller than 3' shall not be placed within the triangle.

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: These signs may be placed at the major entry points to the development on one or both sides of the street.
   1. An optional tower may be provided as part of the primary entry monument, and shall be permitted a maximum footprint of twenty-foot by twenty-foot (20'x20') with a maximum height of thirty-five feet (35').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of ten feet tall by eighty feet in length (10'x80') and may be curvilinear. The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than 800 square feet.

ii. Secondary Entry Monument: These signs may be placed at the secondary entry points to the development on one or both sides of the street.
   1. An optional tower may be provided as part of the secondary entry monument or stand-alone, and shall be permitted a maximum footprint of twelve-foot by twelve-foot (12'x12') with a maximum height of twelve feet (12').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than 150 square feet.

iii. Residential Entry Monument: These signs may be placed at the entry points to residential subdivisions within the development on one or both sides of the street.
   1. An optional tower may be provided as part of the residential entry monument or stand-alone, and shall be permitted a maximum footprint of eight-foot by eight-foot (8'x8') with a maximum height of eight feet (8').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of eight feet tall by twenty feet in length (8'x20'). The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than seventy-two (72) square feet.
   4. Residential entry monuments shall not be 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. Maximum size of fifty (50) square feet and shall not exceed five feet (5') in height.
   2. These monuments may be installed at model homes within the same tract of the model home. No off-site model home signage is permitted.
   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 others associated with the residential development.
   1. There may be one sign per lot.
   2. Maximum size of forty-eight (48) square feet not to exceed ten feet (10') in height.
   3. All temporary signs must be removed when the principal 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. Maximum size of sixty (60) square feet and shall not exceed ten feet (10') in height.
   2. Temporary Community Signs may be located within the following distances from one another:
      i. 1 sign for every 2,000 linear feet on any major arterial roadway
      ii. 1 sign for every 1,000 linear feet on any collector roadway or any other temporary community sign located on a major arterial roadway
      iii. Not allowed on any local roadways
      iv. 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 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 is permitted, unless located

on a corner facing two public or private streets, which may have two (2) signs; one facing each street.
5. Location: Sign shall be constructed perpendicular to the adjacent public or private street and shall be located a minimum of 10 feet from the property line.
6. Illumination: Internal illumination may be LED or white neon tubing
7. There shall be a minimum of 100 feet between monument signs.

ii. Multi-Tenant Monument Sign: These signs may 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 may be LED or white neon tubing per sign specifications.
8. There shall be a minimum of 100 feet between monument signs.

v. Temporary Construction Signs:
To be used during construction of commercial development. These signs recognize architects, engineers, leasing representatives, lenders, and others associated with commercial 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 principal building on the applicable building site is occupied.

10. Parks and Trails

a. Compliance with Parks Dedication Requirements

i. In accordance with the UDC public parkland dedication requirements of 1 acre of public parkland for every 75 proposed dwelling units, the Lloyd Tract South PUD Developer will dedicate a 32.2-acre public park and a 4-acre site for a fire station within the Lloyd South Tract that will satisfy the public parkland dedication requirement for the Lloyd Tract North and South PUDs.

ii. Chapter 125, Article 6.6, the private park dedication requirement in the UDC states that 1 acre of parkland for every 75 proposed dwelling units be dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the use of parks. Based on the estimated number of dwelling units, the PUD will be required to provide ±18.4 acres of parkland. 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 parkland 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.

iii. Within Lloyd North, approximately 8 acres of land lie east of the existing CenterPoint powerline easement and west of the American Canal. This area is currently proposed to include a 3.0-acre drill site and a 5.2-acre residential area. Due to surrounding land constraints, the developer may select one of the following options when planning development in this area:

1. If the 5.2-acre residential area is developed, vehicular access must be provided across the American Canal. Coordination with the Gulf Coast Water Authority and any other applicable jurisdictional entities overseeing the Canal shall be required. A Letter of No Objection or other form of agreement from the Gulf Coast Water Authority shall be required.
2. If any portion of the 8-acre area is revised as private parkland, and the developer provides a paved roadway to satisfy emergency access requirements, the proposed location of A-07, as shown on Exhibit E Concept Plan, shall be approved. If emergency access is to be provided via existing or proposed crossings of the American Canal and/or CenterPoint powerline easement, Letters of No Objection (LONOs) and/or shared access agreements shall be required from the applicable entities. The proposed crossing shall be shown on the Master Plan, and supplementary exhibits may be provided to demonstrate how emergency access will be achieved.
3. If the American Canal is rerouted to where this 8-acre parcel connects to adjacent development for cohesive, developable acreage, the site may be used as single-family residential and/or private parkland, as needed. Prior to the rerouting, LONOs must be obtained from all relevant jurisdictional entities, such as the Gulf Coast Water Authority, overseeing the American Canal.

Land Use	Owner	Acreage
Private Parks	HOA or MUD	9.2
Amenitized Detention Pond Credit (50% Maximum)	HOA or MUD	9.2
Total		**18.4**

b. Private park land shall have at a minimum:
   i. A minimum 6-foot-wide, 4-inch-thick concrete pathway either linking trails through the parkland and/or wrapping around the parkland, and
   ii. At least 1 point of amenitization for every ½ acre of dedicated parkland (see below Amenity Point List for allowable items).

c. Use of Detention Areas for Private Parkland Dedication Credit

   i. Credit Options for utilization of private detention facilities:
      1. 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:
         i. At least 20 acres in size, and
         ii. 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 work 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).

ii. Maximum Credit allowed is 50% of the total private parkland acreage requirement.

iii. 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.

iv. 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

d. Trails

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

11. Prohibition of Rental Single-Family Communities

The development shall be prohibited from creating or allowing "Rental single-family communities" within the development. A "Rental single-family community" shall mean any phase of development comprised of residential single-family houses, where 5% or more of the houses are occupied by renters who rent from corporate or business entities who own more than one house within said phase. Renters who rent from owners who are not corporations or business entities owning more than one house within the phase of the development are not included in said calculation. The developer shall enforce this prohibition by including it in restrictive covenants covering the development, to the extent allowed by law.

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 will perform a Facilities Improvement Determination (FID) Study 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 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 each phase of development 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 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.

For informational purposes, any offsite forcemain and/or lift station must be constructed and accepted by the City before any of the individual development sections are tested or accepted by the City unless a pump and haul or bypass pump agreement is reached with the City.

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 GCCDD "box ditch", which will take runoff south to 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 the 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 North PUD lies on FEMA FIRM 48167C02100G, Zone AE, Shaded X, and Zone X with LOMR 21-06-0710P, effective date 10/18/2024, LOMR 21-06-2885P, effective date 11/24/2022, and LMOR 23-06-0963P, effective date 09/28/2024. The area will be mitigated to comply with the City Ordinances in Chapter 50.

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.

7. Power

To ensure efficient and aesthetically appropriate utility infrastructure, the following provisions apply to the installation of 3-phase power lines within the development:

a. Determination of Overhead vs. Underground Construction
   The necessity of 3-phase overhead power lines shall be determined by the servicing utility company. If the utility company confirms that overhead 3-phase construction is not required for system reliability, load capacity, or other operational considerations, and that only single phase is required, alternative underground installation should be utilized. Otherwise overhead 3-phase power shall be allowed per League City ordinances subject to (b) below.

b. Minimization of Overhead Infrastructure
   The number of overhead east-west power line crossings shall be minimized to the greatest extent possible. Any necessary overhead crossings shall be designed in coordination with the utility provider to reduce visual impact while maintaining system integrity. Preference will be given to locating overhead lines along the perimeter of the development and Grand Parkway, rather than Ervin Street when an east-west connection is required.

Any existing overhead power shall be allowed to remain as overhead power and shall be allowed to remain with the existing materials for the poles.

If CenterPoint requires upgrades or improvements to existing overhead lines and facilities to serve areas outside the PUD (referred to as "system improvements"), it shall be CenterPoint's responsibility to obtain the necessary approvals from League City. Per the UDC, any overhead power lines required by CenterPoint along the perimeter of the PUD may utilize wooden poles. Overhead power lines not located along the perimeter of the PUD that are placed within or directly adjacent to the right-of-way shall utilize concrete poles. The locations of existing and proposed overhead power lines within the PUD are shown in Exhibit K, Conceptual Power Supply Exhibit.

VII. PHASING / DEVELOPMENT SCHEDULE

The first phase of the Lloyd North PUD development will begin east of Bay Area Boulevard and progress westward, as shown on the Exhibit L, Conceptual Phasing Plan. Within the Phase I area, the entire right-of-way for Bay Area Boulevard will be dedicated; however, only the segment from the northern boundary to the intersection of Ervin Street will be constructed as a four lane boulevard with this first phase. 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 for Phase 1. The two remaining lanes will be constructed as adjacent residential sections are developed. The location and timing of future phases will be dependent upon market conditions and is subject to change.

The placement of trailers for voter homes and home building construction trailers 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 Lloyd Tract North 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.

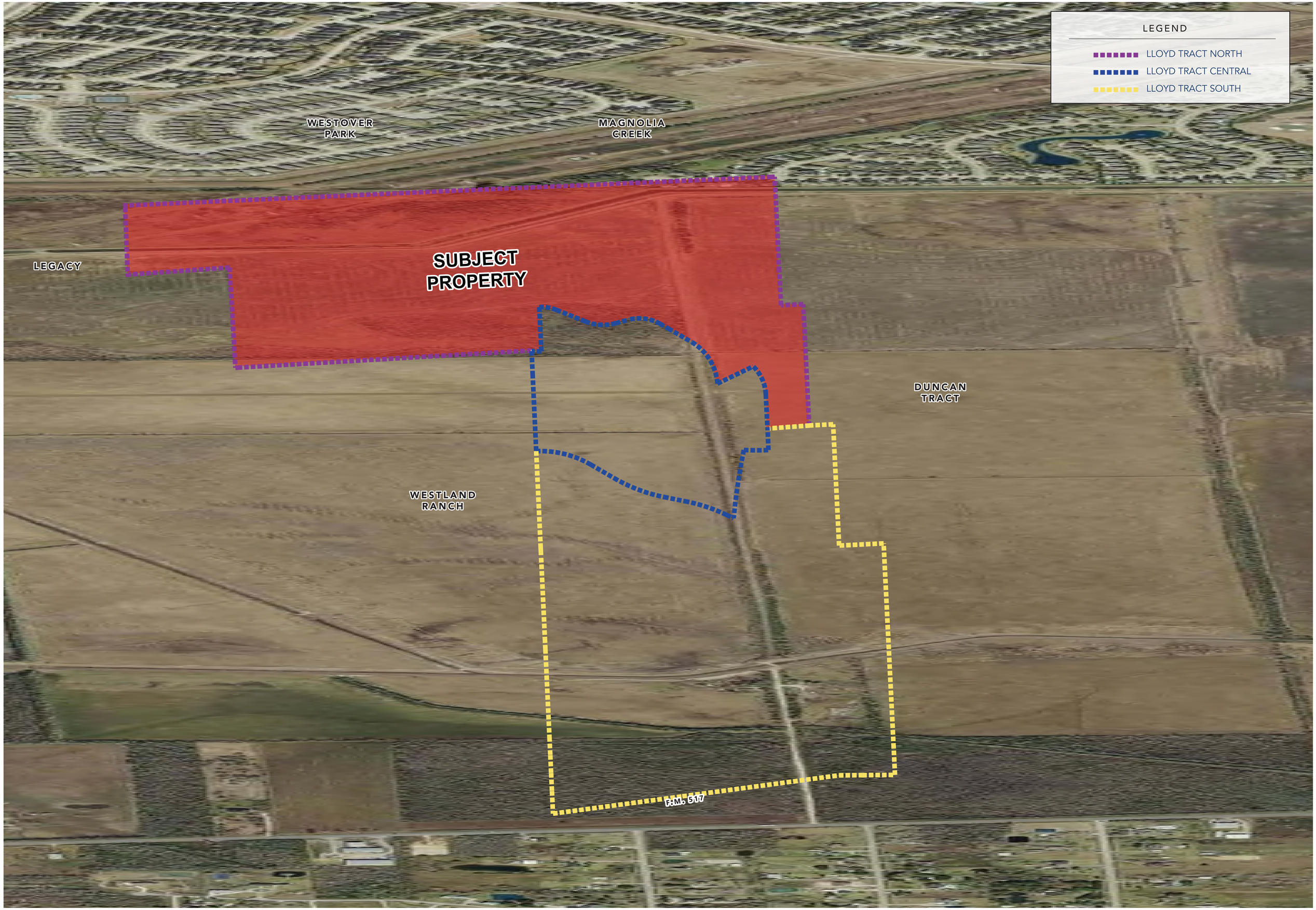
1. The street and circulation system shall be developed in accordance with Section V.2 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.3 – Traditional Single-Family.
3. All single-family residential specialty product lots shall be regulated by the standards set forth in Section V.4 - Single-Family Specialty Products.
4. Buffer yards shall be regulated by the standards as stated in Section V.5 – Buffer Yards.
5. All signage in the project shall be regulated by the standards as stated in Section V.8 – Signage.
6. Parks and trails shall be regulated by the standards as stated in Section V.9 – 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 maintain the right to present any amendment to the City Council for consideration. The Executive Director of Development Services or City 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.



± 735.7 AC. LLOYD TRACT NORTH PUD - AREA LOCATION MAP

EXHIBIT A

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

0 250 500 1000

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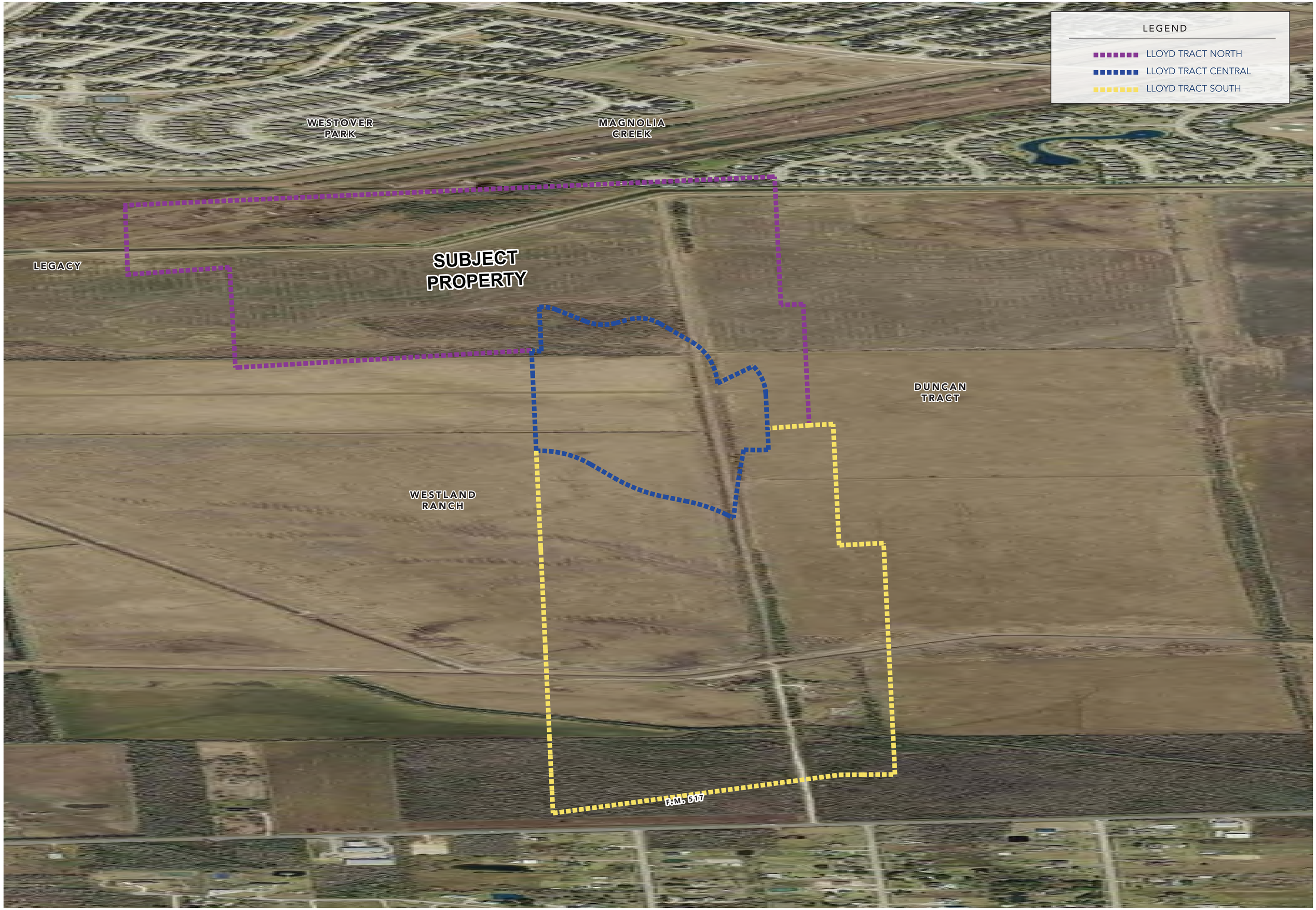

± 735.7 AC. LLOYD TRACT NORTH PUD - PROJECT AERIAL MAP

EXHIBIT B

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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PROPERTY DESCRIPTION

NORTH TRACT

Survey of that certain 735.661 acres tract of land being out of and a part of the I&GN RAILROAD COMPANY SURVEY, SECTION ONE (1), Abstract 607; I&GN RAILROAD COMPANY SURVEY, SECTION TWO (2), Abstract 606; I&GN RAILROAD COMPANY SURVEY, SECTION THREE (3), Abstract 614; I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615; and the IRA R. LEWIS LEAGUE, Abstract 15, all in Galveston County, Texas, being that same tract, called Tract III, conveyed to 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 Southeast corner of said Martron Tract III, said corner also being the Southwest corner of that certain tract conveyed to West FM 517, Ltd. by instrument recorded in Galveston County Clerk's File Number 2015050121; being on the North line of F.M. 517, a 100 feet wide public road right-of-way; and being marked by a found 5/8 inch rod;

THENCE North 02°57'53" West, along the common line between said Martron Tract III and said West FM 517, Ltd. tract and that certain called 1324.530 acres tract conveyed to Richard K. Duncan, Trustee by instrument recorded in Galveston County Clerk's File Number 2004015469, a distance of 4152.06 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 86°59'49" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 799.55 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 03°01'02" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.56 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 87°01'32" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 432.20 feet to the POINT OF BEGINNING and being marked by a found 2 inch pipe;

THENCE South 87°01'32" West, a distance of 768.06 feet to a corner and being marked by a set 1/2 inch rod;

THENCE North 01°53'46" West, a distance of 589.49 feet to the point of curvature of a non-tangent curve to the left and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the arc of said non-tangent curve to the left, said curve having a radius of 750.00 feet, an arc distance 581.64 feet, the chord of which bears North 24°42'38" West, 567.17 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

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

THENCE Northwesterly, along the arc of a non-tangent curve to the left, said curve having a radius of 935.78, an arc distance of 934.10 feet, the chord of which bears North 32°41'03" West, 895.80 feet, to a corner and being marked by a set 1/2 inch rod;

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

THENCE Northwesterly, along the arc of said non-tangent curve to the left, said curve having a radius of 768.32 feet, an arc distance of 579.70 feet, the chord of which bears North 82°47'38" West, 566.04 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 74°33'30" West, a distance of 240.56 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 865.00 feet, an arc distance of 557.74 feet, the chord of which bears North 86°58'11" West, 548.13 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE North 68°29'52" West, 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 Northwesterly, along the arc of said tangent curve to the left, said curve having a radius of 735.00 feet, an arc distance of 316.36 feet, the chord of which bears North 80°49'42" West, 313.92 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE South 02°58'12" East, a distance of 800.90 feet to a corner, said corner 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 Northwesterly, along the Southern line of said 20 feet wide Water Line Easement and the arc of a non-tangent curve to the left, said curve having a radius of 3200.00 feet, an arc distance of 176.11 feet, the chord of which bears North 86°39'27" West, 176.09 feet, to a corner, said corner being on the common line between said IRA R. LEWIS LEAGUE and said I&GN 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 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&GN RAILROAD COMPANY SURVEY, SECTION 6 and 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, a distance of 12.30 feet to the Northeast corner of said Land Funds Two & Three Joint Venture tract and being marked by a found 1/2 inch rod;

THENCE South 86°42'40" West, along a North line of said Land Funds Two & Three Joint Venture tract, a distance of 5276.86 feet to a reentrant corner of said Land Funds Two & Three Joint Venture tract, said corner also being the Southeast corner of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2008006479, being on the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION SEVEN (7), Abstract 596, and being marked by a 1 inch pipe;

THENCE North 03°19'40" West, along the East line of said City of League City Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, a distance of 1804.32 feet to the Northeast corner of said City of League City tract, said corner also being the Northern common corner of said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, being on the Southern line of said I&GN RAILROAD COMPANY SURVEY, SECTION 3, and being marked by a set 1/2 inch rod;

THENCE South 86°42'17" West, along the North line of said City of League City tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 913.36 feet to the Northwest corner of said City of League City tract, said corner also being the most Easterly Northeast corner of that certain 941.89 acres tract, called First Tract therein, conveyed to Wesley West Cattle Company by instrument recorded in Galveston County Clerk's File Number 9205621 and corrected by instrument recorded in Galveston County Clerk's File Number 922278;

THENCE South 85°40'31" West, along the most Easterly North line of said Wesley West Cattle Company First Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 949.56 feet to a corner, said corner being an angle point in the most Easterly North line of said Wesley West Cattle Company First Tract, being the Southeast corner of a called 5.36 acres tract conveyed to General Crude Oil Company by instrument recorded in Volume 2529, Pag 433 of the Deed Records of Galveston County, Texas, and being marked by a found 2 inch pipe;

THENCE North 02°14'12" West, along the Eastern line of said General Crude Oil Company tract, a distance of 1249.59 feet to the Northeast corner of said General Crude Oil Company tract, said corner also being the Northwest corner of said Martron Tract III, being on the South line of that certain 95.773 acres tract, called therein Tract IX, conveyed to Mag Creek, LP by instrument recorded in Galveston County Clerk's File Number 9912478 and being marked by a found 2 inch pipe (bent);

PROPERTY DESCRIPTION – CONTINUED

THENCE North 87°30'45" East, along the South line of said Mag Creek, LP Tract IX; the South line of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2011051205; and the South line of MAGNOLIA CREEK, SECTION 7, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 28; of MAGNOLIA CREEK SECTION 1, PHASE 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 32; of MAGNOLIA CREEK, SECTION 1, PHASE 1, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 961; and of MAGNOLIA CREEK, SECTION 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 963, a distance of 11656.24 feet to the Northeast corner of said Martron Tract III, said corner also being the Northwest corner of that certain 516.9 gross acres tract conveyed to Lennar Homes of Texas Land and Construction, Ltd. by instrument recorded in Galveston County Clerk's File Number 2021021992 and being marked by a found 5/8 inch rod;

THENCE South 03°03'22" East, along the East line of said Martron Tract III, the West line of said Lennar Homes of Texas Land and Construction, Ltd. tract, and along the West line of said Duncan tract, a distance of 2314.97 feet to a reentrant corner of said Martron Tract III, said corner also being a Western corner of said Duncan tract and being marked by a found 2 inch pipe;

THENCE North 87°04'17" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 399.95 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 03°01'40" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.74 feet to the POINT OF BEGINNING and containing within said boundaries a calculated gross area of 735.661 acres (32,045,400 square feet) of land, more or less, SAVE AND EXCEPT that certain tract, called 3.16 acres, conveyed to the City of League City, for an extension of Maple Leaf Drive, by instrument recorded in Galveston County Clerk's File Number 2010059592.

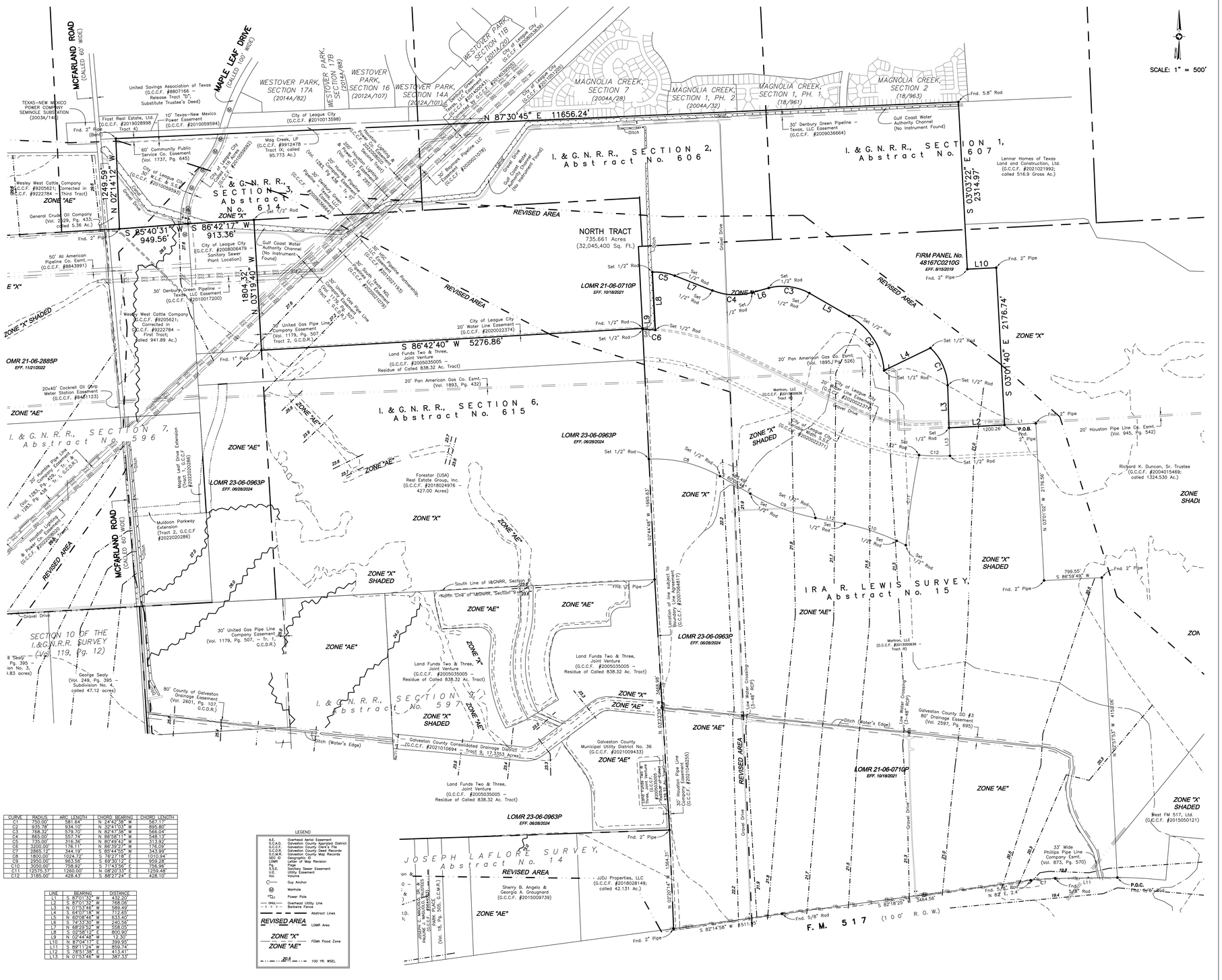
SCALE: 1" = 500'
NORTH TRACT
735.661 Acres
(32,045,400 Sq. Ft.)
N 87°30'45" E 11656.24'
N 02°14'12" W 1249.59'
S 85°40'31" W 949.56'
S 86°42'17" W 913.36'
N 03°19'40" W 1804.32'
S 86°42'40" W 5276.86'
S 03°01'40" E 2176.74'
S 03°03'22" E 2314.97'
N 02°44'48" W 1665.65'
S 82°14'58" W 511.12'
S 82°18'25" E 464.56'
N 87°04'17" E 399.95'
S 86°59'49" W 799.55'
N 02°57'53" W 4152.06'
N 03°01'02" W 2176.56'
I. & G. N. R. R., SECTION 1, Abstract No. 607
I. & G. N. R. R., SECTION 2, Abstract No. 606
I. & G. N. R. R., SECTION 3, Abstract No. 614
I. & G. N. R. R., SECTION 6, Abstract No. 615
I. & G. N. R. R., SECTION 7, Abstract No. 596
I. & G. N. R. R., SECTION No. 597
IRA R. LEWIS SURVEY, Abstract No. 15
JOSEPH LAFLORE SURVEY, Abstract No. 14
SECTION 10 OF THE I.&G.N.R.R. SURVEY (Vol. 119, Pg. 12)
F. M. 517 (100' R.O.W.)
MCFARLAND ROAD (CALLED 60' WIDE)
MAPLE LEAF DRIVE (CALLED 100' WIDE)
WESTOVER PARK, SECTION 17A (2014A/82)
WESTOVER PARK, SECTION 17B (2014A/88)
WESTOVER PARK, SECTION 16 (2012A/107)
WESTOVER PARK, SECTION 14A (2012A/101)
WESTOVER PARK, SECTION 11B (2011A/20)
MAGNOLIA CREEK, SECTION 7 (2004A/28)
MAGNOLIA CREEK, SECTION 1, PH. 2 (2004A/32)
MAGNOLIA CREEK, SECTION 1, PH. 1 (18/961)
MAGNOLIA CREEK, SECTION 2 (18/963)
REVISED AREA
ZONE "AE"
ZONE "X"
ZONE "X" SHADED
FIRM PANEL No. 48167C0210G EFF. 8/15/2019
LOMR 21-06-0710P EFF. 10/18/2021
LOMR 23-06-0963P EFF. 06/28/2024
OMR 21-06-2885P EFF. 11/21/2022
L1 S 87°01'32" W 432.20'
L2 S 87°01'32" W 768.06'
L3 N 01°53'46" W 589.49'
L4 S 64°07'18" W 712.65'
L5 N 60°08'46" W 633.40'
L6 S 74°33'30" W 240.56'
L7 N 68°29'52" W 558.05'
L8 S 02°58'12" E 800.90'
L9 N 02°44'48" W 12.30'
L10 N 87°04'17" E 399.95'
L11 S 89°11'24" W 859.74'
L12 S 78°51'38" E 413.41'
L13 N 01°53'46" W 387.33'
C1 750.00' 581.64' N 24°42'38" W 567.17'
C2 935.78' 934.10' N 32°41'03" W 895.80'
C3 768.32' 579.70' N 82°47'38" W 566.04'
C4 865.00' 557.74' N 86°58'11" W 548.13'
C5 735.00' 316.36' N 80°49'42" W 313.92'
C6 3200.00' 176.11' N 86°39'27" W 176.09'
C7 2865.12' 344.19' S 85°44'55" W 343.99'
C8 1800.00' 1024.72' S 76°27'18" E 1010.94'
C9 2950.00' 963.56' S 69°30'12" E 959.28'
C10 3050.00' 958.92' S 71°43'56" E 954.96'
C11 12675.33' 1260.00' N 08°20'33" E 1259.48'
C12 3185.00' 428.43' S 88°27'24" E 428.10'
P.O.B. Fnd. 2" Pipe
P.O.C. Fnd. 5/8" Rod
Fnd. 2" Pipe (Bent)
Fnd. 5.8" Rod
Fnd. 1" Pipe
Fnd. 5/8" Rod
Set 1/2" Rod
Fnd. 1/2" Rod
Set Nail
Wesley West Cattle Company (G.C.C.F. #9205621; Corrected in G.C.C.F. #922784 – First Tract; called 941.89 Ac.)
General Crude Oil Company (Vol. 2529, Pg. 433; called 5.36 Ac.)
Mag Creek, LP (G.C.C.F. #9912478 – Tract IX; called 95.773 Ac.)
City of League City (G.C.C.F. #2008006479 – Sanitary Sewer Plant Location)
City of League City (G.C.C.F. #2010059592)
City of League City (G.C.C.F. #2010059593)
City of League City (G.C.C.F. #2010013598)
City of League City (G.C.C.F. #2020035005 – Residue of Called 838.32 Ac. Tract)
City of League City (G.C.C.F. #2020022374 – 20' Water Line Easement)
City of League City (G.C.C.F. #2020022371)
City of League City (G.C.C.F. #2020022373)
City of League City (G.C.C.F. #2020022372)
Martron, LLC (G.C.C.F. #2013000636 – Tract III)
Land Funds Two & Three, Joint Venture (G.C.C.F. #2005035005 – Residue of Called 838.32 Ac. Tract)
Sherry B. Angelo & Georgia A. Graugnard (G.C.C.F. #2015009739)
JJDJ Properties, LLC (G.C.C.F. #2018028149; called 42.131 Ac.)
Forestar (USA) Real Estate Group, Inc. (G.C.C.F. #2018024976 – 427.00 Acres)
Richard K. Duncan, Sr. Trustee (G.C.C.F. #2004015469; called 1324.530 Ac.)
Lennar Homes of Texas Land and Construction, Ltd. (G.C.C.F. #2021021992; called 516.9 Gross Ac.)
West FM 517, Ltd. (G.C.C.F. #2015050121)
United Savings Association of Texas (G.C.C.F. #8807166 – Release Tract "D", Substitute Trustee's Deed)
Frost Real Estate, Ltd (G.C.C.F. #2019028998 – Tract 4)
TEXAS-NEW MEXICO POWER COMPANY, SEMINOLE SUBSTATION (2003A/146)
10' Texas-New Mexico Power Easement (G.C.C.F. #2010059594)
60' Community Public Service Co. Easement (Vol. 1737, Pg. 645)
30' Houston Lighting & Power Co. Easement (G.C.C.F. #2020035006)
30' Houston Lighting & Power Co. Easement (Vol. 1283, Pg. 428 – Tr. 6)
30' Houston Lighting & Power Co. Easement (Vol. 1283, Pg. 426 – Tr. 5)
30' Houston Lighting & Power Co. Easement (G.C.C.F. #2020035007)
30' Houston Lighting & Power Co. Easement (G.C.C.F. #2020035008)
30' Houston Lighting & Power Co. Easement (G.C.C.F. #2020035009)
30' Houston Lighting & Power Co. Easement (G.C.C.F. #2020035010)
30' Houston Lighting & Power Co. Easement (G.C.C.F.

EXHIBIT D

Survey of that certain 735.661 acres tract of land being out of and a part of the I&GN RAILROAD COMPANY SURVEY, SECTION ONE (1), Abstract 607; I&GN RAILROAD COMPANY SURVEY, SECTION TWO (2), Abstract 606; I&GN RAILROAD COMPANY SURVEY, SECTION THREE (3), Abstract 614; I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615; and the IRA R. LEWIS LEAGUE, Abstract 15, all in Galveston County, Texas, being that same tract, called Tract III, conveyed to 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 Southeast corner of said Martron Tract III, said corner also being the Southwest corner of that certain tract conveyed to West FM 517, Ltd. by instrument recorded in Galveston County Clerk's File Number 2015050121; being on the North line of F.M. 517, a 100 feet wide public road right-of-way; and being marked by a found 5/8 inch rod;

THENCE North 02°57'53" West, along the common line between said Martron Tract III and said West FM 517, Ltd. tract and that certain called 1324.530 acres tract conveyed to Richard K. Duncan, Trustee by instrument recorded in Galveston County Clerk's File Number 2004015469, a distance of 4152.06 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 86°59'49" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 799.55 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 03°01'02" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.56 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 87°01'32" West, along the common line between said Martron Tract III and said Duncan tract, a distance of 432.20 feet to the POINT OF BEGINNING and being marked by a found 2 inch pipe;

THENCE South 87°01'32" West, a distance of 768.06 feet to a corner and being marked by a set 1/2 inch rod;

THENCE North 01°53'46" West, a distance of 589.49 feet to the point of curvature of a non-tangent curve to the left and being marked by a set 1/2 inch rod;

THENCE Northwesterly, along the arc of said non-tangent curve to the left, said curve having a radius of 750.00 feet, an arc distance 581.64 feet, the chord of which bears North 24°42'38" West, 567.17 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

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

THENCE Northwesterly, along the arc of a non-tangent curve to the left, said curve having a radius of 935.78, an arc distance of 934.10 feet, the chord of which bears North 32°41'03" West, 895.80 feet, to a corner and being marked by a set 1/2 inch rod;

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

THENCE Northwesterly, along the arc of said non-tangent curve to the left, said curve having a radius of 768.32 feet, an arc distance of 579.70 feet, the chord of which bears North 82°47'38" West, 566.04 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 74°33'30" West, a distance of 240.56 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 865.00 feet, an arc distance of 557.74 feet, the chord of which bears North 86°58'11" West, 548.13 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE North 68°29'52" West, 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 Northwesterly, along the arc of said tangent curve to the left, said curve having a radius of 735.00 feet, an arc distance of 316.36 feet, the chord of which bears North 80°49'42" West, 313.92 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE South 02°58'12" East, a distance of 800.90 feet to a corner, said corner 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 Northwesterly, along the Southern line of said 20 feet wide Water Line Easement and the arc of a non-tangent curve to the left, said curve having a radius of 3200.00 feet, an arc distance of 176.11 feet, the chord of which bears North 86°39'27" West, 176.09 feet, to a corner, said corner being on the common line between said IRA R. LEWIS LEAGUE and said I&GN 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 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&GN RAILROAD COMPANY SURVEY, SECTION 6 and 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, a distance of 12.30 feet to the Northeast corner of said Land Funds Two & Three Joint Venture tract and being marked by a found 1/2 inch rod;

THENCE South 86°42'40" West, along a North line of said Land Funds Two & Three Joint Venture tract, a distance of 5276.86 feet to a reentrant corner of said Land Funds Two & Three Joint Venture tract, said corner also being the Southeast corner of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2008006479, being on the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION SEVEN (7), Abstract 596, and being marked by a 1 inch pipe;

THENCE North 03°19'40" West, along the East line of said City of League City Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, a distance of 1804.32 feet to the Northeast corner of said City of League City tract, said corner also being the Northern common corner of

said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, being on the Southern line of said I&GN RAILROAD COMPANY SURVEY, SECTION 3, and being marked by a set 1/2 inch rod;

THENCE South 86°42'17" West, along the North line of said City of League City tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 913.36 feet to the Northwest corner of said City of League City tract, said corner also being the most Easterly Northeast corner of that certain 941.89 acres tract, called First Tract therein, conveyed to Wesley West Cattle Company by instrument recorded in Galveston County Clerk's File Number 9205621 and corrected by instrument recorded in Galveston County Clerk's File Number 922278;

THENCE South 85°40'31" West, along the most Easterly North line of said Wesley West Cattle Company First Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 949.56 feet to a corner, said corner being an angle point in the most Easterly North line of said Wesley West Cattle Company First Tract, being the Southeast corner of a called 5.36 acres tract conveyed to General Crude Oil Company by instrument recorded in Volume 2529, Pag 433 of the Deed Records of Galveston County, Texas, and being marked by a found 2 inch pipe;

THENCE North 02°14'12" West, along the Eastern line of said General Crude Oil Company tract, a distance of 1249.59 feet to the Northeast corner of said General Crude Oil Company tract, said corner also being the Northwest corner of said Martron Tract III, being on the South line of that certain 95.773 acres tract, called therein Tract IX, conveyed to Mag Creek, LP by instrument recorded in Galveston County Clerk's File Number 9912478 and being marked by a found 2 inch pipe (bent);

THENCE North 87°30'45" East, along the South line of said Mag Creek, LP Tract IX; the South line of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2011051205; and the South line of MAGNOLIA CREEK, SECTION 7, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 28; of MAGNOLIA CREEK SECTION 1, PHASE 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 32; of MAGNOLIA CREEK, SECTION 1, PHASE 1, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 961; and of MAGNOLIA CREEK, SECTION 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 963, a distance of 11656.24 feet to the Northeast corner of said Matron Tract III, said corner also being the Northwest corner of that certain 516.9 gross acres tract conveyed to Lennar Homes of Texas Land and Construction, Ltd. by instrument recorded in Galveston County Clerk's File Number 2021021992 and being marked by a found 5/8 inch rod;

THENCE South 03°03'22" East, along the East line of said Martron Tract III, the West line of said Lennar Homes of Texas Land and Construction, Ltd. tract, and along the West line of said Duncan tract, a distance of 2314.97 feet to a reentrant corner of said Martron Tract III, said corner also being a Western corner of said Duncan tract and being marked by a found 2 inch pipe;

THENCE North 87°04'17" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 399.95 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 03°01'40" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.74 feet to the POINT OF BEGINNING and containing within said boundaries a calculated gross area of 735.661 acres (32,045,400 square feet) of land, more or less, SAVE AND EXCEPT that certain tract, called 3.16 acres, conveyed to the City of League City, for an extension of Maple Leaf Drive, by instrument recorded in Galveston County Clerk's File Number 2010059592.

LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH

LEGACY

A-01 (50'X120') 65 LOTS ±15.3 acres
A-02 MIDDLE SCHOOL ±26.0 acres
A-03 PARK ±1.5 acres
A-04 (50'X120') 99 LOTS ±23.2 acres
A-05 DETENTION ±19.3 acres
A-06 DRILL SITE ±3.0 acres
A-07 (60'X120') 17 LOTS ±5.2 acres
A-08 (70'X120') 48 LOTS ±16.6 acres
A-09 PARK ±1.5 acres
A-10 (70'X120') 66 LOTS ±23.0 acres
A-11 (60'X120') 98 LOTS ±29.0 acres
A-12 (50'X120') 109 LOTS ±25.5 acres
A-13 PARK ±1.5 acres
A-14 (50'X120') 109 LOTS ±25.5 acres
A-15 (60'X120') 140 LOTS ±41.2 acres
A-16 COM ±2.8 acres

B-01 DETENTION ±10.1 acres
B-02 DETENTION ±25.5 acres
B-03 (60'X120') 58 LOTS ±17.2 acres
B-04 (50'X120') 86 LOTS ±20.0 acres
B-05 (60'X120') 66 LOTS ±19.6 acres
B-06 (70'X120') 62 LOTS ±21.7 acres
B-07 REC CENTER ±3.1 acres
B-08 (70'X120') 34 LOTS ±12.0 acres
B-09 (70'X120') 34 LOTS ±12.0 acres
B-10 (60'X120') 81 LOTS ±24.0 acres
B-11 (50'X120') 40 LOTS ±9.4 acres
B-12 PARK ±1.6 acres
B-13 SFSP 93 LOTS ±21.8 acres
B-14 LAKE/DETENTION ±50.5 acres
B-15 SFSP 73 LOTS ±17.0 acres
B-16 LAKE/DETENTION ±52.4 acres
B-17 COM ±4.0 acres
B-18 COM ±2.0 acres

PROPOSED ERVIN STREET
PROPOSED LANDING BLVD
PROPOSED COLLECTOR
PROPOSED GRAND PARKWAY
PROPOSED MULDOON PARKWAY
PROPOSED WINFIELD PARKWAY
PROPOSED BAY AREA BOULEVARD
PROPOSED COLLECTOR ROAD
PROPOSED LANDING BOULEVARD (BY OTHERS)
MULDOON PARKWAY
MAPLE LEAF DR.
MCFARLAND RD.
MAGNOLIA BAYOU DRIVE
FUTURE MAPLE LEAF DR. (BY OTHERS)
FUTURE HOBBS RD. (BY OTHERS)
F.M. 517

WESTLAND RANCH
DUNCAN TRACT
PEDREGAL

Freshwater Canal
Powerline Easement
Pipeline Easements
Clear Creek ISD
Santa Fe ISD
Glenn Creek ISD

Magnolia Creek
Brittany Lakes
Sedona Sec 6
Sedona Sec 8
Tallow Forest
Prairie Estates

± 735.7 AC. LLOYD TRACT NORTH PUD - CONCEPT PLAN

EXHIBIT E

0 250 500 1000

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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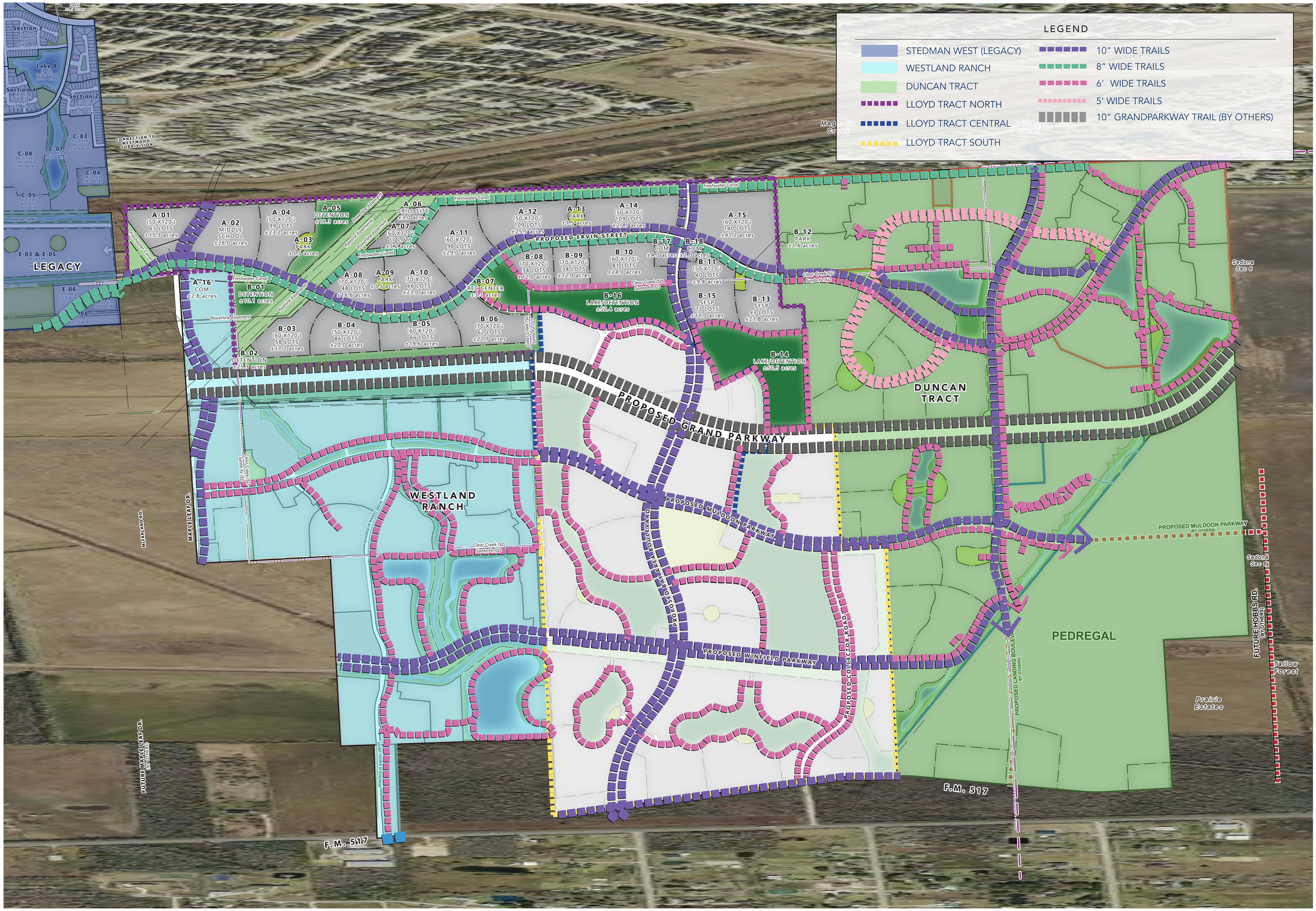

± 735.7 AC. LLOYD TRACT NORTH PUD - AMENITIES & OPEN SPACE

EXHIBIT F

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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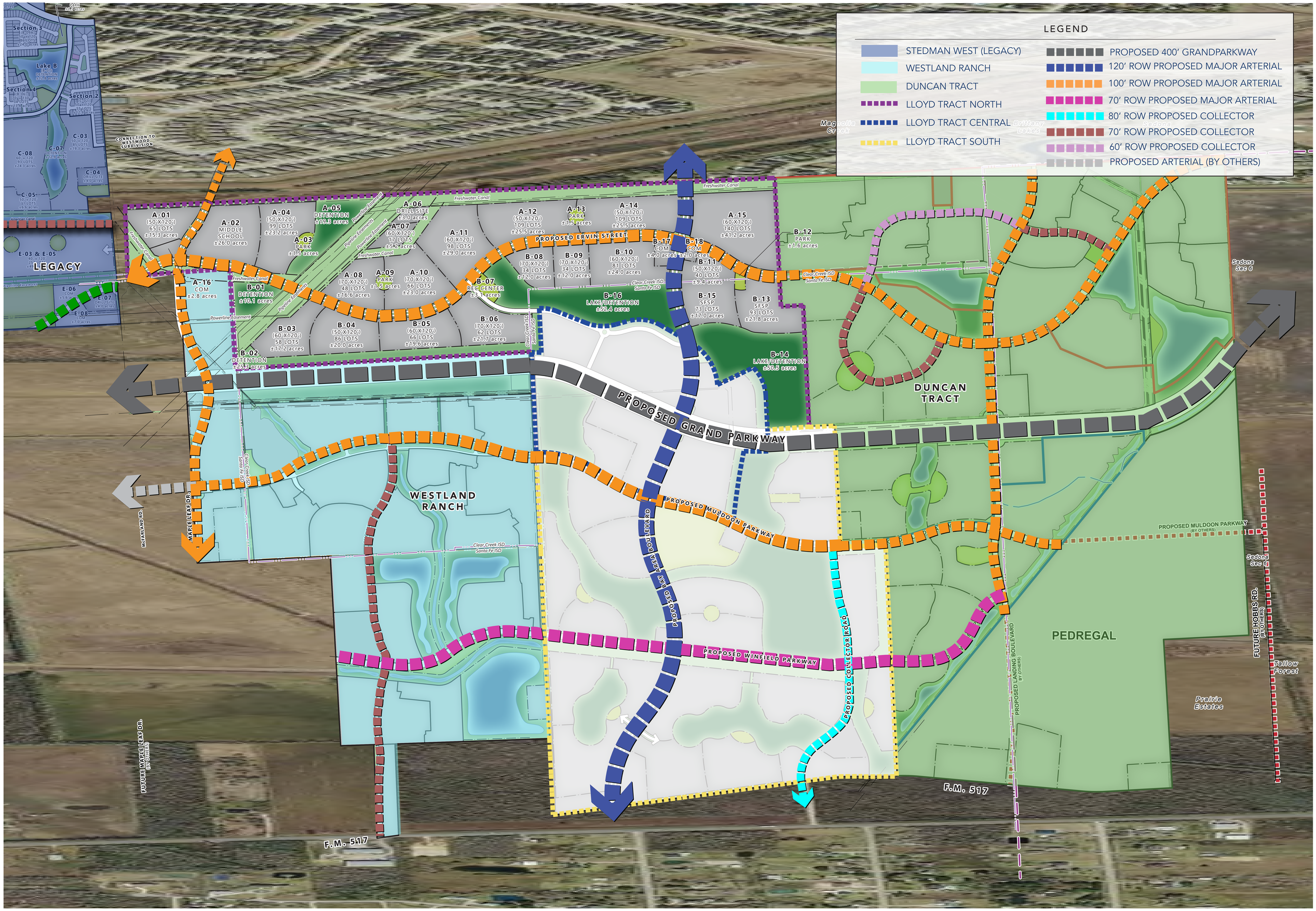

± 735.7 AC. LLOYD TRACT NORTH PUD - STREET & CIRCULATION

EXHIBIT G

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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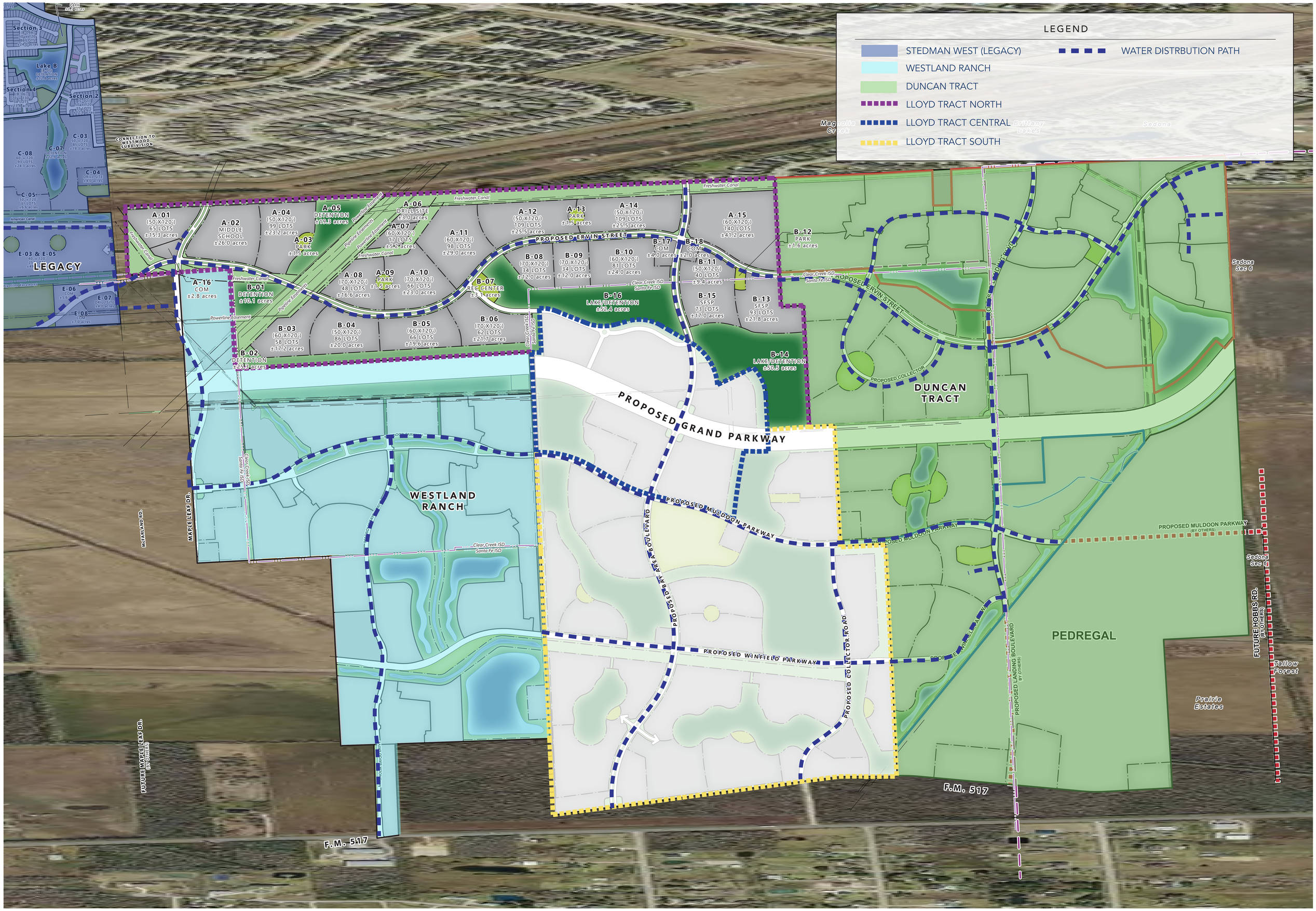

± 735.7 AC. LLOYD TRACT NORTH PUD - CONCEPTUAL WATER DISTRIBUTION

EXHIBIT H

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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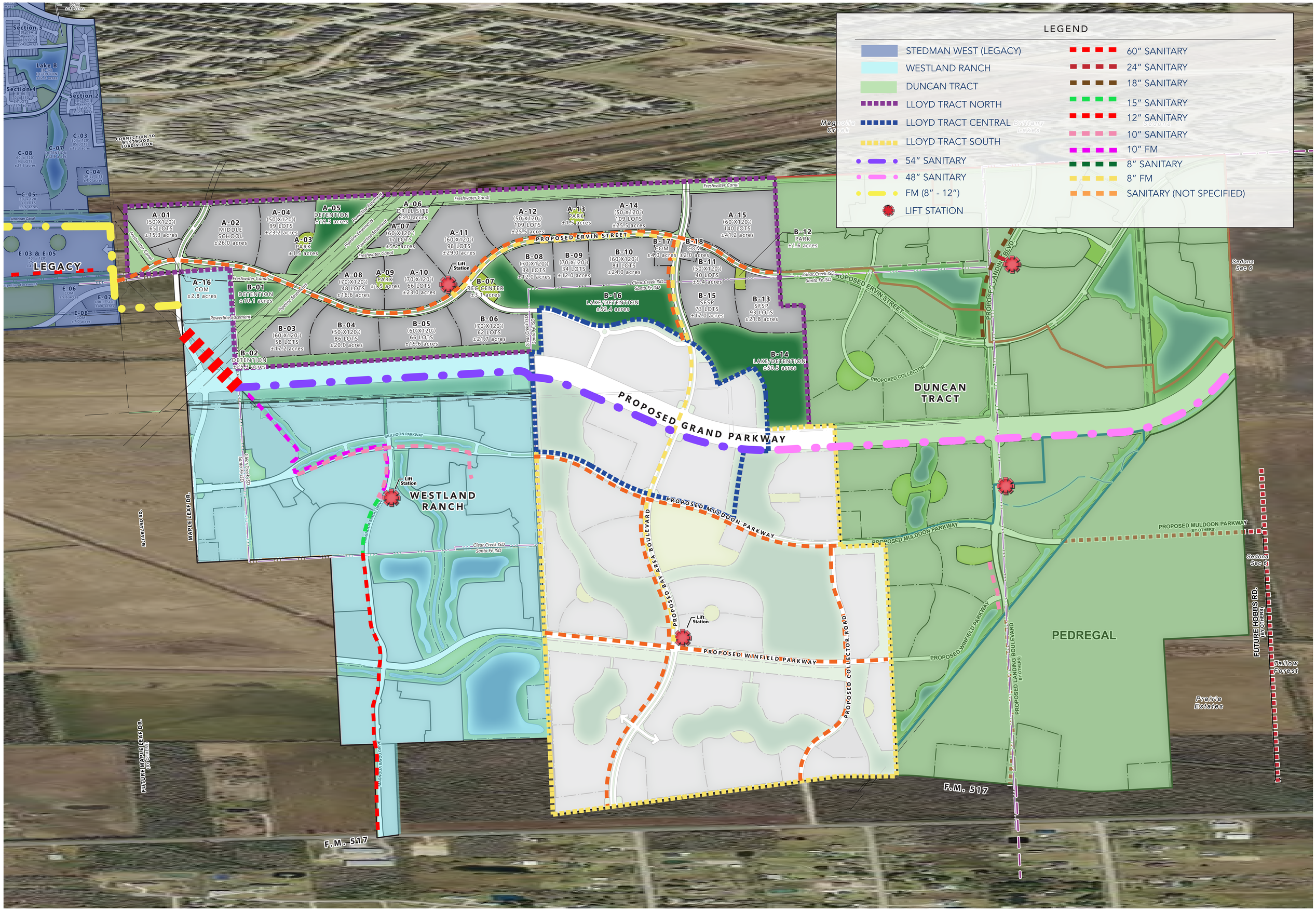

± 735.7 AC. LLOYD TRACT NORTH PUD - CONCEPTUAL WASTEWATER COLLECTION SYSTEM

EXHIBIT I

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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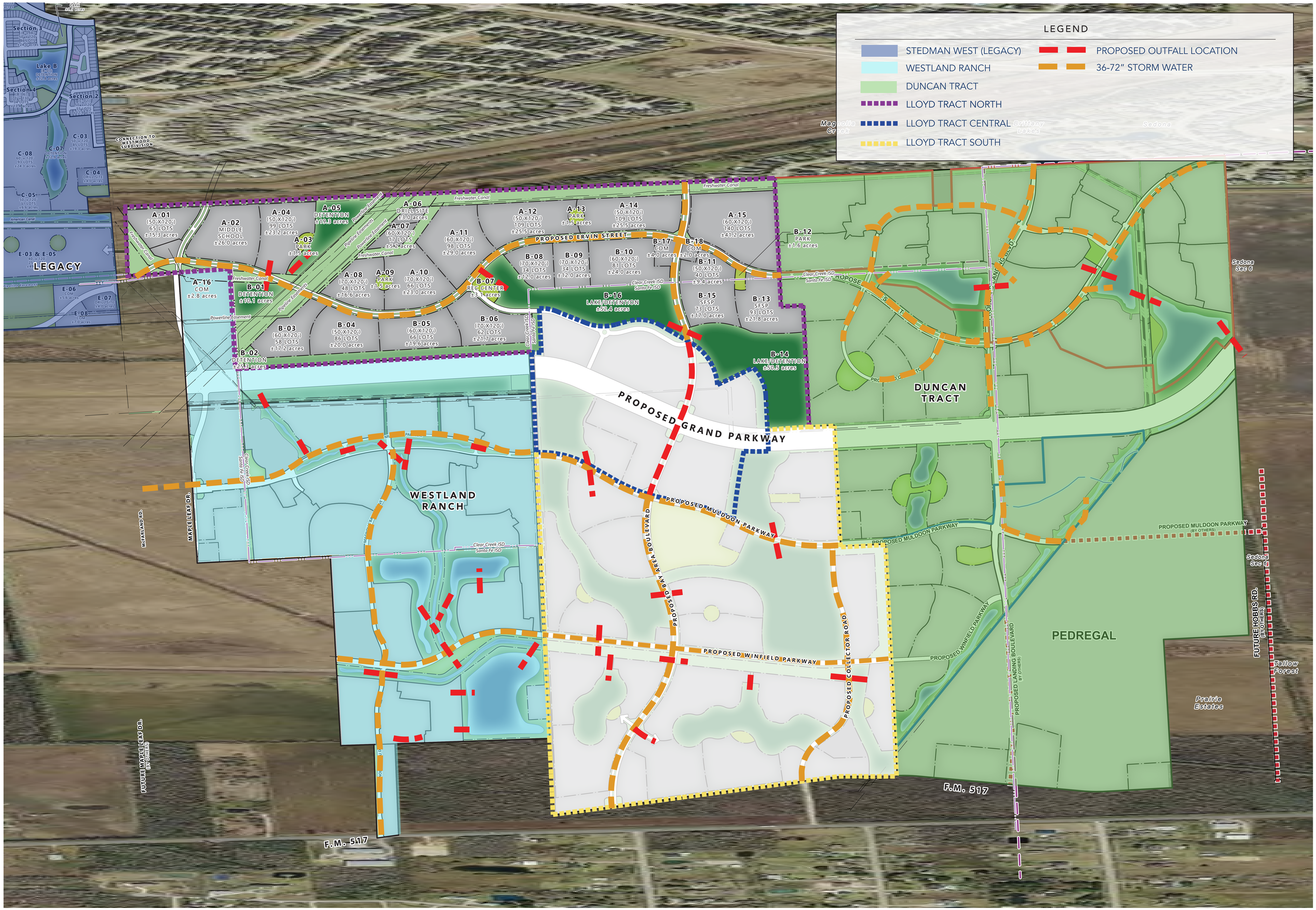

± 735.7 AC. LLOYD TRACT NORTH PUD - CONCEPTUAL STORMWATER DRAINAGE SYSTEM

EXHIBIT J

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH
- OVERHEAD POWER (CONCRETE POLES)
- OVERHEAD POWER (WOODEN POLES)
- UNDERGROUND POWER
- OVERHEAD POWER (CONCRETE POLES) SUBJECT TO PUD SECTION VI.7

LEGACY

Section 3 (B-09/A-17) 90'x120' 86 LOTS ±24.0 acres

Lake B (B-07) DETENTION ±28.0 acres

Section 4 (B-10/A-18) 50'x120' 94 LOTS ±13.4 acres

Section 2 (B-08/A-16) 50'x120' 54 LOTS ±12.9 acres

C-03 50'x120' 85 LOTS ±19.3 acres

C-04 DRILLSITE ±4.0 acres

C-07 DETENTION ±12.0 acres

C-08 60'x120' 93 LOTS ±24.3 acres

C-05 50'x120' 51 LOTS ±6.6 acres

E-03 & E-05 40'x120' 251 LOTS ±49.1 acres

E-06 COM ±5.0 acres

E-07 DRILLSITE ±4.0 acres

E-08 COM ±7.0 acres

CONNECTION TO WESTWOOD SUBDIVISION

A-01 (50'X120') 65 LOTS ±15.3 acres

A-02 MIDDLE SCHOOL ±26.0 acres

A-04 (50'X120') 99 LOTS ±23.2 acres

A-05 DETENTION ±19.3 acres

A-06 DRILL SITE ±3.0 acres

A-07 (60'X120') 17 LOTS ±5.2 acres

A-03 PARK ±11.5 acres

A-11 (60'X120') 98 LOTS ±29.0 acres

A-12 (50'X120') 109 LOTS ±25.5 acres

A-13 PARK ±1.5 acres

A-14 (50'X120') 109 LOTS ±25.5 acres

A-15 (60'X120') 140 LOTS ±41.2 acres

B-12 PARK ±11.6 acres

PROPOSED ERVIN STREET

B-17 COM ±4.0 acres

B-18 COM ±2.0 acres

B-11 (50'X120') 40 LOTS ±9.4 acres

B-08 (70'X120') 34 LOTS ±12.0 acres

B-09 (70'X120') 34 LOTS ±12.0 acres

B-10 (60'X120') 81 LOTS ±24.0 acres

A-16 COM ±2.8 acres

B-01 DETENTION ±10.1 acres

A-08 (70'X120') 48 LOTS ±16.6 acres

A-09 PARK ±1.5 acres

A-10 (70'X120') 66 LOTS ±23.0 acres

B-07 REC. CENTER ±3.1 acres

B-16 LAKE/DETENTION ±52.4 acres

B-15 SFSP 73 LOTS ±17.0 acres

B-13 SFSP 93 LOTS ±21.8 acres

B-03 (60'X120') 58 LOTS ±17.2 acres

B-04 (50'X120') 86 LOTS ±20.0 acres

B-05 (60'X120') 66 LOTS ±19.6 acres

B-06 (70'X120') 62 LOTS ±21.7 acres

B-02 DETENTION ±25.3 acres

B-14 LAKE/DETENTION ±50.5 acres

PROPOSED GRAND PARKWAY

PROPOSED COLLECTOR

DUNCAN TRACT

WESTLAND RANCH

PROPOSED MULDOON PARKWAY

PROPOSED BAYLEA BOULEVARD

PROPOSED WINFIELD PARKWAY

PROPOSED COLLECTOR ROAD

PROPOSED LANDING BOULEVARD (BY OTHERS)

PEDREGAL

FUTURE HOBBS RD. (BY OTHERS)

FUTURE MAPLE LEAF DR. (BY OTHERS)

MAPLE LEAF DR.

McFARLAND RD.

F.M. 517

Freshwater Canal

Powerline Easement

Pipeline Easement

Clear Creek ISD

Santa Fe ISD

Magnolia Creek

Brittany Lakes

Sedona

Sedona Sec 6

Sedona Sec 5

Tallow Forest

Prairie Estates

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LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH
- PHASE I

Section 3 (80'x70' 90'x120' 88'x120' 24.0 acres)
Lake B (DET. DETENTION ±28.6 acres)
Section 4 (60'x120' 50'x120' 54'x120' ±34.0 acres)
Section 2 (60'x120' 50'x120' 55'x120' 29.0 acres)
C-03 (50'x120' 85 LOTS ±19.3 acres)
C-08 (60'x120' 93 LOTS ±24.3 acres)
C-07 DETENTION ±20.0 acres
C-04 DRILL SITE ±4.0 acres
C-05 (50'x120' 51 LOTS ±16.6 acres)
CONNECTION TO WESTWOOD SUBDIVISION
American Canal
E-03 & E-05 (40'x120' 215 LOTS ±49.0 acres)
LEGACY
E-06 COM ±5.6 acres
E-07 DRILL SITE ±4.0 acres
E-08 COM ±7.0 acres
Pipeline Easement
Magnolia Creek
Brittany Lakes
Sedona Sec 6
A-01 (50'X120') 65 LOTS ±15.3 acres
A-02 MIDDLE SCHOOL ±26.0 acres
A-04 (50'X120') 99 LOTS ±23.2 acres
A-03 PARK ±11.5 acres
A-05 DETENTION ±19.3 acres
A-06 DRILL SITE ±3.0 acres
A-07 (60'X120') 17 LOTS ±5.2 acres
A-11 (60'X120') 98 LOTS ±29.0 acres
A-12 (50'X120') 109 LOTS ±25.5 acres
A-13 PARK ±1.5 acres
A-14 (50'X120') 109 LOTS ±25.5 acres
A-15 (60'X120') 140 LOTS ±41.2 acres
B-12 PARK ±1.6 acres
Freshwater Canal
Powerline Easement
PROPOSED ERVIN STREET
A-16 COM ±2.8 acres
B-01 DETENTION ±10.1 acres
A-08 (70'X120') 48 LOTS ±16.6 acres
A-09 PARK ±1.5 acres
A-10 (70'X120') 66 LOTS ±23.0 acres
B-07 REC. CENTER ±3.1acres
B-08 (70'X120') 34 LOTS ±12.0 acres
B-09 (70'X120') 34 LOTS ±12.0 acres
B-10 (60'X120') 81 LOTS ±24.0 acres
B-17 COM ±4.0 acres
B-18 COM ±2.0 acres
B-11 (50'X120') 40 LOTS ±9.4 acres
B-16 LAKE/DETENTION ±52.4 acres
B-15 SFSP 73 LOTS ±17.0 acres
B-13 SFSP 93 LOTS ±21.8 acres
Clear Creek ISD
Santa Fe ISD
PROPOSED LANDING BLVD.
B-03 (60'X120') 58 LOTS ±17.2 acres
B-04 (50'X120') 86 LOTS ±20.0 acres
B-05 (60'X120') 66 LOTS ±19.6 acres
B-06 (70'X120') 62 LOTS ±21.7 acres
B-02 DETENTION ±25.5 acres
B-14 LAKE/DETENTION ±50.5 acres
PROPOSED COLLECTOR
DUNCAN TRACT
PROPOSED GRAND PARKWAY
MULDOON PARKWAY
WESTLAND RANCH
Glenn Creek ISD
Santa Fe ISD
MAGNOLIA BAYOU DRIVE
PROPOSED MULDOON PARKWAY (BY OTHERS)
PROPOSED BAY AREA BOULEVARD
PROPOSED COLLECTOR ROAD
PROPOSED WINFIELD PARKWAY
PROPOSED LANDING BOULEVARD (BY OTHERS)
PEDREGAL
FUTURE HOBBS RD. (BY OTHERS)
Tallow Forest
Prairie Estates
McFARLAND RD.
MAPLE LEAF DR.
FUTURE MAPLE LEAF DR. (BY OTHERS)
F.M. 517

± 735.7 AC. LLOYD TRACT NORTH PUD - PHASING PLAN

EXHIBIT L

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

0 250 500 1000

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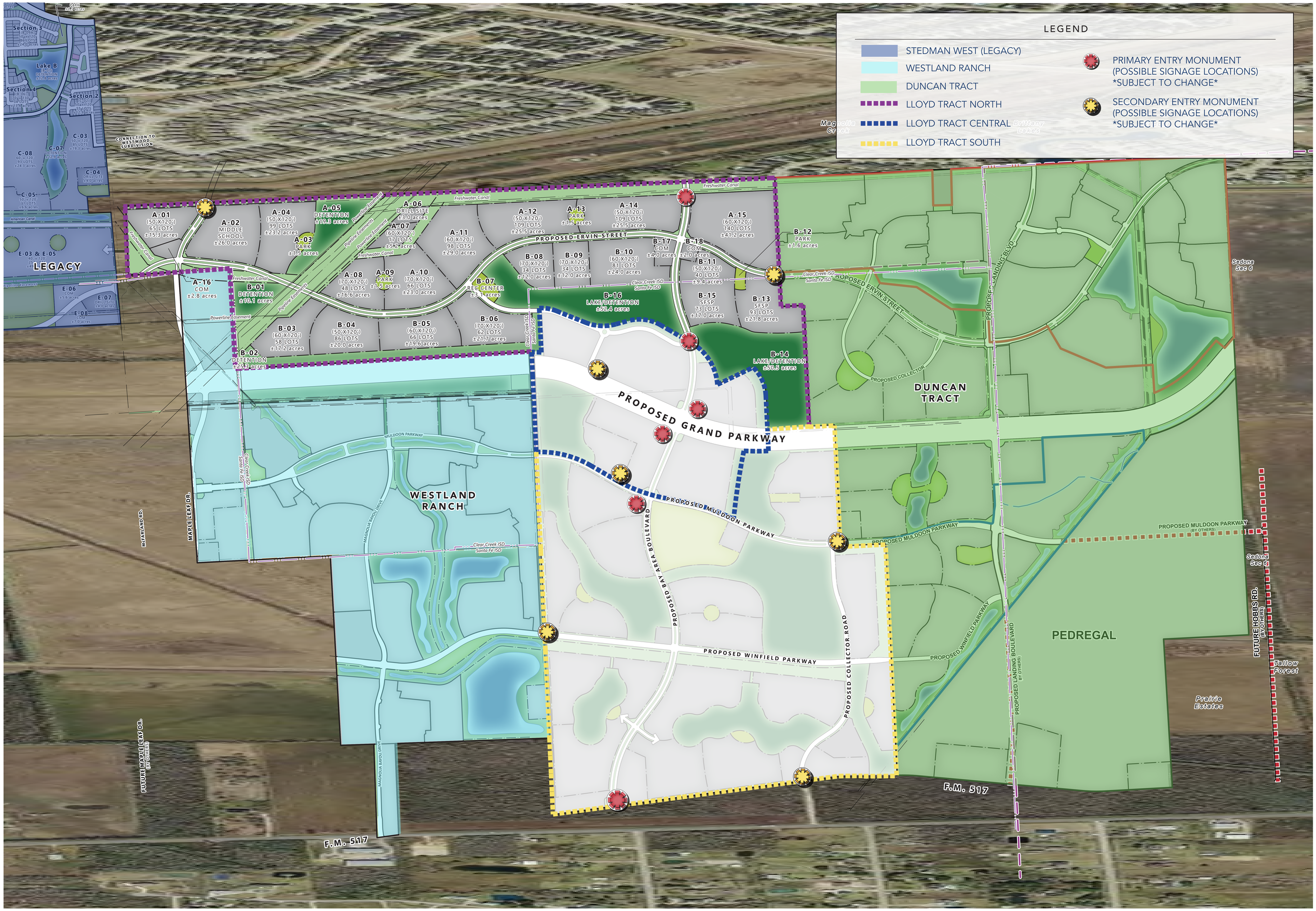

± 735.7 AC. LLOYD TRACT NORTH PUD - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT M

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_North_Combined Exhibits_05-09-2025.indd"

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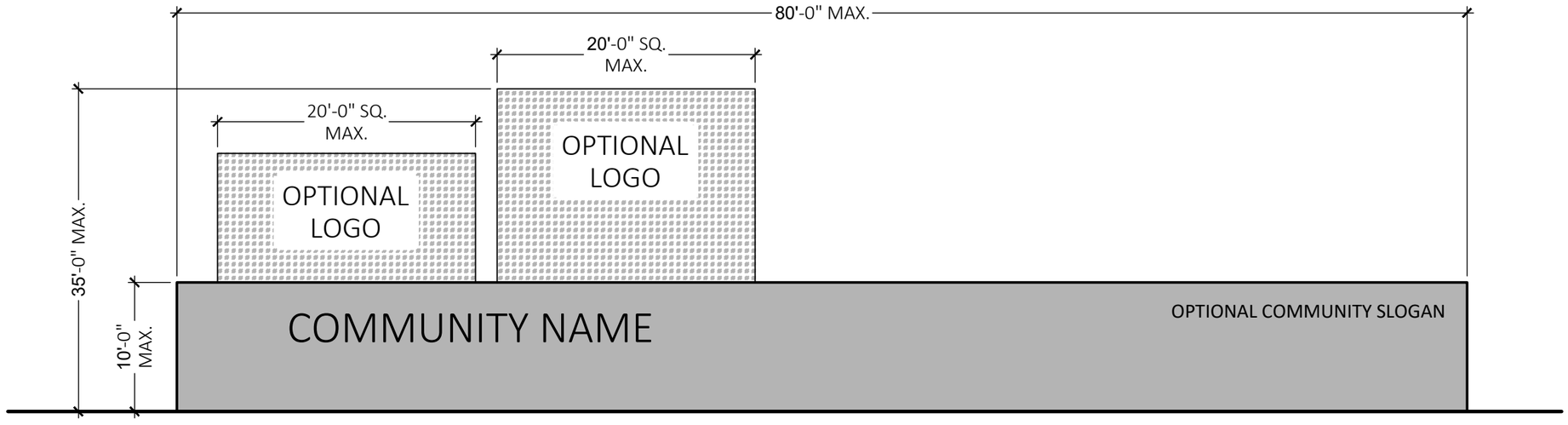
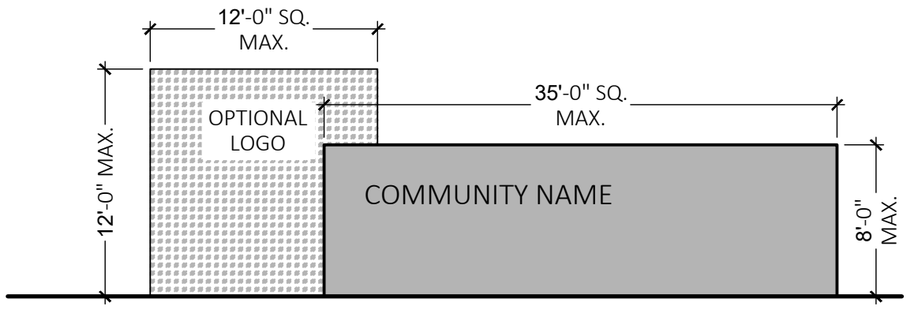
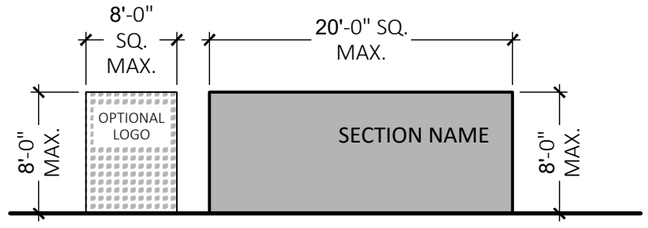


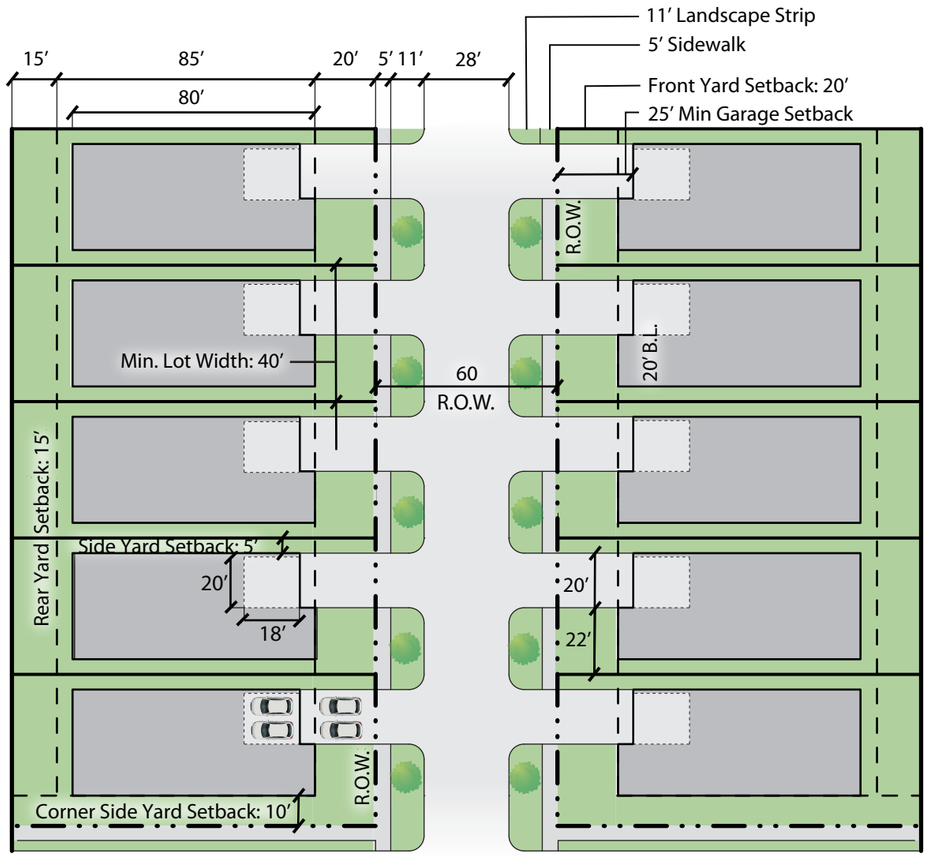
PRIMARY ENTRY MONUMENTS



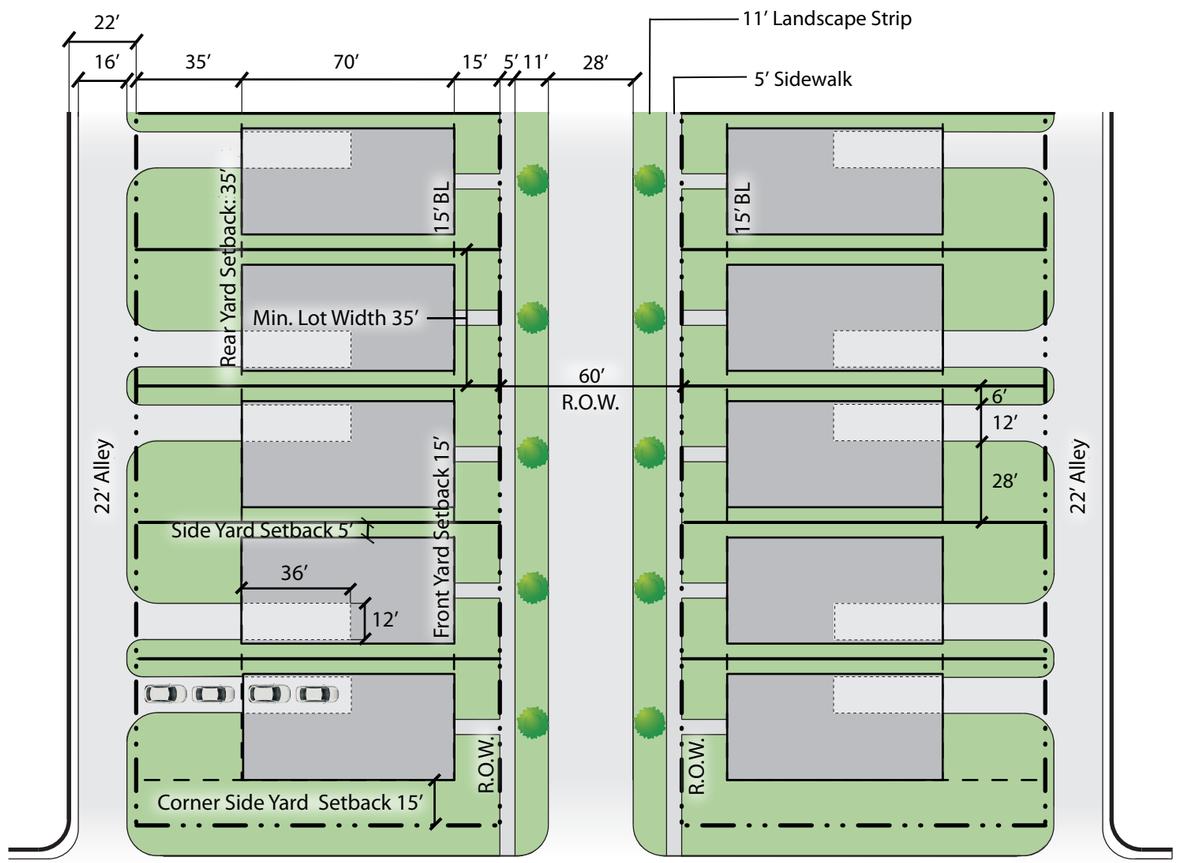
SECONDARY ENTRY MONUMENTS



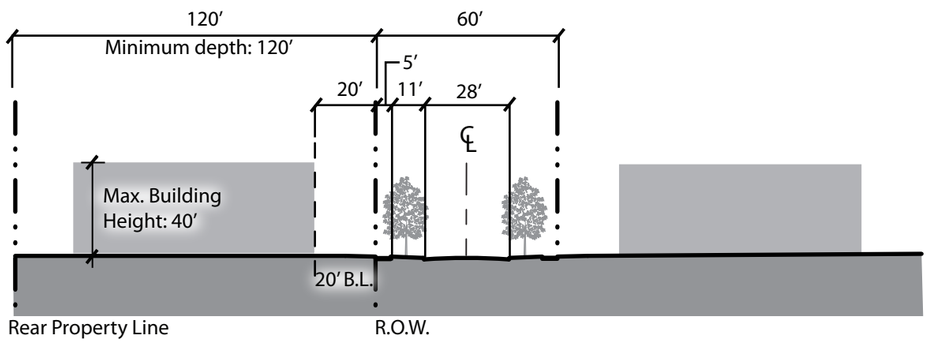
RESIDENTIAL ENTRY MONUMENTS

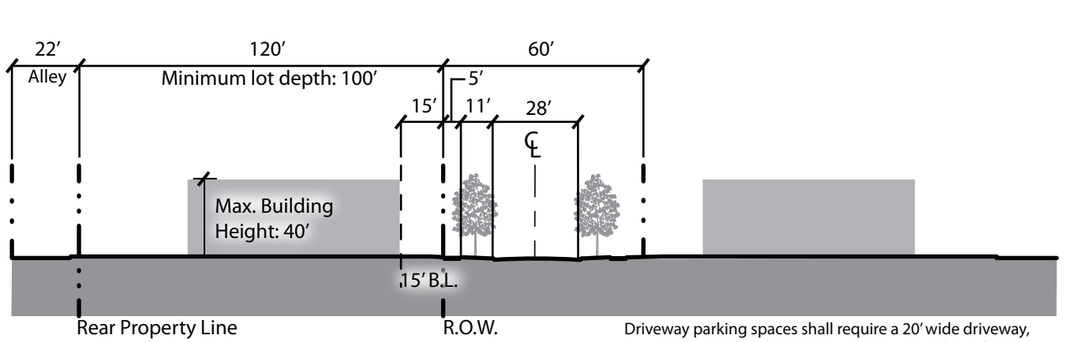


A. Front Loaded Detached Lots



B. Rear Loaded (Alley) Detached Lots





Driveway parking spaces shall require a 20′ wide driveway, or a 12′ wide minimum driveway with a 35′ setback from the edge of right-of-way.

EXHIBIT O

Planned Unit Development

Specialty Product Exhibits for Front Load and Alley Products

LLOYD TRACT NORTH

League City, Texas

North

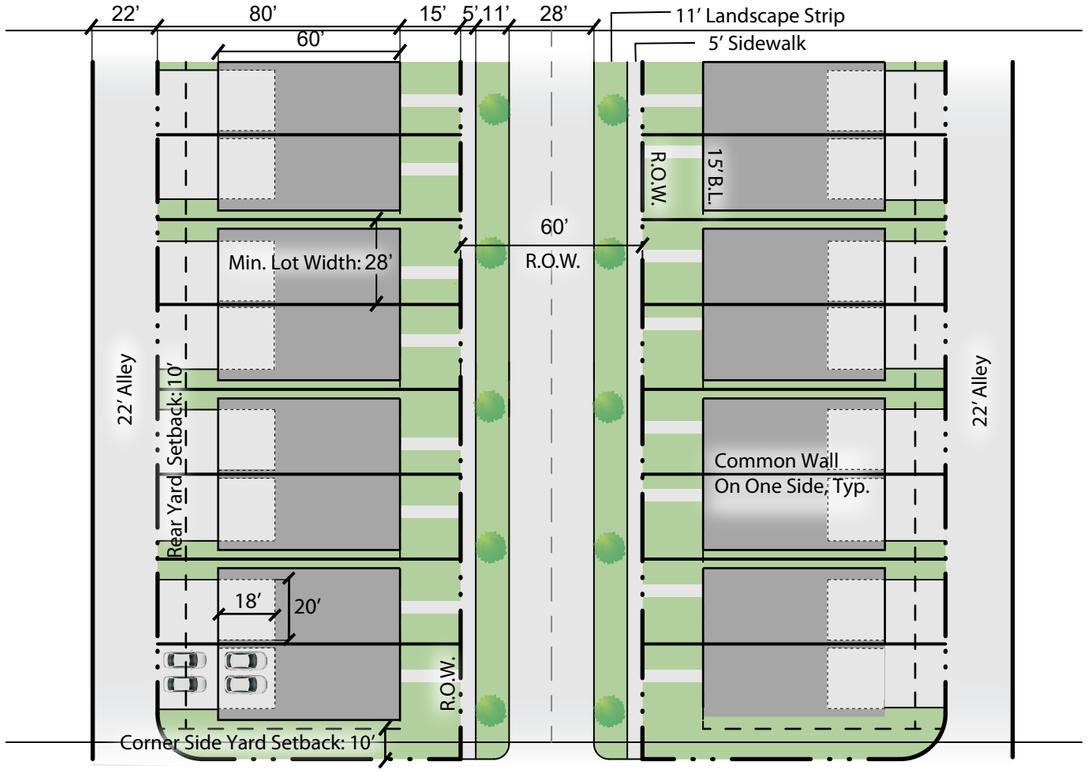
0 25 50 100

Prepared For:

HINES

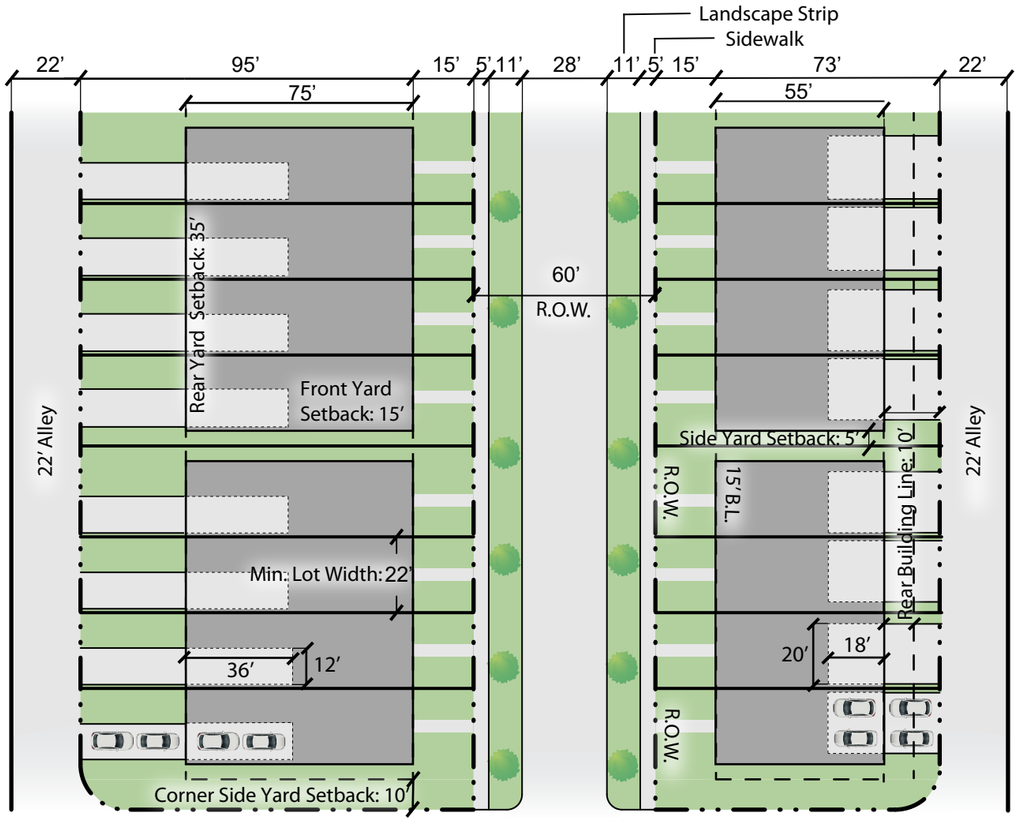
Reference Date: 05.14.25

LJA PLANNING & LANDSCAPE ARCHITECTURE



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

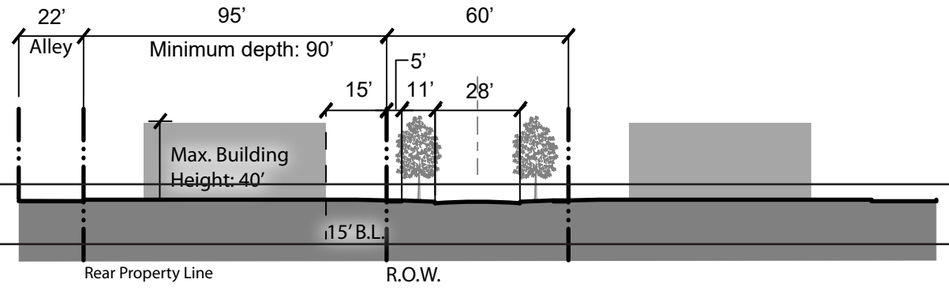
Note:
Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from edge of right-of-way.



Note:
Driveway parking spaces shall require a 20’ wide driveway or a 12’wide minimum driveway with a 35’ setback from edge of right-of-way.

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

C. Rear Loaded (Alley) Attached Lots



D. Rear Loaded (Alley) Townhome Lots

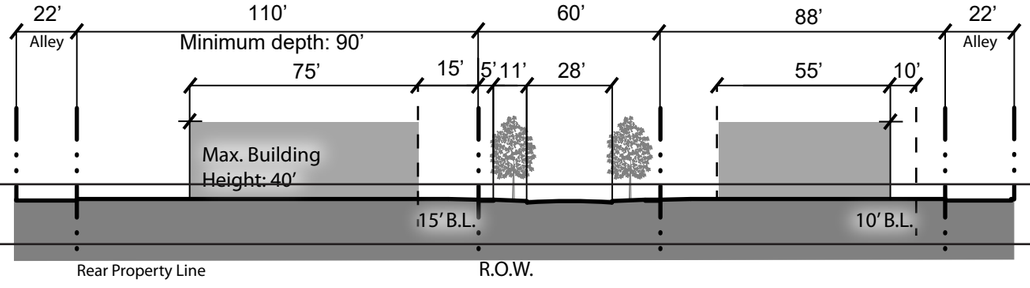


EXHIBIT P

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

LLOYD TRACT NORTH

League City, Texas

North

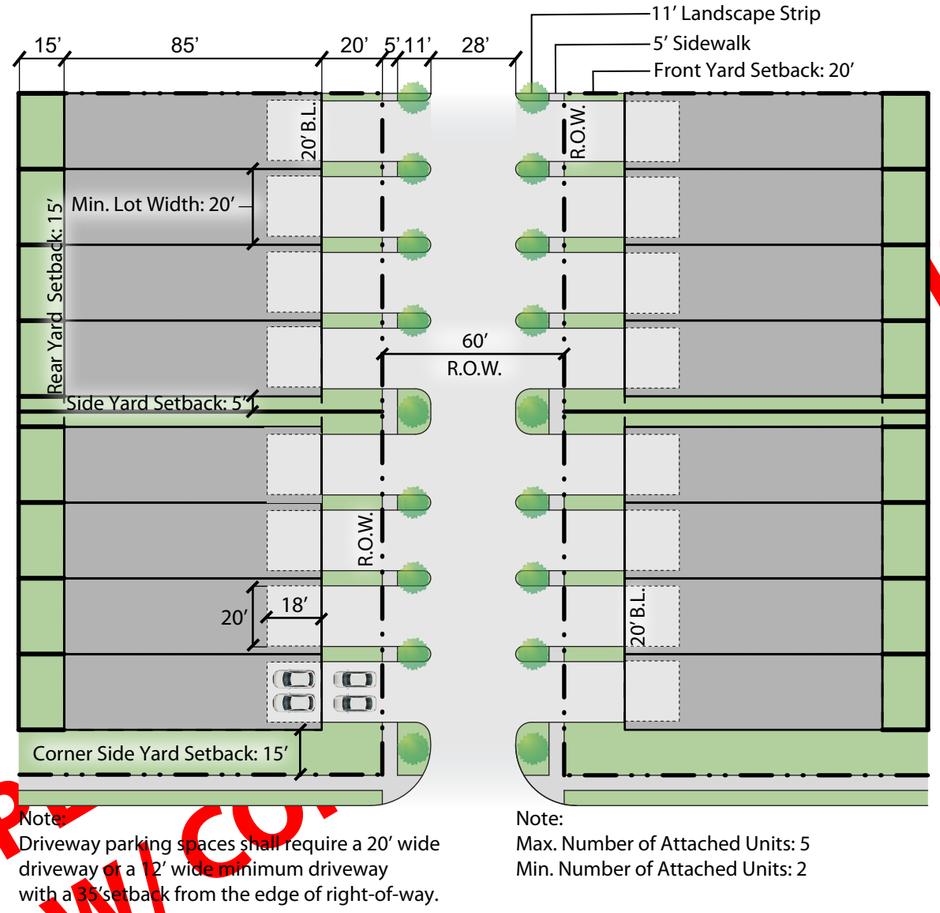
0 25 50 100

Prepared For:

HINES

Reference Date: 05.14.25

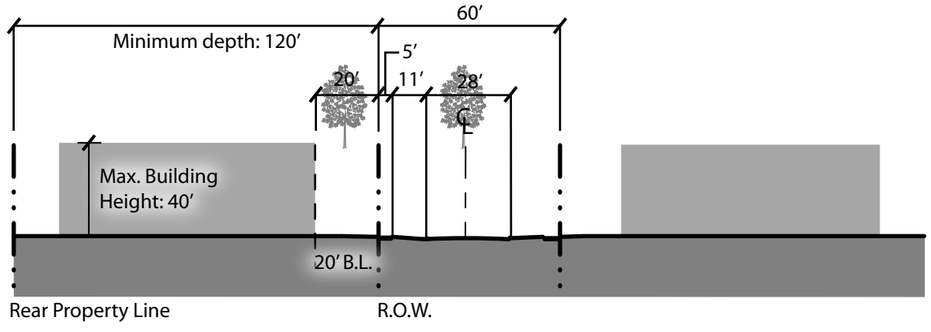
LJA
PLANNING & LANDSCAPE ARCHITECTURE



Note:
Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the edge of right-of-way.

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

E. Front Loaded Townhome Lots



UPDATE PER W/CO

EXHIBIT Q

Planned Unit Development

Specialty Product Exhibits for Front Loaded Townhome Products

LLOYD TRACT NORTH

League City, Texas

North

0 25 50 100

Prepared For:
HINES

Reference Date: 05.14.25

LJA
PLANNING & LANDSCAPE ARCHITECTURE

Attachment #4

Lloyd Tract Central

Planned Unit Development

Overlay District

Prepared for:

Ellen Lloyd Cummins, Martron, LLC, and JAC Interests, Ltd.

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

May 2025

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Exhibit E – Conceptual Land Use Plan
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Exhibit I – Conceptual Wastewater Collection System
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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 work 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.

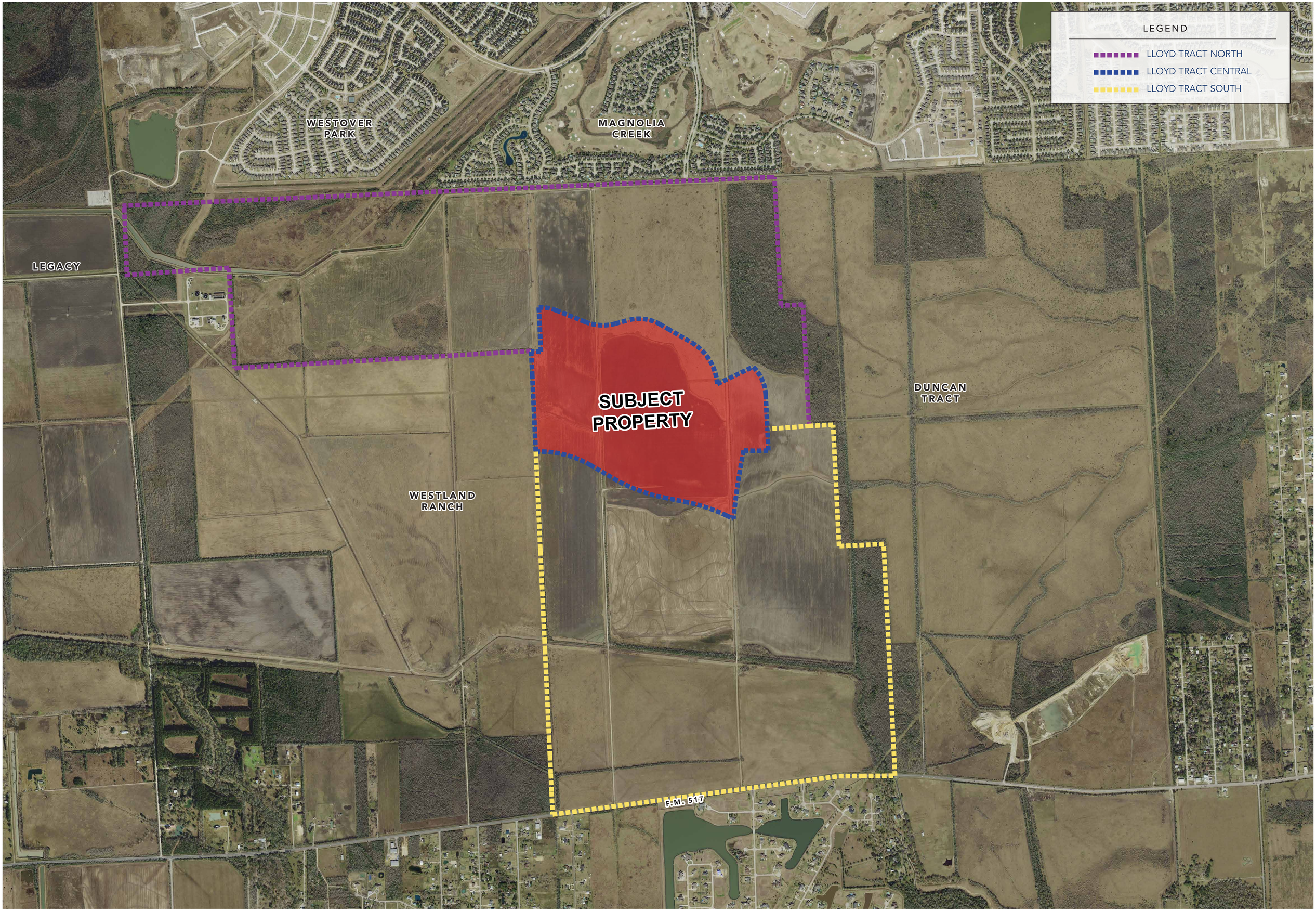
1. The street and circulation system shall be developed in accordance with the Street and Circulation System as stated in Section V.2 – Street and Circulation System.
2. All commercial development shall be regulated by the standards set forth in Section V.3 and V.4
3. All relevant multi-family development 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.



LJA

± 245.0 AC. LLOYD TRACT CENTRAL PUD - AREA LOCATION MAP

EXHIBIT A

N

0 250 500 1000

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_Central_Combined Exhibits_05-14-2025.indd"

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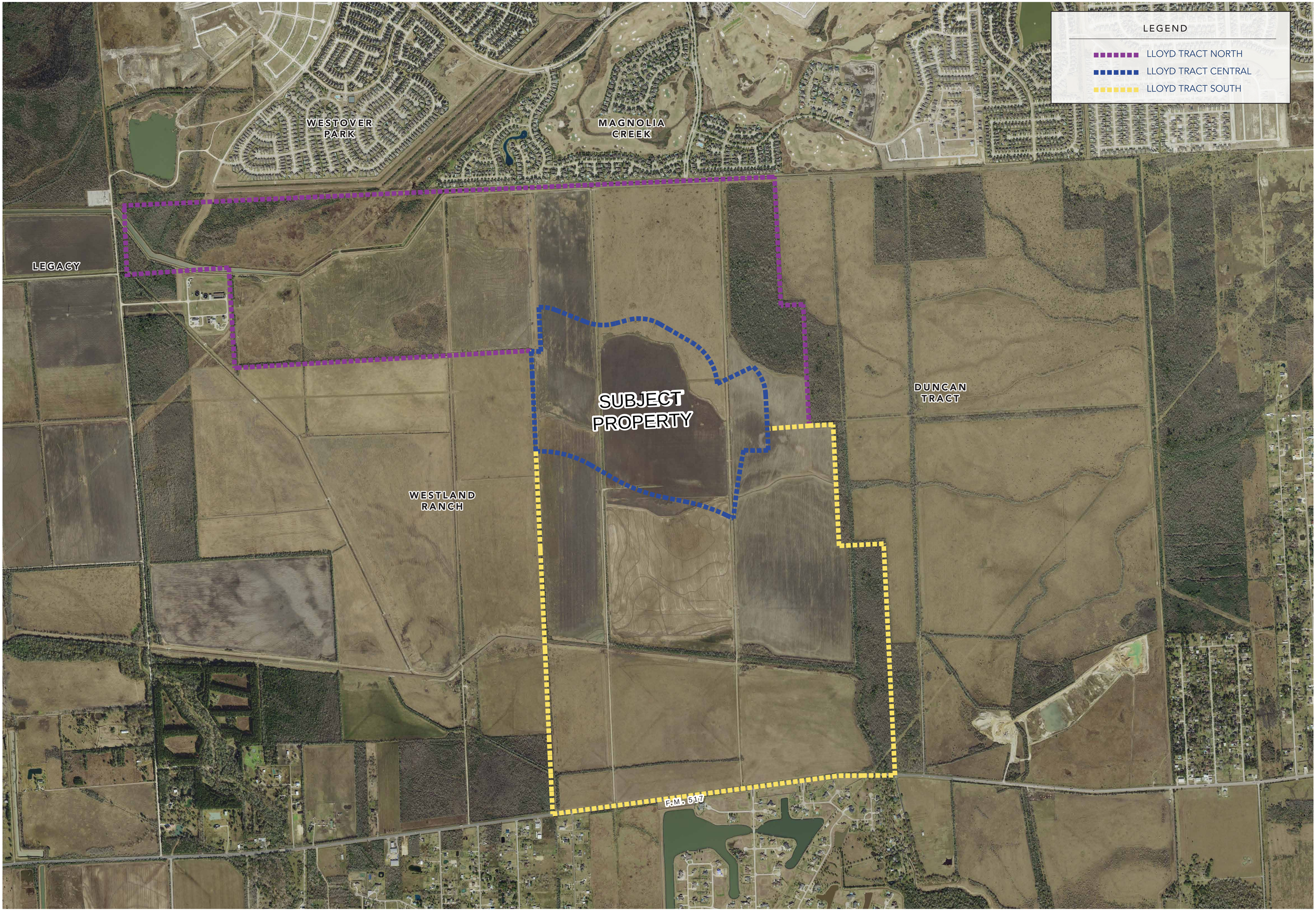

± 245.0 AC. LLOYD TRACT CENTRAL PUD - PROJECT AERIAL MAP

EXHIBIT B

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_Central_Combined Exhibits_05-14-2025.indd"

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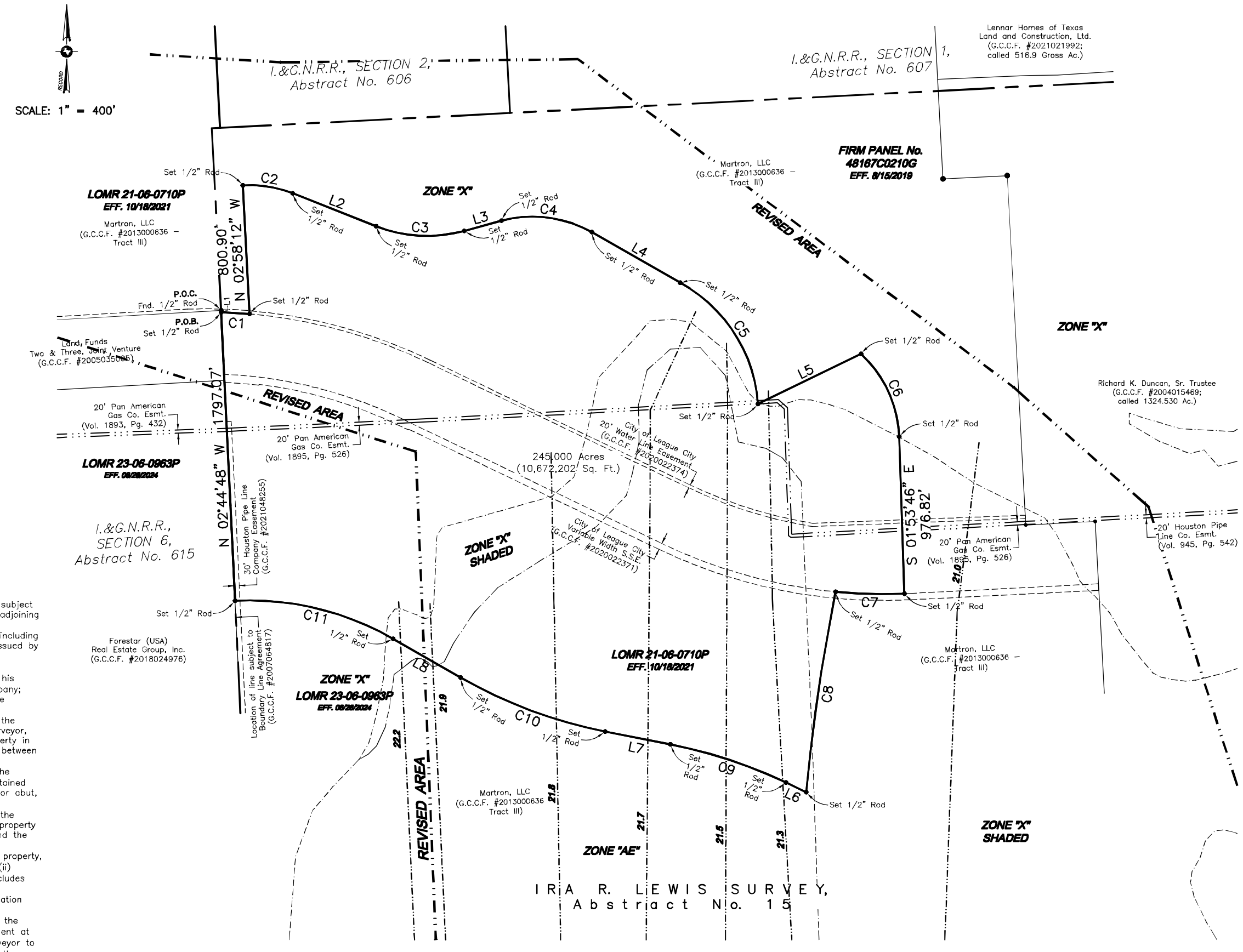
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3200.00'	176.11'	3°09'12"	S 86°39'27" E	176.09'
C2	735.00'	316.36'	24°39'40"	S 80°49'42" E	313.92'
C3	865.00'	557.74'	36°56'38"	S 86°58'11" E	548.13'
C4	768.32'	579.70'	43°13'47"	S 82°47'38" E	566.04'
C5	935.78'	934.10'	57°11'34"	S 32°41'03" E	895.80'
C6	750.00'	581.64'	44°26'03"	S 24°42'38" E	567.17'
C7	3185.00'	428.43'	7°42'25"	N 88°27'24" W	428.10'
C8	12575.37'	1260.00'	5°44'27"	S 08°20'33" W	1259.48'
C9	3050.00'	758.92'	14°15'24"	N 71°43'56" W	756.96'
C10	2950.00'	963.56'	18°42'52"	N 69°30'12" W	959.28'
C11	1800.00'	1024.72'	32°37'04"	N 76°27'18" W	1010.94'

LINE	BEARING	DISTANCE
L1	S 02°44'48" E	12.30'
L2	S 68°29'52" E	558.05'
L3	N 74°33'30" E	240.56'
L4	S 60°08'46" E	633.40'
L5	N 64°07'18" E	712.65'
L6	N 64°36'14" W	139.47'
L7	N 78°51'38" W	413.41'
L8	N 60°08'46" W	483.49'

LEGEND

A.E.	Overhead Aerial Easement
G.C.A.D.	Galveston County Appraisal District
G.C.C.F.	Galveston County Clerk's File
G.C.D.R.	Galveston County Deed Records
G.C.M.R.	Galveston County Map Records
GEO ID	Geographic ID
LOMR	Letter Of Map Revision
Pg.	Page
S.S.E.	Sanitary Sewer Easement
U.E.	Utility Easement
Vol.	Volume
— OHUL — OHUL — OHUL —	Overhead Utility Line
·x·x·x·x·x·x·x·x·x·	Barbwire Fence
— — —	Abstract Lines
REVISED AREA	FEMA Flood Zone
ZONE "X" / ZONE "AE"	FEMA Flood Zone
—··—20.5—··—	100 YR. WSEL



PROPERTY DESCRIPTION

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.

I hereby certify that:
1) This survey accurately 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.
2) 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 Commitment For Title Insurance issued by Fidelity National Title Insurance Company, issued August 23, 2022, GF Number CH-7655-1076552200239-JL.
3) 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 Martron LLC, a Texas limited liability company; J.A.C. Interests, Ltd., a Texas limited partnership; Ellen Lloyd Cummins; and Fidelity National Title Insurance Company.
4) 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, gores, overlaps or conflicts existing between the perimeter boundary lines of the subject property or any abutting or adjacent property.
5) 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).
6) 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.
7) 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.
8) This survey contains the surveyor's name, seal, address, telephone number, and job identification number.
9) 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.
10) This survey contains a Legend labeling and explaining all symbols used to depict all matters shown on the survey plat.
11) This survey (i) complies with the most current Minimum Standards of Practice for Professional Land Surveyors, and (ii) substantially complies with the Standards and Specifications for a Category 1A, Condition III Land Title Survey pursuant to the most current edition of the Manual of Practice for Land Surveying in the State of Texas as published by the Texas Society of Professional Land Surveyors.
12) This survey states the basis of bearings used in connection with preparing this survey.
13) This survey accurately depicts the lines of all original subdivisions, survey, league, land grant and abstract lines (with appropriate labeling and numbering) that affect the subject property, and contains a recital of same in the metes and bounds description prepared by the surveyor for the subject property.

I hereby certify that on the below date, the herein described property, 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.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

STATE OF TEXAS · REGISTERED · STEPHEN C. BLASKEY · 5856 · PROFESSIONAL · LAND SURVEYOR

REVISED:	APRIL 4, 2025
SURVEY DATE:	AUGUST 19, 2022
FILE No.:	0606-0002-0000-000
DRAFTING:	RGW
JOB No.:	25-0149 PUD CENTRAL

High Tide Land Surveying LLC.

GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

Exhibit C

NOTES:
1) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for this area of League City, this 245.000 acre tract lies on FEMA FIRM 48167C0210G, effective date 08/15/2019, Zone AE, Shaded X, and Zone X with LOMR 21-06-0710P, effective date 10/18/2021 and LOMR 23-06-0963P, effective date 06/28/2024. The base flood elevation for this area ranges between 21.9' and 21.0'. LOMR and zone boundaries shown hereon are approximate.
2) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSD 57 (AW5499). All units are expressed in U.S. Survey Feet.
3) Fidelity National Title Insurance Company GF No.: CH-7655-1076552200239-JL
Issue Date: August 23, 2022

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;

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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;

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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;

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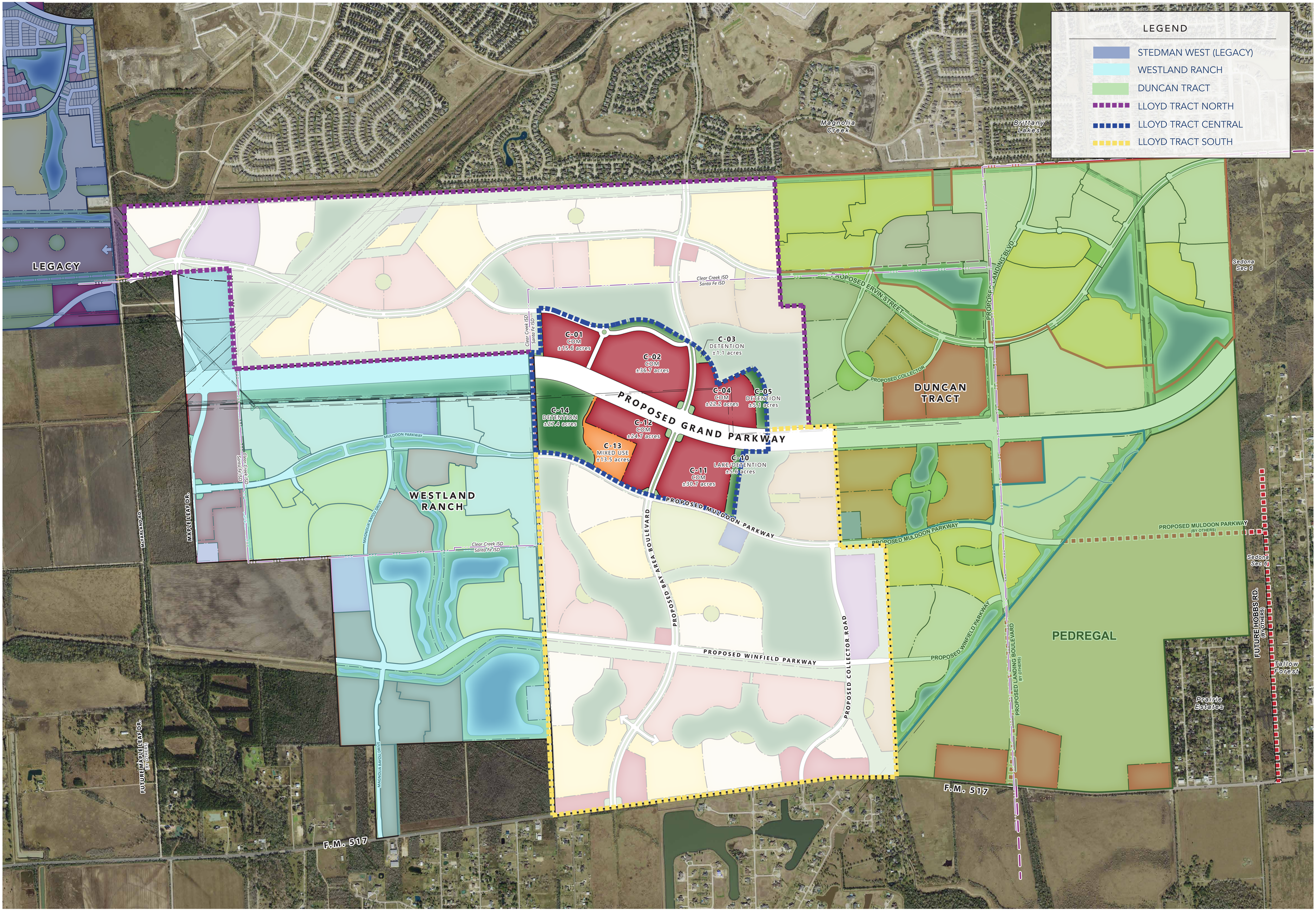
THENCE North 60°08'46" West, a distance of 483.49 feet to the point of curvature of a tangent curve to the left and being marked by a set 1/2 inch rod;

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.



± 245.0 AC. LLOYD TRACT CENTRAL PUD - CONCEPT PLAN

EXHIBIT E

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_Central_Combined Exhibits_05-14-2025.indd

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LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH
- 10" WIDE TRAILS
- 8" WIDE TRAILS
- 6' WIDE TRAILS
- 5' WIDE TRAILS
- 10" GRANDPARKWAY TRAIL (BY OTHERS)

LEGACY

WESTLAND RANCH

DUNCAN TRACT

PEDREGAL

C-01 COM ±15.6 acres

C-02 COM ±36.7 acres

C-03 DETENTION ±1.1 acres

C-04 COM ±22.2 acres

C-05 DETENTION ±5.1 acres

C-10 LAKE/DETENTION ±5.6 acres

C-11 COM ±30.7 acres

C-12 COM ±24.7 acres

C-13 MIXED USE ±13.5 acres

C-14 DETENTION ±27.4 acres

PROPOSED GRAND PARKWAY

PROPOSED MULDOON PARKWAY

PROPOSED MULDOON PARKWAY (BY OTHERS)

PROPOSED BAYAREA BOULEVARD

PROPOSED WINFIELD PARKWAY

PROPOSED COLLECTOR ROAD

PROPOSED LANDING BOULEVARD (BY OTHERS)

FUTURE HOBBS RD. (BY OTHERS)

FUTURE MAPLE LEAF DR. (BY OTHERS)

MAPLE LEAF DR.

MCFARLAND RD.

MAGNOLIA BAYOU DRIVE

MAGNOLIA RANCH DRIVE

F.M. 517

CONNECTION TO WESTWOOD SUBDIVISION

Clear Creek ISD
Santa Fe ISD

Magnolia Creek

Brittany Lakes

Sedona

Sedona Sec 6

Yellow Forest

Prairie Estates

Section 3 (139 LOTS, 36.4 acres) — Park 4.6 acres

Lake B (EXIST. DETENTION ±28.0 acres)

Section 4 (84 LOTS, 24.0 acres)

Section 2 (130 LOTS, 35.4 acres)

C-03 (85 LOTS ±19.3 acres)

C-04 (OFF-SITE ±4.0 acres)

C-05 (51 LOTS ±6.6 acres)

C-07 DETENTION ±9.2 acres

C-08 (93 LOTS ±24.3 acres)

E-03 & E-05 (49 LOTS ±25.1 acres)

E-06 COM ±5.6 acres

E-08 COM ±7.0 acres

OFF-SITE ±4.0 acres

American Canal

Pipeline Easement

± 245.0 AC. LLOYD TRACT CENTRAL PUD - AMENITIES & OPEN SPACE

EXHIBIT F

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

"P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_Central_Combined Exhibits_05-14-2025.indd"

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LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH
- PROPOSED 400' GRANDPARKWAY
- 120' ROW PROPOSED MAJOR ARTERIAL
- 100' ROW PROPOSED MAJOR ARTERIAL
- 70' ROW PROPOSED MAJOR ARTERIAL
- 80' ROW PROPOSED COLLECTOR
- 70' ROW PROPOSED COLLECTOR
- 60' ROW PROPOSED COLLECTOR
- PROPOSED ARTERIAL (BY OTHERS)

LEGACY
WESTLAND RANCH
DUNCAN TRACT
PEDREGAL
Section 3
Section 4
Section 2
Lake B
PARK
C-01 COM ±15.6 acres
C-02 COM ±36.7 acres
C-03 DETENTION ±1.1 acres
C-04 COM ±22.2 acres
C-05 DETENTION ±5.1 acres
C-10 LAKE/DETENTION ±5.6 acres
C-11 COM ±30.7 acres
C-12 COM ±24.7 acres
C-13 MIXED USE ±13.5 acres
C-14 DETENTION ±27.4 acres
PROPOSED GRAND PARKWAY
PROPOSED MULDOON PARKWAY
PROPOSED MULDOON PARKWAY (BY OTHERS)
PROPOSED WINFIELD PARKWAY
PROPOSED BAY AREA BOULEVARD
PROPOSED COLLECTOR ROAD
PROPOSED LANDING BOULEVARD (BY OTHERS)
FUTURE HOBBS RD. (BY OTHERS)
FUTURE MAPLE LEAF DR. (BY OTHERS)
MAPLE LEAF DR.
MCFARLAND RD.
CONNECTION TO WESTWOOD SUBDIVISION
Clear Creek ISD
Santa Fe ISD
F.M. 517
Magnolia Creek
Brittany Lakes
Sedona
Sedona Sec 6
Sedona Sec 8
Tallow Forest
Prairie Estates

± 245.0 AC. LLOYD TRACT CENTRAL PUD - STREET & CIRCULATION

EXHIBIT G

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Planning\2060-02007\02-City and Zoning\PUD Exhibits\2060-02007_Lloyd Tract_Central_Combined Exhibits_05-14-2025.indd

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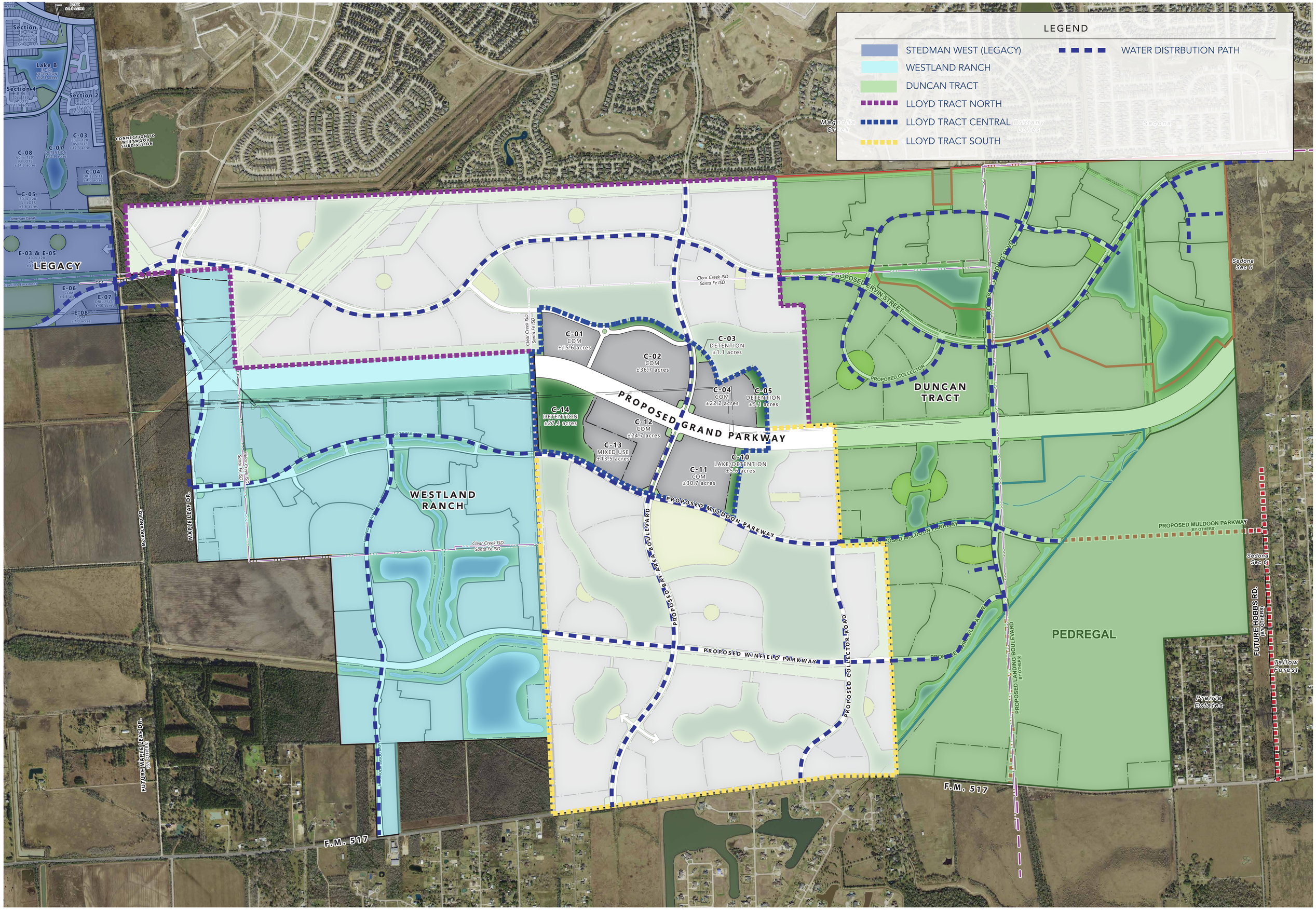

± 245.0 AC. LLOYD TRACT CENTRAL PUD - CONCEPTUAL WATER DISTRIBUTION

EXHIBIT H

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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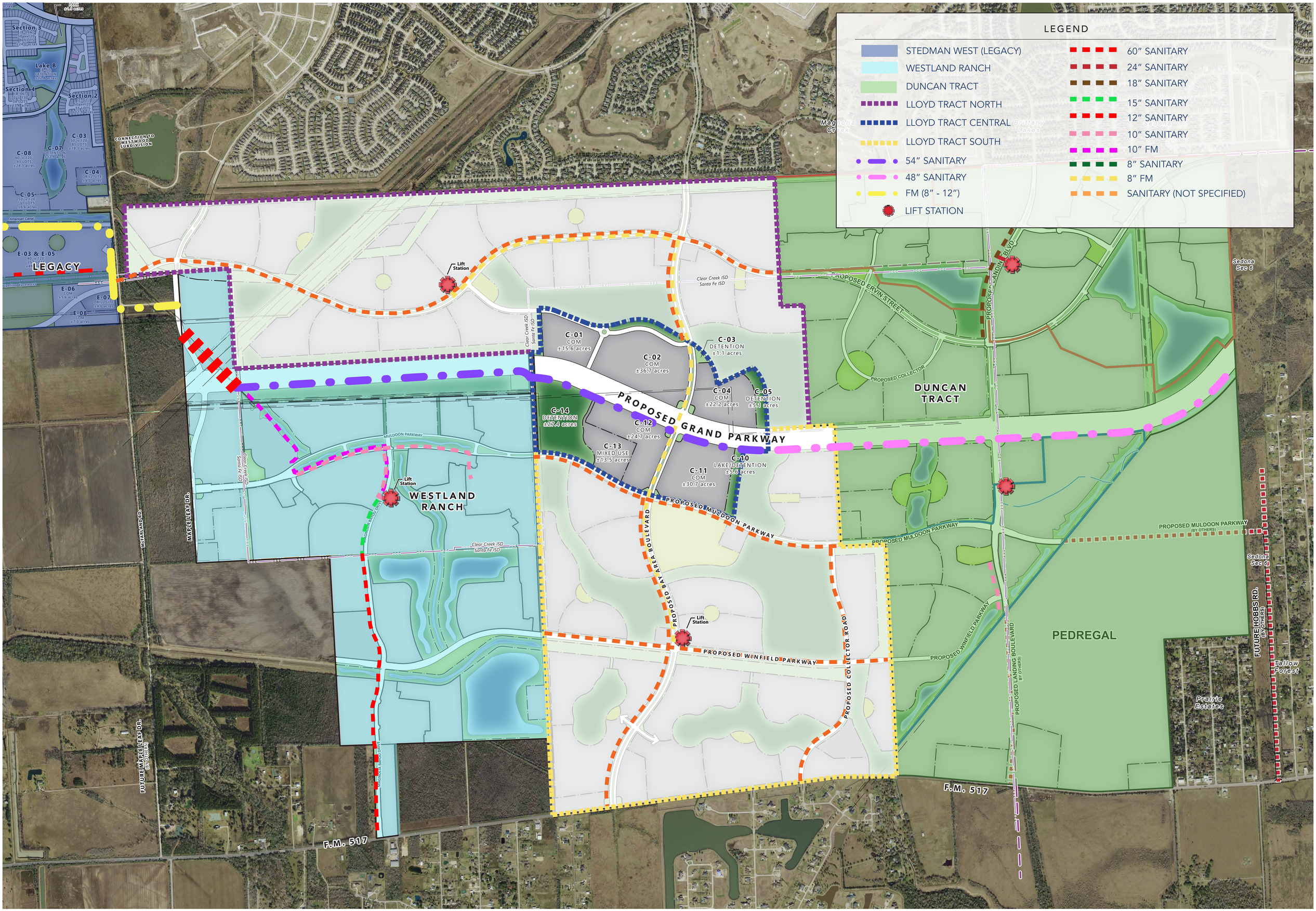

± 245.0 AC. LLOYD TRACT CENTRAL PUD - CONCEPTUAL WASTEWATER COLLECTION SYSTEM

EXHIBIT I

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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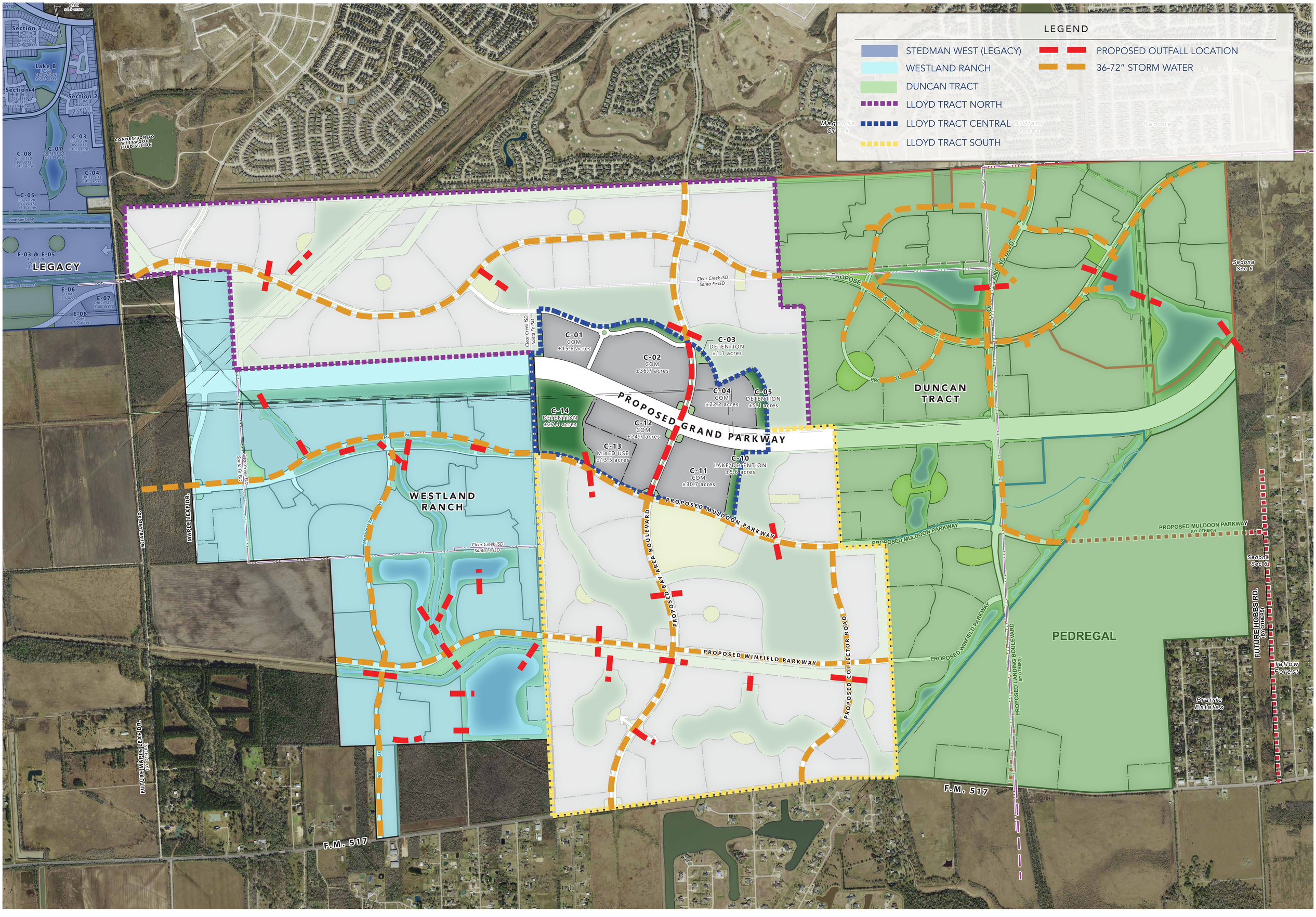

± 245.0 AC. LLOYD TRACT CENTRAL PUD - CONCEPTUAL STORMWATER DRAINAGE SYSTEM

EXHIBIT J

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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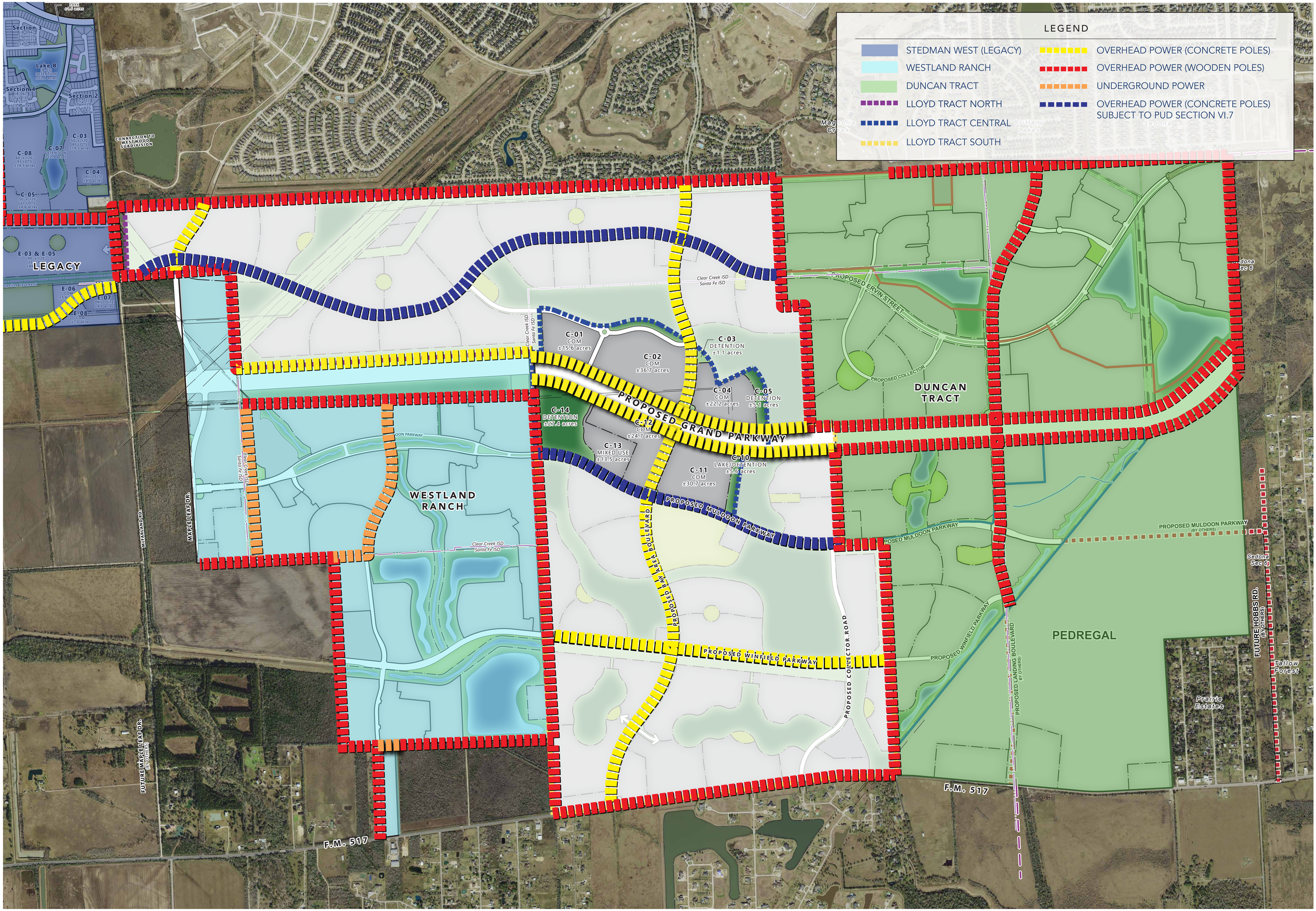

± 245.0 AC. LLOYD TRACT CENTRAL PUD - POWER SUPPLY

EXHIBIT K

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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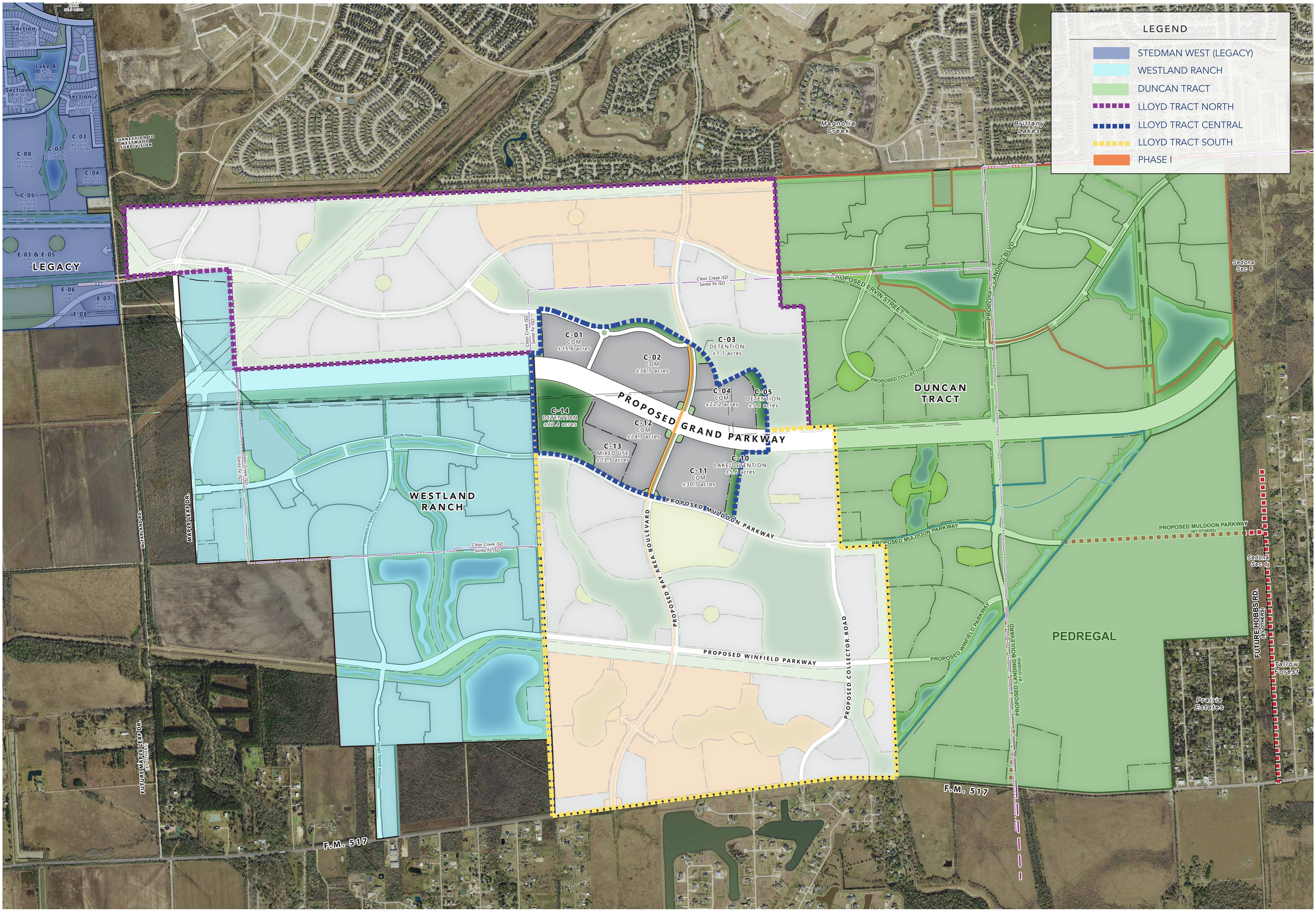

± 245.0 AC. LLOYD TRACT CENTRAL PUD - PHASING PLAN

EXHIBIT L

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH

- PRIMARY ENTRY MONUMENT (POSSIBLE SIGNAGE LOCATIONS) *SUBJECT TO CHANGE*
- SECONDARY ENTRY MONUMENT (POSSIBLE SIGNAGE LOCATIONS) *SUBJECT TO CHANGE*

Section 3 (B.09 AC.) Homesites 84 LOTS ±24.0 acres
Lake B (B.07) DETENTION ±7.26 acres
Section 4 (B.08) 60' LOTS 53 LOTS ±24.3 acres
Section 2 (B.10) 60' LOTS 54 LOTS ±24.0 acres
PARK ±10.0 acres
C-03 50' LOTS 85 LOTS ±19.3 acres
C-07 DETENTION ±7.2 acres
C-08 60' LOTS 53 LOTS ±24.3 acres
C-04 DRILLSITE ±4.0 acres
C-05 50' LOTS 51 LOTS ±0.6 acres
American Canal
E-03 & E-05 40' LOTS 25 LOTS ±49.1 acres
LEGACY
Pipeline Easement
E-06 COM ±5.6 acres
E-07 DRILLSITE ±4.0 acres
E-08 COM ±7.0 acres
CONNECTION TO WESTWOOD SUBDIVISION
Magnolia Creek
Brittany Lakes
Sedona Sec 6
Clear Creek ISD
Santa Fe ISD
C-01 COM ±15.6 acres
C-02 COM ±36.7 acres
C-03 DETENTION ±1.1 acres
C-04 COM ±22.2 acres
C-05 DETENTION ±5.1 acres
C-14 DETENTION ±27.4 acres
C-12 COM ±24.7 acres
C-13 MIXED USE ±13.5 acres
C-10 LAKE/DETENTION ±5.6 acres
C-11 COM ±30.7 acres
PROPOSED ERVIN STREET
PROPOSED LANDING BLVD.
PROPOSED COLLECTOR
PROPOSED GRAND PARKWAY
DUNCAN TRACT
MULDOON PARKWAY
WESTLAND RANCH
MAGNOLIA BAYOU DRIVE
PROPOSED MULDOON PARKWAY
PROPOSED MULDOON PARKWAY (BY OTHERS)
PROPOSED BAY AREA BOULEVARD
PROPOSED COLLECTOR ROAD
PROPOSED WINFIELD PARKWAY
PROPOSED LANDING BOULEVARD (BY OTHERS)
PEDREGAL
Sedona Sec 4
FUTURE HOBBS RD. (BY OTHERS)
Tallow Forest
Prairie Estates
MCFARLAND RD.
MAPLE LEAF DR.
FUTURE MAPLE LEAF DR. (BY OTHERS)
F.M. 517

± 245.0 AC. LLOYD TRACT CENTRAL PUD - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT M

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

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Attachment #5

Lloyd Tract South

Planned Unit Development

Overlay District

Prepared for:

Hines Acquisitions, LLC

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

May 2025

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I. INTRODUCTION

This Lloyd Tract South Planned Unit Development (PUD) was prepared on behalf of Hines Acquisitions, LLC and assignees. Partnership 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 South PUD is located in the western portion of League City and is bounded on the north by the Grand Parkway, the south by FM 517, the east by Duncan Tract PUD, and west by the master planned community Westland Ranch.

The City Council adopted the original Lloyd Tract PUD in July 2006 as an approximately ±2,050-acre development. The PUD will now be developed as three separate PUDs and will no longer include the approximately 273 acres located along McFarland Road and south of FM 517. The purpose of each new PUD is to respond to market conditions and the unique characteristics of the property contained within each PUD.

The remaining approximate ±1,776 acres will develop as the Lloyd Tract North PUD (735.7 acres) and Lloyd Tract South PUD (796.2 acres). The Lloyd Tract South PUD will be developed as a typical master planned community with a mix of traditional single-family residential, large lot single family residential, special use single-family residential, commercial, recreational and educational uses.

The remaining 245 acres, Lloyd Tract Central PUD, is located in the central portion of the development along the future Grand Parkway. It will be retained by the current owners of the property and will be developed as a regional commercial center to serve the greater League City area.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The Lloyd Tract South PUD is located south of the proposed Grand Parkway in the western portion of League City. Consistent with terrain in the region, the property within the PUD is relatively flat with elevation ranging between 20 and 22 feet with the exception of Dickinson Bayou Bypass Channel which is 12 feet in depth and 24 feet high immediately adjacent to the Chanel. The Lloyd Tract South is generally void of quality vegetation, with wooded area along the southwest corner of the tract and few, if any, protected trees. The development is entirely within Santa Fe ISD.

Existing physical constraints affecting the Lloyd Tract South development include the Dickinson Bayou Bypass Channel, pipeline easements, and required proposed physical features such as roadways, drainage facilities, and detention basins. The existing site constraints can be seen on Exhibit C, Survey. Additionally, a metes and bounds description in included in Exhibit D, Legal Description.

2. Surrounding Land Use

The Lloyd Tract South PUD is bounded by several master planned communities: Westland Ranch to the west, the Duncan Tract and Vida Mar to the east, and Lakes of Bay Area to the south. The property to the north is currently undeveloped but is the location of the proposed Lloyd Tract Central PUD and Lloyd Tract North PUD. The surrounding land uses can be seen on Exhibit B, Project Aerial 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 South PUD as a mixture of "Urban High", "Public/Institutional," "Enhanced Auto Dominated Residential," and "Enhanced Auto Dominant Commercial." The three Lloyd Tract PUD's comply with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. These PUD's have 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 development itself, but to incoming development to the north and incoming development to the west. The diversity of housing types from traditional single-family residential to to higher density single-family residential specialty products, ensures that residents of all life stages can fulfill their housing needs. The development of an internal parks system in addition to the 32.2-acre park will provide and contribute acreage to the City's parks and open space needs. Additionally, a future fire station location has been provided.

2. Justification

The intent of a 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 South 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 a mix of various single-family specialty products;
- 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;
- Providing a 32.2-acre park at the southeast intersection of Bay Area Boulevard and Muldoon Parkway;
- Incorporation/revision of the roadway alignments based on the most updated version of the Master Mobility Plan.
- Addressing the needs of fire protection by locating a fire station within the development.

3. Single-Family Residential

The larger lot single-family residential will consist of lots with a minimum width of 70 feet that take their access from Muldoon Parkway, Bay Area Boulevard, FM 517, and an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential component will be developed with lot sizes that vary from fifty feet to sixty feet in width to respond to market conditions.

The single-family specialty product residential sections will provide unique types of residential development less than fifty feet in width, including front-loaded products, rear-loaded or private alley products, and townhome private alley products. The 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 along FM 517 and one along Winfield Road in the development. It is anticipated that the commercial developments will largely be retail in nature.

5. Potential School Sites

The PUD is located within the Santa Fe Independent School District (SFISD). The size and the location of the potential school site within SFISD will be coordinated between the developer and the school district. In the event that SFISD does not purchase the proposed school site within five years of the PUD adoption date, determines that the site is unnecessary, or a bond measure for the school site fails, 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. The developer shall provide a letter from the school district confirming that the site is not needed or noting that the bond measure for the school site failed.

6. Projected Population

Based on the number of single-family residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population will be approximately 3,361 people at 2.67 individuals per household.

7. Parks and Open Space

Exhibit F, Conceptual Amenities and Open Space Plan, shows parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed 32.2-acre park will serve the western League City region and may contain various active amenities including water based recreational activities with commonly associated facilities, an active play area for children, and a parking area. If a “splash pad” type amenity is installed, a water recirculation system will 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 first adjacent residential sections are developed.

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 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 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 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.

The single-family residential density of the development shall not exceed 1.6 dwelling units per acre, except as allowed per Section IV.4 of this document and as authorized by the Executive Director of Development Services or City designee. 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 indicated in Chapter 125, Article 3.10.8.e, Approval of 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. Conversion of Specific Land Uses

a. The conversion of the Potential School may be allowed to convert to parkland, commercial, or single-family residential uses. This conversion of land use shall not be counted towards the fifteen percent (15%) of change described in Section IV.1.
b. The conversion of the school site to single-family residential shall only apply to 60-foot lots or greater.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	RSF-7	±55.7	
Proposed Grand Parkway	RSF-7	±10.6	
Dickinson Bayou Bypass Channel	RSF-7	±38.1	
Detention & Lakes	RSF-7	±201.0	
Subtotal		**±305.4**	**38.4%**
Community Land Uses			
Parks	PS	±40.7	
Middle Schools	PS	±26.0	
Landscape/Open Space	PS	±37.4	
Emergency/Fire Services	PS	±4.0	
Subtotal		**±108.1**	**13.6%**
Commercial Land Uses			
Commercial	CG	±33.0	
Subtotal		**±33.0**	**4.1%**
Residential Land Uses			
Single-Family Residential	See below	±349.7	
Subtotal		**±349.7**	**43.9%**
Totals		**±796.2**	**100.0%**

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Percentage
50' wide lots	RSF-5	409	33%
60' wide lots	RSF-7	327	26%
70' wide lots	RSF-7	304	24%
Specialty Product (Width varies)	RSF-2	219	17%
Gross Residential Total		**1,259**	**100%**

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

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 total number of lots may increase by up to 10%; however, 50’ wide lots and Specialty Products shall not exceed a combined total of 50% of the development. Lot sizes listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot widths as described in Section V.4 and Section V.5.

While the Conceptual Development Plan (Exhibit E) indicates lot counts for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD and Chapter 125, Article 3.10.8.e, Approval of Master Plan in the UDC.

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

Residential and Commercial Guidelines shall be required for the development of the PUD. The residential guidelines will be included with the submittal of the Master Plan for the first phase of residential development. The commercial guidelines will be submitted for approval with the first preliminary plat of a commercial property. Development of the commercial property shall not be permitted without approval from the City of the commercial guidelines.

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 all-weather access during the construction process. Upon recordation of the plat, each platted section with more than 30 residential lots shall have two forms of vehicular access.
b. Roadways within the PUD shall connect with any existing stub streets provided at the perimeter of the Lloyd Tract South PUD. If there is no adjacent development, then stub streets will be provided as required by the UDC.
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 to the City 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 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 lanes from the Lloyd North PUD southern boundary to FM 517 shall begin upon the earlier of:
        1. Within 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).

d. The entire right-of-way (ROW) of Muldoon Parkway, along with the 32.2-acre City Park and the 4-acre Fire Station site, shall be dedicated by metes and bounds to the City no later than ninety (90) calendar days after City Council approval of this ordinance.
e. 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.
f. Points of Access: A second permanent point of access shall be required prior to issuance of a building permit for the 251st dwelling unit. Prior to the establishment of a permanent second access point, a boulevard shall be permitted as an interim secondary access.
g. 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.
h. Alleys shall be private and maintained by the HOA utilizing Private Access Easements (P.A.E.). Alleys will not be accepted as public infrastructure nor contain any public utilities.
i. The development will comply with all requirements for expanded right-way-width at intersections as stated in the UDC and Master Mobility Plan, unless approved by the Executive Director of Development Services.
j. A minimum of a 5' sidewalk will be placed on either side of any streets designated as collector or arterial streets on Exhibit G.
k. 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.

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 following land uses within the PUD shall be permitted by right and follow the additional regulations in Section V.3.b, if applicable.

    i. Vehicle Fueling Stations

b. Specific Land Use Regulations
   The following uses may be allowed by right in if they follow the additional standards listed below:
    i. Alcoholic Beverage Sales, On-Premises Consumption
        1. Provide an outdoor seating area that shall be shaded by canopies, awnings, umbrellas, or specimen trees.
        2. Barriers and/or fencing outdoors shall be provided and should be in keeping with the design of the primary structure and, at a minimum, provide wrought iron posts, rails and pickets of a minimum thickness allowed by other regulatory restrictions so as not to encumber visibility.
    ii. Vehicle Fueling Stations
        1. A maximum of one vehicle fueling station can be developed within this PUD. They can either be stand-alone or as an accessory use to a grocery store.
        2. Vehicle fueling stations shall be pre-wired with an approved, permanently installed and mounted generator and affixed transfer switch capable of operating all essential emergency fueling systems. Generator shall be capable of operating all essential

emergency fueling system components and dispensing motor fuel safely and reliably within 24 hours after any disaster or sustained electrical outage. The generator must be capable of supplying a minimum of 150 percent of the total ampacity requirements of all of the essential emergency fueling systems equipment for the power outage period during normal posted operational hours.

3. Gas canopy columns must be recessed into the ceiling.
4. 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".
5. Canopy may have a visible sloped roof.
6. Storefront should have canopies, awnings or porches.
7. 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.
8. There shall be no outside speakers at the gas pumps.
9. 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.
10. All lighting must comply with Chapter 125, Article 4, Section 4.8 of the UDC.
11. Light fixtures mounted on canopies or vehicle fueling station islands shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
12. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center shall be installed around the structure.
13. One monument sign shall be permitted. All signage materials must be complementary to the primary building in keeping with the Covenants, Conditions and Restrictions, enforced by the Property Owners Association.
14. Any canopy signage will be calculated towards the wall signage maximums.

4. Traditional Single-Family Residential

All development standards for traditional single-family residential lots are subject to UDC Chapter 125, Article 3, Zoning regulations.

a. Residential Single-Family 5 (RSF-5) and Single-Family 7 (RSF-7) Lot Standards:
    i. Patio & Zero Lot Line Homes
        1. 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.
        2. 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.
        3. Patio home structures located less than five feet from the lot line shall have a "private five-foot perpetual drainage and maintenance easement" provided on the adjacent property.

5. Single Family Residential Specialty Product

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’
    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’
    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 – 22’
    viii. Parking: Four spaces required; Two in garage, two on driveway
        1. Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from the edge of right-of-way.
    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’
    iii. Minimum front setback – 15’
    iv. Minimum street side setback (corner lot) – 15’
    v. Minimum rear setback – 20’ minimum
    vi. Alley width – 22’
    vii. Common walls allowed on one side
    viii. Minimum number of attached units: 2
    ix. Maximum number of attached units: 5
    x. Parking: Four spaces required; Two in garage, two on driveway
        1. Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from the edge of right-of-way.
    xi. Guest parking: As required in Section V.5.f, Guest Parking Requirements
    xii. In no case shall packs 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: 2,000 square feet
    ii. Minimum lot width – 22’
    iii. Minimum front setback – 15’
    iv. Minimum street side setback (corner lot) – 15’
    v. Minimum rear setback – 20’ minimum
    vi. Alley width – 22’
    vii. Common walls allowed on both sides
    viii. Minimum number of attached units: 2

ix. Maximum number of attached units: 5
x. Parking: Four spaces required; Two in garage, two on driveway
    1. Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the edge of right-of-way.
xi. Guest parking: As required in Section V.5.f, Guest Parking Requirements
xii. In no case shall packs 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. Front loaded townhome lots:
    i. Minimum lot area: 2,000 square feet
    ii. Minimum lot width – 20'
    iii. Minimum front setback – 20'
    iv. Minimum street side setback (corner lot) – 15'
    v. Minimum exterior lot (not a corner lot) side setback – 5' minimum
    vi. No side setback is required for units shared by common walls.
    vii. Minimum number of attached units: 3
    viii. Maximum number of attached units: 5
    ix. Parking: Four spaces required; Two in garage, two on driveway.
        1. Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the edge of right-of-way.
    x. Guest parking: As required in Section V.5.f, Guest Parking Requirements
    xi. In no case shall packs 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.

f. Guest Parking Requirements
    i. This requirement only applies to residential products as described in subsection 5, Single Family Specialty Products.
    ii. 1 parking space shall be provided for every 6 lots when the lot fronts on a right-of-way for Rear Loaded (alley) lots.
    iii. 1 parking space shall be provided for every 4 lots when the lot fronts on an open space area for Rear Loaded (alley) lots.
    iv. 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:

Zoning District	Single-Family Residential (RSF-5, RSF-7 or RSF-2)
Middle School (PS)	50'
General Commercial (GC)	50'

a. Buffer Yard Requirements:
    i. Minimum Height:
        1. An eight-foot (8') fence or combination of berm and fence totaling eight (8') feet must be provided.
b. Landscaping in buffer yards shall comply with UDC Buffer Yards Standards for Buffer Yard Type C.
c. Pedestrian access and driver pickup/dropoff is permitted to be located within the buffer yard at the city's discretion.

7. Tree Protection

The developer shall conduct a tree survey by either a licensed surveyor, certified arborist, or registered landscape architect prior to the completion of the purchase of the tract. The tree survey shall be submitted to the City for review and determination of protected trees. After the tree survey determines the number of protected trees on the site and before the sale closing of the tract, the City and the developer shall agree on a maximum fee that is to be paid for the removal of protected trees based on the standard calculations used in League City's UDC Chapter 125, Article 7. If the City disputes the results from the developer's tree survey, the City shall conduct a separate tree survey to determine the number of protected trees on the site before the developer closes on the tract. The developer shall not provide any additional fee than what is agreed upon. 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, except for the tree removal fee as described in this PUD. Upon completion of the tree survey review, 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 along with preliminary plat submittals. 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 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.
c. An Encroachment Agreement is required in instances where landscaping, signage, irrigation or other such features encroach into City of League City right-of-way. These features are not allowed within 7' of any City of League City facility.

9. 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 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 will 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. Residential Single-Family Development Signage:

i. Primary Entry Monument: These signs may be placed at the major entry points to the development on one or both sides of the street.
   1. An optional tower may be provided as part of the primary entry monument, and shall be permitted a maximum footprint of twenty-foot by twenty-foot (20'x20') with a maximum height of thirty-five feet (35').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of ten feet tall by eighty feet in length (10'x80') and may be curvilinear. The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than 800 square feet.

ii. Secondary Entry Monument: These signs may be placed at the secondary entry points to the development on one or both sides of the street.
   1. An optional tower may be provided as part of the secondary entry monument or stand-alone, and shall be permitted a maximum footprint of twelve-foot by twelve-foot (12'x12') with a maximum height of twelve feet (12').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than 150 square feet.

iii. Residential Entry Monument: These signs may be placed at the entry points to residential subdivisions within the development on one or both sides of the street.
   1. An optional tower may be provided as part of the residential entry monument or stand-alone, and shall be permitted a maximum footprint of eight-foot by eight-foot (8'x8') with a maximum height of eight feet (8').
   2. Attached or detached sign blade wall(s) shall be permitted with a maximum size of eight feet tall by twenty feet in length (8'x20'). The maximum length shall be measured by the aggregate centerline measurement of each structure in the event the sign blade wall is composed of detached sections. Additional walls designed to be constructed along with the sign blade are not to be considered part of the sign blade length calculation. Maximum height shall be measured from ground plane on which the sign is designed to sit.
   3. The sign area, which is the total area enclosing the text, shall not be greater than seventy-two (72) square feet.
   4. Residential entry monuments shall not be 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. Maximum size of fifty (50) square feet and shall not exceed five feet (5') in height.
   2. These monuments may be installed at model homes within the same tract of the model home. No off-site model home signage is permitted.
   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 may be one sign per lot.
   2. Maximum size of forty-eight (48) square feet and not to exceed ten feet (10') in height.
   3. All temporary signs must be removed when the principal 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. Maximum size of sixty (60) square feet and shall not exceed ten feet (10') in height.
   2. Temporary Community Signs may be located within the following distances from one another:
      i. 1 sign for every 2,000 linear feet on any major arterial roadway
      ii. 1 sign for every 1,000 linear feet on any collector roadway or any other temporary community sign located on a major arterial roadway
      iii. Not allowed on any local roadways
   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 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 is permitted, unless located on a corner facing two public or private streets, which may have two (2) signs; one facing each street.
   5. Location: Sign shall be constructed perpendicular to the adjacent public or private street and shall be located a minimum of 10 feet from the property line.
   6. Illumination: Internal illumination may be LED or white neon tubing
   7. There shall be a minimum of 100 feet between monument signs.

ii. Multi-Tenant Monument Sign: These signs may 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 may be LED or white neon tubing per sign specifications.
   8. 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 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: May 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 others associated with commercial 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 principal building on the applicable building site is occupied.

10. Parks and Trails

a. Compliance with Parks Dedication Requirements

i. In accordance with the UDC public parkland dedication requirements of 1 acre of public parkland for every 75 proposed dwelling units, the Lloyd Tract South PUD Developer will dedicate a 32.2-acre park and a 4-acre site for a fire station within the Lloyd South Tract that will serve to satisfy the public parkland dedication requirement for the Lloyd Tract North and South PUDs. Based upon the estimated number of dwelling units between the Lloyd Tract North and South PUDs, the development will be required to provide 35.2 acres of public parkland. This results in an excess of 1.0 public parkland acre, which shall be credited towards the private parkland requirement.

ii. Chapter 125, Article 6.6, the 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 ±16.8 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.

iii. A fee in lieu of private parkland may be provided at a rate of $3,000 per lot. These fees would be collected at the time of final platting.

Land Use	Owner	Acreage

Private Parks	HOA or MUD	8.5
Amenitized Detention Pond Credit (50% Maximum)	HOA or MUD	8.4
Public Parkland Surplus Credit	City	1.0
Total		**17.9**

b. Private park land shall have at a minimum:
   i. A minimum 6-foot-wide, 4-inch-thick concrete pathway either linking trails through the parkland and/or wrapping around the parkland, and
   ii. At least 1 point of amenitization for every ½ acre of dedicated parkland (see below Amenity Point List for allowable items).

c. Use of Detention Areas for Private Parkland Dedication Credit

   i. Credit Options for utilization of private detention facilities:
      1. 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:
         i. At least 20 acres in size, and
         ii. 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 work 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).
   ii. Maximum Credit allowed is 50% of the total private parkland acreage requirement.
   iii. 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.
   iv. 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

d. Trails

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

11. Prohibition of Single-Family Rental Communities

The development shall be prohibited from creating or allowing "Rental single-family communities" within the development. A "Rental single-family community" shall mean any phase of development comprised of residential single-family houses, where 5% or more of the houses are occupied by

renters who rent from corporate or business entities who own more than one house within said phase. Renters who rent from owners who are not corporations or business entities owning more than one house within the phase of the development are not included in said calculation. The Developer shall enforce this prohibition by including it in restrictive covenants covering the development, to the extent allowed by law.

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 will perform a Facilities Improvement Determination (FID) Study 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 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 each phase of development 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 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.

For informational purposes, any offsite forcemain and/or lift station must be constructed and accepted by the City before any of the individual development sections are tested or accepted by the City unless a pump and haul or bypass pump agreement is reached with the City.

3. Storm Drainage System

Much of the land within the Lloyd South PUD will be designed as traditional curb and gutter paving with underground storm sewer pipes to convey runoff. The only exception is the residential streets in the large lot portion of the development that will be served by roadside ditches. All roadside ditches within the large lot portion of the development shall be maintained by the HOA. A cross section of the proposed roadways with roadside ditches, showing open ditches is shown in Exhibit ‘R’. 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 GCCDD “box ditch”, which will take runoff south to 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 the 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 The Lloyd South PUD lies on FEMA FIRM 48167C02100G, Zone AE, Shaded X, and Zone X with LOMR 21-06-0710P, effective date 10/18/2024, LOMR 21-06-2885P, effective date 11/24/2022, and LMOR 23-06-0963P, effective date 09/28/2024. The area will be mitigated to comply with City Ordinances in Chapter 50.

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.

7. Power

To ensure efficient and aesthetically appropriate utility infrastructure, the following provisions apply to the installation of 3-phase power lines within the development:

a. Determination of Overhead vs. Underground Construction
   The necessity of 3-phase overhead power lines shall be determined by the servicing utility company. If the utility company confirms that overhead 3-phase construction is not required for system reliability, load capacity, or other operational considerations, and that only single phase is required, alternative underground installation should be utilized. Otherwise overhead 3-phase power shall be allowed per League City ordinances subject to (b) below.

b. Minimization of Overhead Infrastructure
   The number of overhead east-west power line crossings shall be minimized to the greatest extent possible. Any necessary overhead crossings shall be designed in coordination with the utility provider to reduce visual impact while maintaining system integrity. Preference will be given to locating overhead lines along the perimeter of the development, Grand Parkway, and Winfield Parkway, rather than Muldoon Parkway when an east-west connection is required. When an east-west connection is required along Winfield Parkway, it should be located on the south side of the Dickinson Bayou bypass channel.

Any existing overhead power shall be allowed to remain as overhead power and shall be allowed to remain with the existing materials for the poles. Additionally, the developer may install overhead power on Muldoon Parkway if the City extends overhead power to serve the Fire Station.

If CenterPoint requires upgrades or improvements to existing overhead lines and facilities to serve areas outside the PUD (referred to as "system improvements"), it shall be CenterPoint's responsibility to obtain the necessary approvals from League City. Per the UDC, any overhead power lines required by CenterPoint along the perimeter of the PUD may utilize wooden poles. Overhead power lines not located along the perimeter of the PUD that are placed within or directly adjacent to the right-of-way shall utilize concrete poles. The locations of existing and proposed overhead power lines within the PUD are shown in Exhibit K, Conceptual Power Supply Exhibit.

VII. PHASING / DEVELOPMENT SCHEDULE

The first phase of development will begin at the south end of Bay Area Boulevard, proceed north to the Dickinson Bayou Bypass, and extend east up to the proposed north-south collector, as shown in Exhibit L, Conceptual Phasing Plan. Within the Phase I area shown on the exhibit, all of the right-of-way for Bay Area Boulevard will be dedicated, and half of the roadway will be constructed. 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 Lloyd Tract South 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.

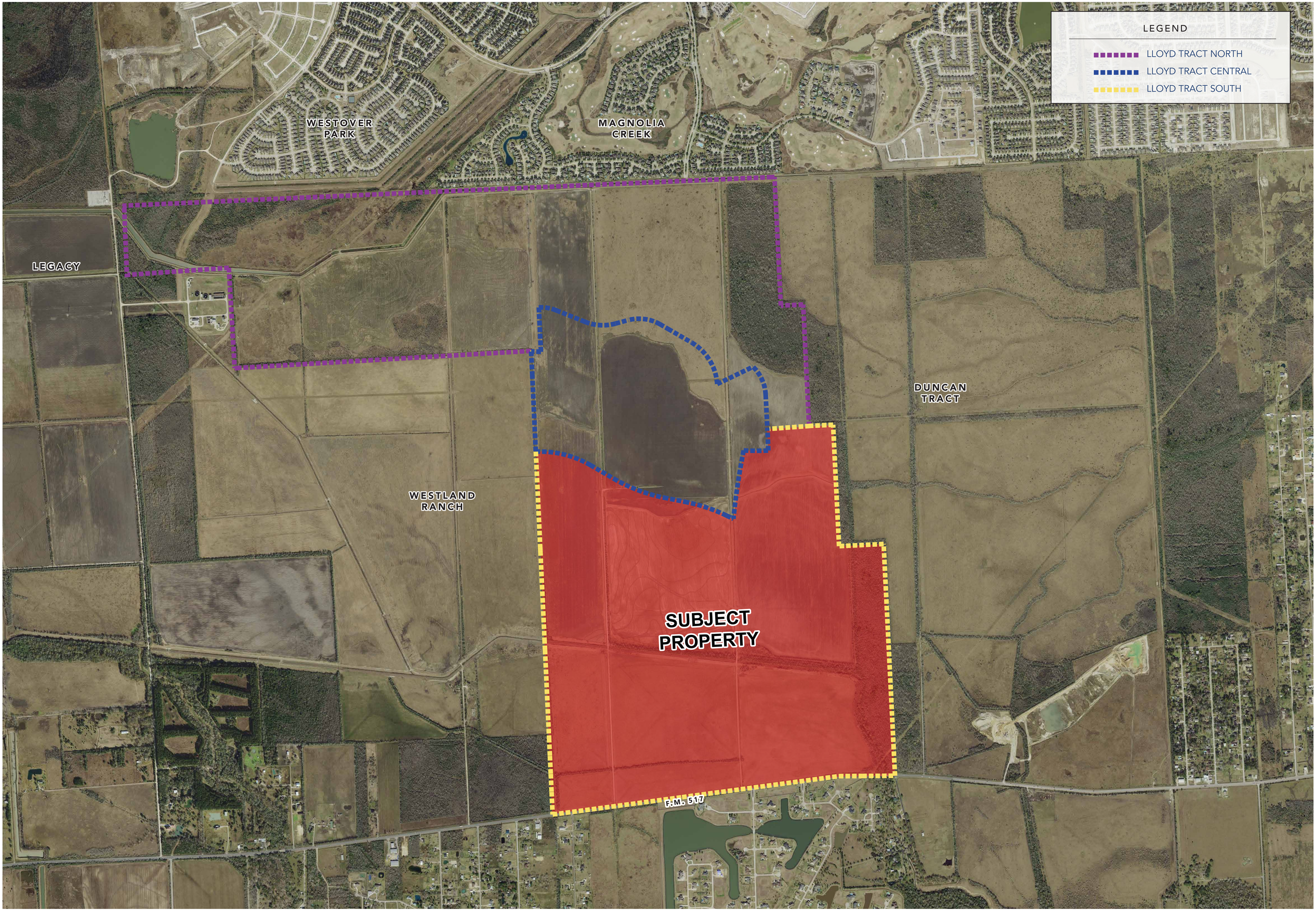
1. The changes in single-family residential density shall be regulated by the standards set forth in Section IV.4 – Single-Family Residential Lot Distribution Table.
2. The street and circulation system shall be regulated by the standards as stated in Section V.2 – Street and Circulation System.
3. All 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.7 – Buffer Yards.
7. All signage in the project shall be regulated by the standards as stated in Section V.10 – Signage.
8. 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 maintain the right to present any amendment to the City Council for consideration. The Executive Director of Development Services or City 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.



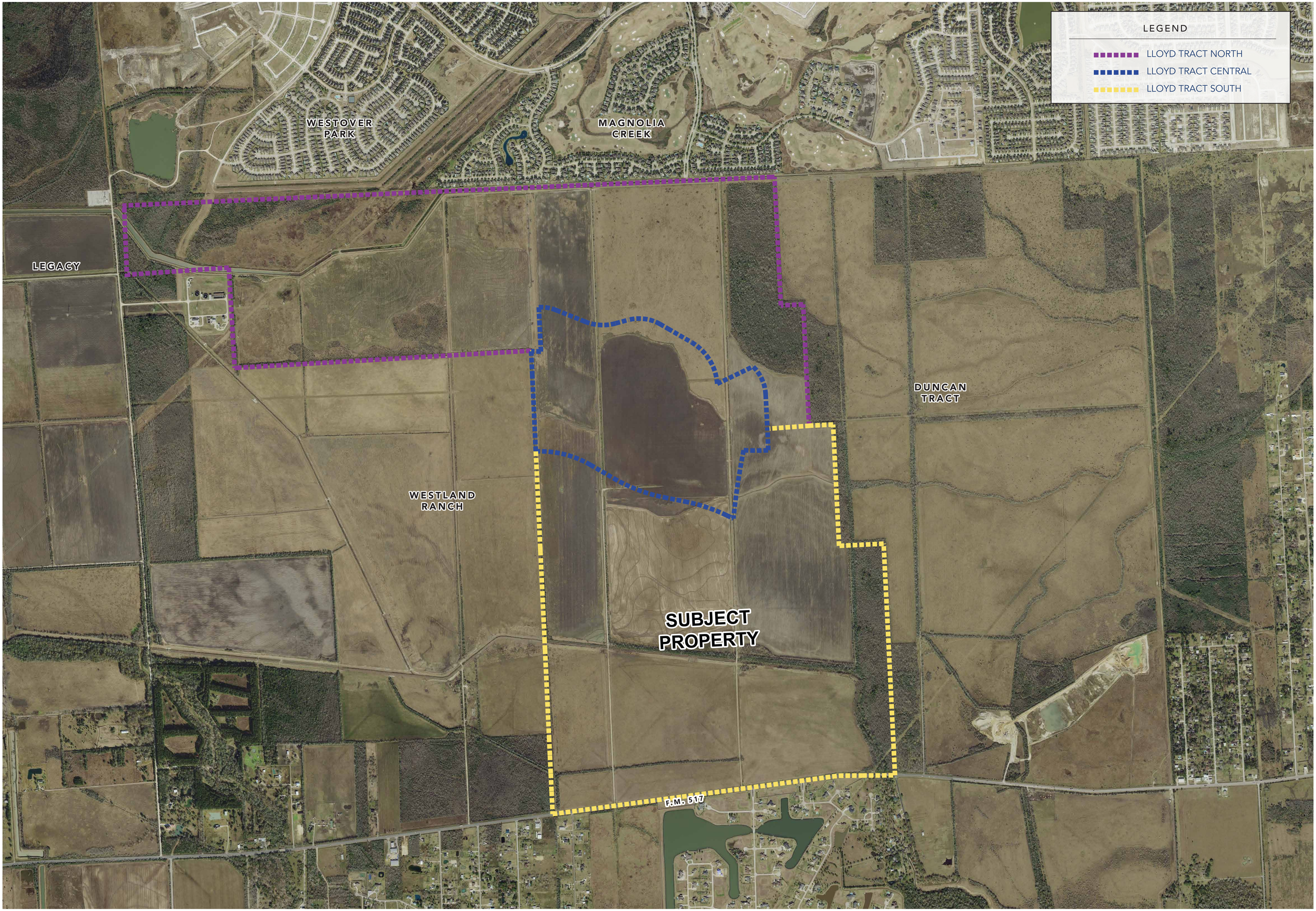
± 796.2 AC. LLOYD TRACT SOUTH PUD - AREA LOCATION MAP

EXHIBIT A

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000



± 796.2 AC. LLOYD TRACT SOUTH PUD - PROJECT AERIAL MAP

EXHIBIT B

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

PROPERTY DESCRIPTION

SOUTH TRACT

Survey of that certain 796.006 acres tract of land being out of and a part of the IRA R. LEWIS LEAGUE, Abstract 15, Galveston County, Texas, being out of and a part of that same tract, called Tract III, conveyed to Martron LLC by instrument recorded in Galveston County Clerk's File Number 2013000636, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Martron Tract III, said corner also being the Southwest corner of that certain tract conveyed to West FM 517, Ltd. by instrument recorded in Galveston County Clerk's File Number 2015050121; being on the North line of F.M. 517, a 100 feet wide public road right-of-way; and being marked by a found 5/8 inch rod;

THENCE South 89°11'24" West, along the North line of said F.M. 517, a distance of 859.74 feet to the point of curvature of a curve to the left;

THENCE Southwesterly, along the North line of said F.M. 517 and the arc of said curve to the left, said curve having a radius of 2865.12 feet, an arc distance of 344.19 feet, the chord of which bears South 85°44'55" West, 343.99 feet, to a point of tangency, from which point a found 5/8 inch rod bears North 82° East, 2.4 feet;

THENCE South 82°18'25" West, along the North line of said F.M. 517, a distance of 3464.56 feet to an angle point to the left being marked by a found 5/8 inch rod;

THENCE South 82°14'58" West, along the North line of said F.M. 517, a distance of 1511.95 feet to the Southwest corner of said Martron Tract III, said corner being the Southeast corner of that certain 42.131 acres tract conveyed to JJDJ Properties, LLC by instrument recorded in Galveston County Clerk's File Number 2018028149, said corner being on the West line of said IRA R. LEWIS LEAGUE, Abstract No. 15; being on the East line of the J. LAFLORE LEAGUE, Abstract No. 14, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°20'14" West, along the common line between said IRA R. LEWIS LEAGUE, Abstract No. 14, and said J. LAFLORE LEAGUE and the East line of said JJDJ Properties tract, a distance of 1364.31 feet to the Northeast corner of both said JJDJ Properties tract and of said J. LAFLORE LEAGUE, said corner also being the Southeast corner of the I&GN RAILROAD COMPANY SURVEY, SECTION NINE (9), Abstract No. 597; being the most Easterly Southeast corner of that certain tract, called 838.32 acres, 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; and being marked by a found 2 inch pipe;

THENCE North 03°23'59" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN RAILROAD COMPANY SURVEY, SECTION 9; 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 17.3353 acres, tract, called Tract 9 (Bypass Channel), conveyed to Galveston County Consolidated Drainage District by instrument recorded in Galveston County Clerk's File Number 2021010694, a distance of 3468.98 feet to the Southeast corner of that of a called 427.00 tract conveyed to Forestar (USA) Real Estate Group, Inc. by instrument recorded in Galveston County Clerk's File Number 2018024976, said corner also being the common corner of said I&GN RAILROAD COMPANY SURVEY, SECTION 9 and the I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°44'48" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN 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 1665.63 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 1800.00 feet, an arc distance of 1024.72, the chord of which bears South 76°27'18" East, 1010.94 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 60°08'46" East, 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 Southeasterly, along the arc of said tangent curve to the left, said curve having a radius of 2950.00 feet, an arc distance of 963.56 feet, the chord of which bears South 69°30'12" East, 959.28 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 78°51'38" East, 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 Southeasterly, along the arc of said tangent curve to the right, said curve having a radius of 3050.00 feet, an arc distance of 758.92 feet, the chord of which bears South 71°43'56" East, 756.96 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 64°36'14" East, a distance of 139.47 feet to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE Northeasterly, along the arc of a non-tangent curve to the right, said curve having a radius of 12575.37 feet, an arc distance of 1260.00 feet, the chord of which bears North 08°20'33" East, 1259.48 feet, to a corner, 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 Southeasterly, along the North line of said variable width Sanitary Sewer Easement and the arc of a non-tangent curve to the left, said curve having a radius of 3185.00 feet, an arc distance of 428.43 feet, the chord of which bears South 88°27'24" East, 428.10 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

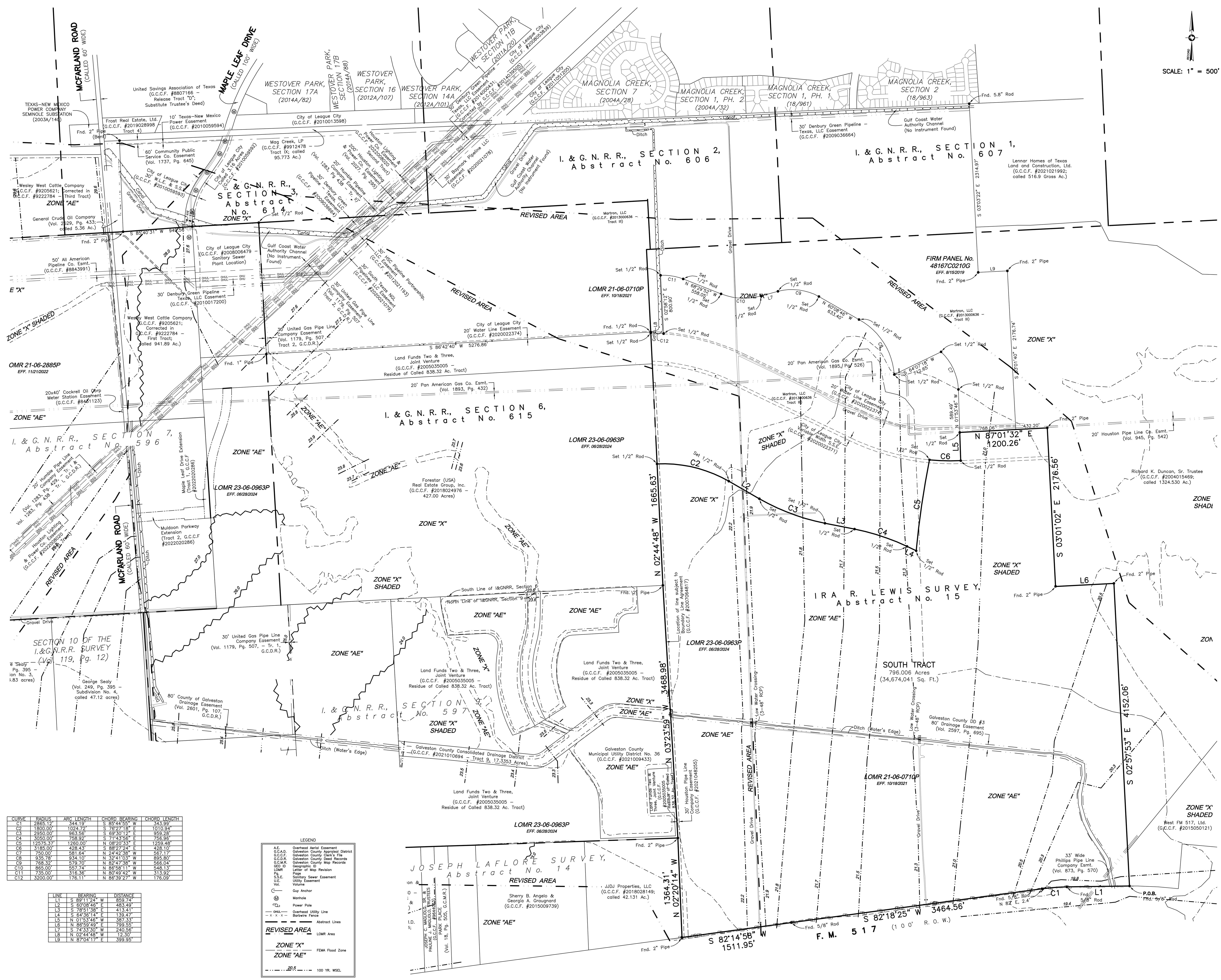
THENCE North 01°53'46" West, a distance of 387.33 feet to a corner and being marked by a set 1/2 inch rod;

THENCE North 87°01'32" East, at 768.06 feet passing a 2 inch pipe found for a reentrant corner of said Martron Tract III, the same being a West corner of that certain called 1324.530 acres tract conveyed to Richard K. Duncan, Trustee by instrument recorded in Galveston County Clerk's File Number 2004015469, and continuing for a total distance of 1200.26 feet to an East corner of said Martron Tract III, said corner also being a reentrant corner of said Duncan Tract and being marked by a found 2 inch pipe;

THENCE South 03°01'02" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.56 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 86°59'49" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 799.55 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 02°57'53" East, along the common line between said Martron Tract III and said Duncan tract and of the aforementioned West FM 517, Ltd. tract, a distance of 4152.06 feet to the POINT OF BEGINNING and containing within said boundaries a calculated gross area of 796.006 acres (34,674,041 square feet) of land, more or less.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2865.12'	344.19'	S 85°44'55" W	343.99'
C2	1800.00'	1024.72'	S 76°27'18" E	1010.94'
C3	2950.00'	963.56'	S 69°30'12" E	959.28'
C4	3050.00'	758.92'	S 71°43'56" E	756.96'
C5	12575.37'	1260.00'	N 08°20'33" E	1259.48'
C6	3185.00'	428.43'	S 88°27'24" E	428.10'
C7	750.00'	581.64'	N 24°42'38" W	567.17'
C8	935.78'	934.10'	N 32°41'03" W	895.80'
C9	768.32'	579.70'	N 82°47'38" W	566.04'
C10	865.00'	557.74'	N 86°58'11" W	548.13'
C11	735.00'	316.36'	N 80°49'42" W	313.92'
C12	3200.00'	176.11'	N 86°39'27" W	176.09'

LINE	BEARING	DISTANCE
L1	S 89°11'24" W	859.74'
L2	S 60°08'46" E	483.49'
L3	S 78°51'38" E	413.41'
L4	S 64°36'14" E	139.47'
L5	N 01°53'46" W	387.33'
L6	N 86°59'49" E	799.55'
L7	S 74°33'30" W	240.56'
L8	N 02°44'48" W	12.30'
L9	N 87°04'17" E	399.95'

LEGEND

A.E.	Overhead Aerial Easement
G.C.A.D.	Galveston County Appraisal District
G.C.C.F.	Galveston County Clerk's File
G.C.D.R.	Galveston County Deed Records
G.C.M.R.	Galveston County Map Records
GEO ID	Geographic ID
LOMR	Letter of Map Revision
Pg.	Page
S.S.E.	Sanitary Sewer Easement
U.E.	Utility Easement
Vol.	Volume
	Guy Anchor
	Manhole
	Power Pole
— OHUL —	Overhead Utility Line
— x · x · x —	Barbwire Fence
	Abstract Lines
REVISED AREA	LOMR Area
ZONE "X" / ZONE "AE"	FEMA Flood Zone
20.5	100 YR. WSEL

I hereby certify that on the below date, the herein described property, 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.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

STATE OF TEXAS REGISTERED STEPHEN C. BLASKEY 5856 PROFESSIONAL LAND SURVEYOR

REVISED:	APRIL 4, 2025
SURVEY DATE:	OCTOBER 25, 2022
FILE No.:	0596-0003-0000-000
DRAFTING:	RGW
JOB No.:	25-0149 – PUD SOUTH

High Tide Land Surveying LLC.

LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573

Exhibit C

NOTES:
1) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for this area of League City, this 796.006 acre tract lies on FEMA FIRM 48167C0210G, effective date 08/15/2019, Zone AE, Shaded X, and Zone X with LOMR 21-06-0710P, effective date 10/18/2021; LOMR 21-06-2885P, effective date 11/21/2022; and LOMR 23-06-0963P, effective date 06/28/2024. The base flood elevation for this area ranges between 21.9' and 19.6'. LOMR and zone boundaries shown hereon are approximate.
2) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSD 57 (AW5499). All units are expressed in U.S. Survey Feet.
3) Fidelity National Title Insurance Company GF No.: CH-7655-1076552200092-JL Issue Date: August 23, 2022
4) Surveyed properties are subject to right-of-way easements for road purposes as set forth in plat of GALVESTON-HOUSTON INTERURBAN LAND COMPANY SUBDIVISION, recorded under Volume 7, Page 33 of the Map Records of Galveston County, Texas, recorded on August 14, 1911 (not depicted hereon).
5) Surveyed properties are subject to right-of-way easements for road purposes as set forth in plat of W.C. MARTIN ADDITION, recorded under Volume 113, Page 21 of the Deed Records of Galveston County, Texas, recorded on May 10, 1893 (not depicted hereon).
6) Surveyed properties are subject to terms and provisions contained in that certain Boundary Line Agreement, recorded in Galveston County Clerk's File Number 2007064817.
7) Perimeter boundary fences, not depicted hereon, are located generally along the perimeter boundaries of the surveyed lands.

Exhibit D

Survey of that certain 796.006 acres tract of land being out of and a part of the IRA R. LEWIS LEAGUE, Abstract 15, Galveston County, Texas, being out of and a part of that same tract, called Tract III, conveyed to Martron LLC by instrument recorded in Galveston County Clerk's File Number 2013000636, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Martron Tract III, said corner also being the Southwest corner of that certain tract conveyed to West FM 517, Ltd. by instrument recorded in Galveston County Clerk's File Number 2015050121; being on the North line of F.M. 517, a 100 feet wide public road right-of-way; and being marked by a found 5/8 inch rod;

THENCE South 89°11'24" West, along the North line of said F.M. 517, a distance of 859.74 feet to the point of curvature of a curve to the left;

THENCE Southwesterly, along the North line of said F.M. 517 and the arc of said curve to the left, said curve having a radius of 2865.12 feet, an arc distance of 344.19 feet, the chord of which bears South 85°44'55" West, 343.99 feet, to a point of tangency, from which point a found 5/8 inch rod bears North 82° East, 2.4 feet;

THENCE South 82°18'25" West, along the North line of said F.M. 517, a distance of 3464.56 feet to an angle point to the left being marked by a found 5/8 inch rod;

THENCE South 82°14'58" West, along the North line of said F.M. 517, a distance of 1511.95 feet to the Southwest corner of said Martron Tract III, said corner being the Southeast corner of that certain 42.131 acres tract conveyed to JJDJ Properties, LLC by instrument recorded in Galveston County Clerk's File Number 2018028149, said corner being on the West line of said IRA R. LEWIS LEAGUE, Abstract No. 15; being on the East line of the J. LAFLORE LEAGUE, Abstract No. 14, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°20'14" West, along the common line between said IRA R. LEWIS LEAGUE, Abstract No. 14, and said J. LAFLORE LEAGUE and the East line of said JJDJ Properties tract, a distance of 1364.31 feet to the Northeast corner of both said JJDJ Properties tract and of said J. LAFLORE LEAGUE, said corner also being the Southeast corner of the I&GN RAILROAD COMPANY SURVEY, SECTION NINE (9), Abstract No. 597; being the most Easterly Southeast corner of that certain tract, called 838.32 acres, 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; and being marked by a found 2 inch pipe;

THENCE North 03°23'59" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN RAILROAD COMPANY SURVEY, SECTION 9; 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 called 17.3353 acres, tract, called Tract 9 (Bypass Channel), conveyed to Galveston County Consolidated Drainage District by instrument recorded in Galveston County Clerk's File Number 2021010694, a distance of 3468.98 feet to the Southeast corner of that of a called 427.00 tract conveyed to Forestar (USA) Real Estate Group, Inc. by instrument recorded in Galveston County Clerk's File Number 2018024976, said corner also being the common corner of said I&GN RAILROAD COMPANY

SURVEY, SECTION 9 and the I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°44'48" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN 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 1665.63 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 1800.00 feet, an arc distance of 1024.72, the chord of which bears South 76°27'18" East, 1010.94 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 60°08'46" East, 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 Southeasterly, along the arc of said tangent curve to the left, said curve having a radius of 2950.00 feet, an arc distance of 963.56 feet, the chord of which bears South 69°30'12" East, 959.28 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 78°51'38" East, 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 Southeasterly, along the arc of said tangent curve to the right, said curve having a radius of 3050.00 feet, an arc distance of 758.92 feet, the chord of which bears South 71°43'56" East, 756.96 feet, to a point of tangency and being marked by a set 1/2 inch rod;

THENCE South 64°36'14" East, a distance of 139.47 feet to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE Northeasterly, along the arc of a non-tangent curve to the right, said curve having a radius of 12575.37 feet, an arc distance of 1260.00 feet, the chord of which bears North 08°20'33" East, 1259.48 feet, to a corner, 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 Southeasterly, along the North line of said variable width Sanitary Sewer Easement and the arc of a non-tangent curve to the left, said curve having a radius of 3185.00 feet, an arc distance of 428.43 feet, the chord of which bears South 88°27'24" East, 428.10 feet, to a reentrant corner of the herein described tract and being marked by a set 1/2 inch rod;

THENCE North 01°53'46" West, a distance of 387.33 feet to a corner and being marked by a set 1/2 inch rod;

THENCE North 87°01'32" East, at 768.06 feet passing a 2 inch pipe found for a reentrant corner of said Martron Tract III, the same being a West corner of that certain called 1324.530 acres tract conveyed to Richard K. Duncan, Trustee by instrument recorded in Galveston County Clerk's File Number 2004015469, and continuing for a total distance of 1200.26 feet to an East corner of said Martron Tract III, said corner also being a reentrant corner of said Duncan Tract and being marked by a found 2 inch pipe;

THENCE South 03°01'02" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.56 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 86°59'49" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 799.55 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 02°57'53" East, along the common line between said Martron Tract III and said Duncan tract and of the aforementioned West FM 517, Ltd. tract, a distance of 4152.06 feet to the POINT OF BEGINNING and containing within said boundaries a calculated gross area of 796.006 acres (34,674,041 square feet) of land, more or less.

LEGEND

- STEDMAN WEST (LEGACY)
- WESTLAND RANCH
- DUNCAN TRACT
- LLOYD TRACT NORTH
- LLOYD TRACT CENTRAL
- LLOYD TRACT SOUTH

LEGACY

WESTLAND RANCH

DUNCAN TRACT

PEDREGAL

Magnolia Creek

Brittany Lakes

Sedona Sec 6

Sedona Sec 6

Tallow Forest

Prairie Estates

Clear Creek ISD
Santa Fe ISD

PROPOSED GRAND PARKWAY

PROPOSED ERVIN STREET

PROPOSED LANDING BLVD

PROPOSED COLLECTOR

PROPOSED MULDOON PARKWAY

PROPOSED MULDOON PARKWAY (BY OTHERS)

PROPOSED WINFIELD PARKWAY

PROPOSED BAYAREA BOULEVARD

PROPOSED COLLECTOR ROAD

PROPOSED LANDING BOULEVARD (BY OTHERS)

MULDOON PARKWAY

MAPLE LEAF Dr.

MCFARLAND RD.

MAGNOLIA BAYOU DRIVE

FUTURE MAPLE LEAF Dr. (BY OTHERS)

FUTURE HOBBS RD. (BY OTHERS)

Dickinson Bayou Bypass

League City Limits

F.M. 517

C-06 SFSP 82 LOTS ±19.1 acres

C-07 PARK ±2.0 acres

C-08 SFSP 73 LOTS ±17.2 acres

C-09 LAKE/DETENTION ±21.7 acres

D-01 PARK ±11.3 acres

D-02 (70'X120') 57 LOTS ±19.9 acres

D-03 LAKE/DETENTION ±47.1 acres

D-04 (70'X120') 42 LOTS ±14.7 acres

D-05 (50'X120') 98 LOTS ±22.9 acres

D-06 (60'X120') 77 LOTS ±22.8 acres

D-07 PARK ±32.2 acres

D-08 FIRE STATION ±4.0 acres

D-09 (60'X120') 72 LOTS ±21.3 acres

D-10 PARK ±1.5 acres

D-11 COM ±2.0 acres

D-12 (50'X120') 86 LOTS ±20.2 acres

D-13 LAKE/DETENTION ±78.9 acres

D-14 MIDDLE SCHOOL ±26.0 acres

E-01 (50'X120') 88 LOTS ±20.5 acres

E-02 (60'X120') 94 LOTS ±27.9 acres

E-03 COM ±6.0 acres

E-04 COM ±10.0 acres

E-05 LAKE/DETENTION ±18.1 acres

E-06 PARK ±1.0 acres

E-07 (70'X120') 41 LOTS ±14.2 acres

E-08 (70'X120') 86 LOTS ±29.9 acres

E-09 PARK ±1.5 acres

E-10 (50'X120') 103 LOTS ±24.1 acres

E-11 LAKE/DETENTION ±38.2 acres

E-12 (50'X120') 34 LOTS ±8.1 acres

E-13 SFSP 64 LOTS ±14.9 acres

E-14 (70'X120') 78 LOTS ±27.2 acres

E-15 (60'X120') 84 LOTS ±24.8 acres

E-16 COM ±3.0 acres

E-17 COM ±10.0 acres

E-18 PARK ±1.2 acres

± 796.2 AC. LLOYD TRACT SOUTH PUD - CONCEPT PLAN

EXHIBIT E

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

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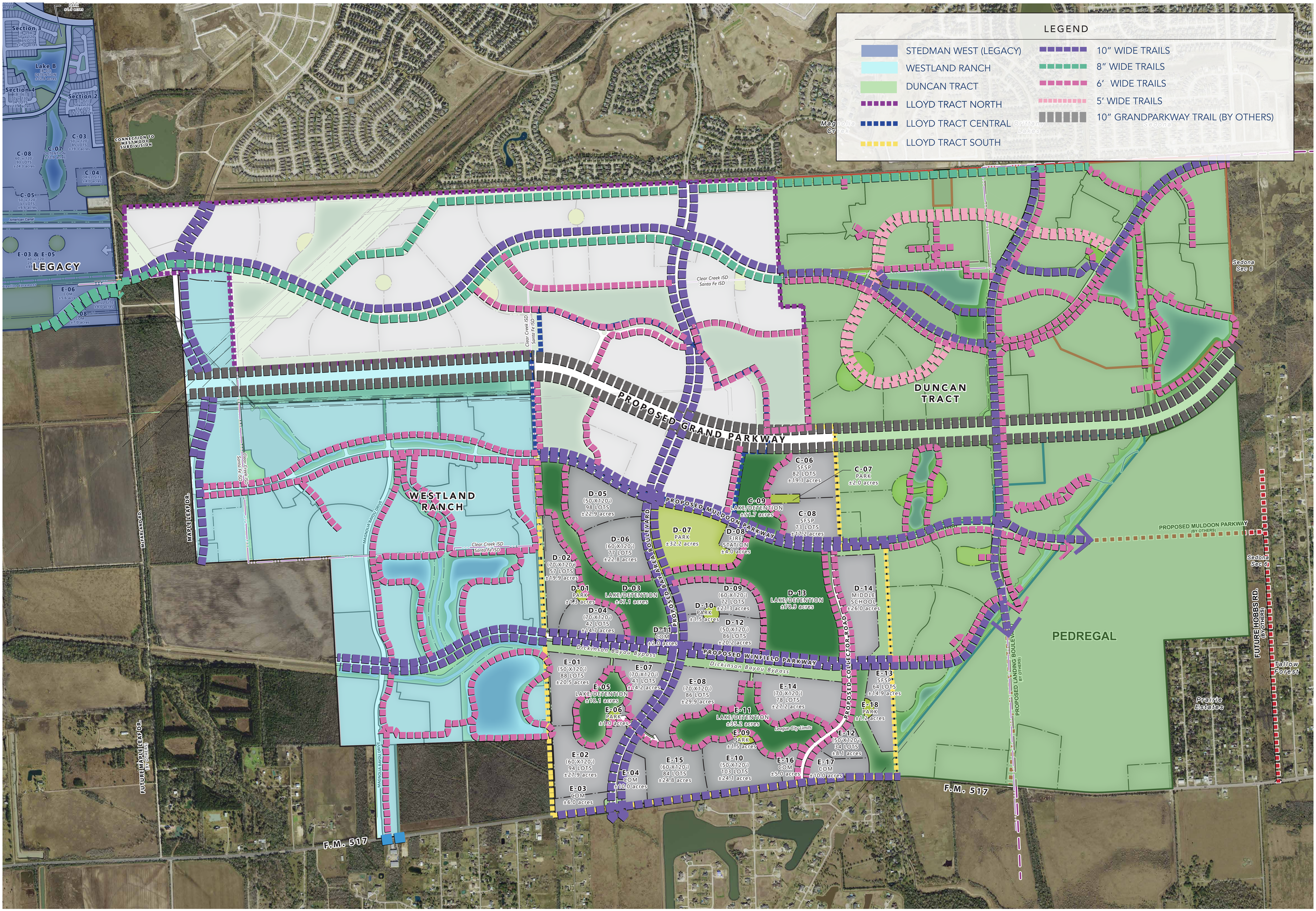

± 796.2 AC. LLOYD TRACT SOUTH PUD - AMENITIES & OPEN SPACE

EXHIBIT F

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

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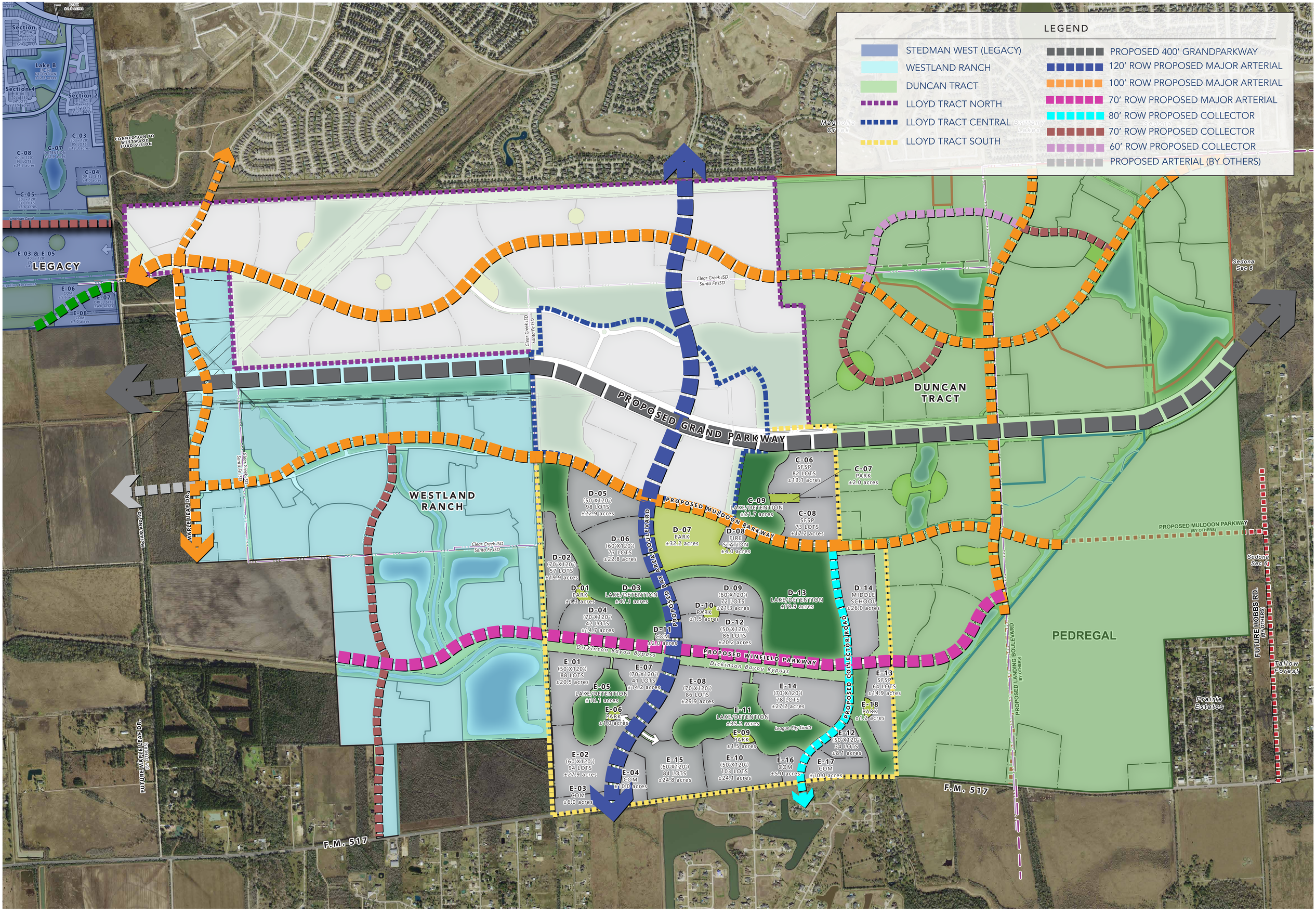

± 796.2 AC. LLOYD TRACT SOUTH PUD - STREET & CIRCULATION

EXHIBIT G

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

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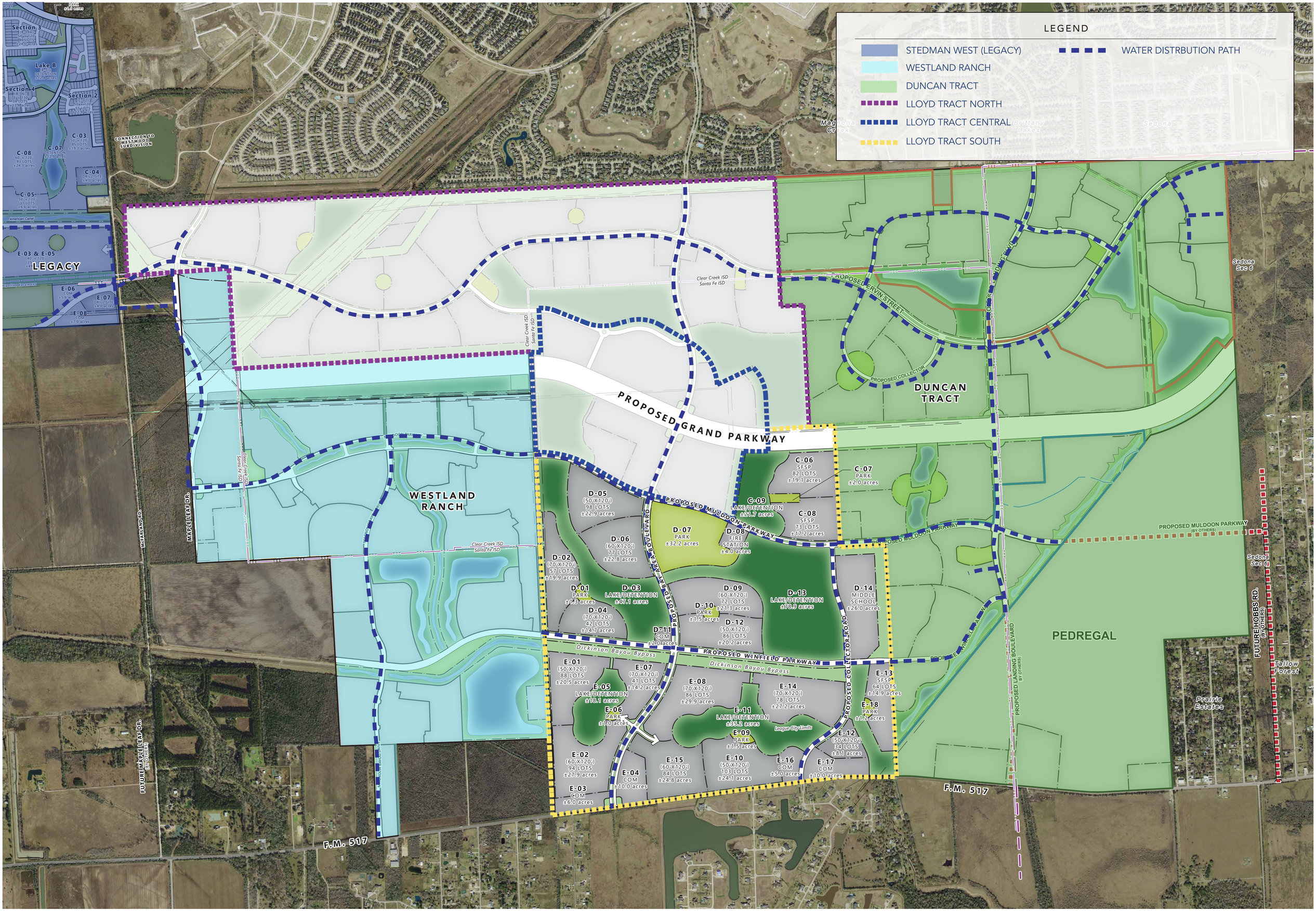

± 796.2 AC. LLOYD TRACT SOUTH PUD - CONCEPTUAL WATER DISTRIBUTION

EXHIBIT H

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

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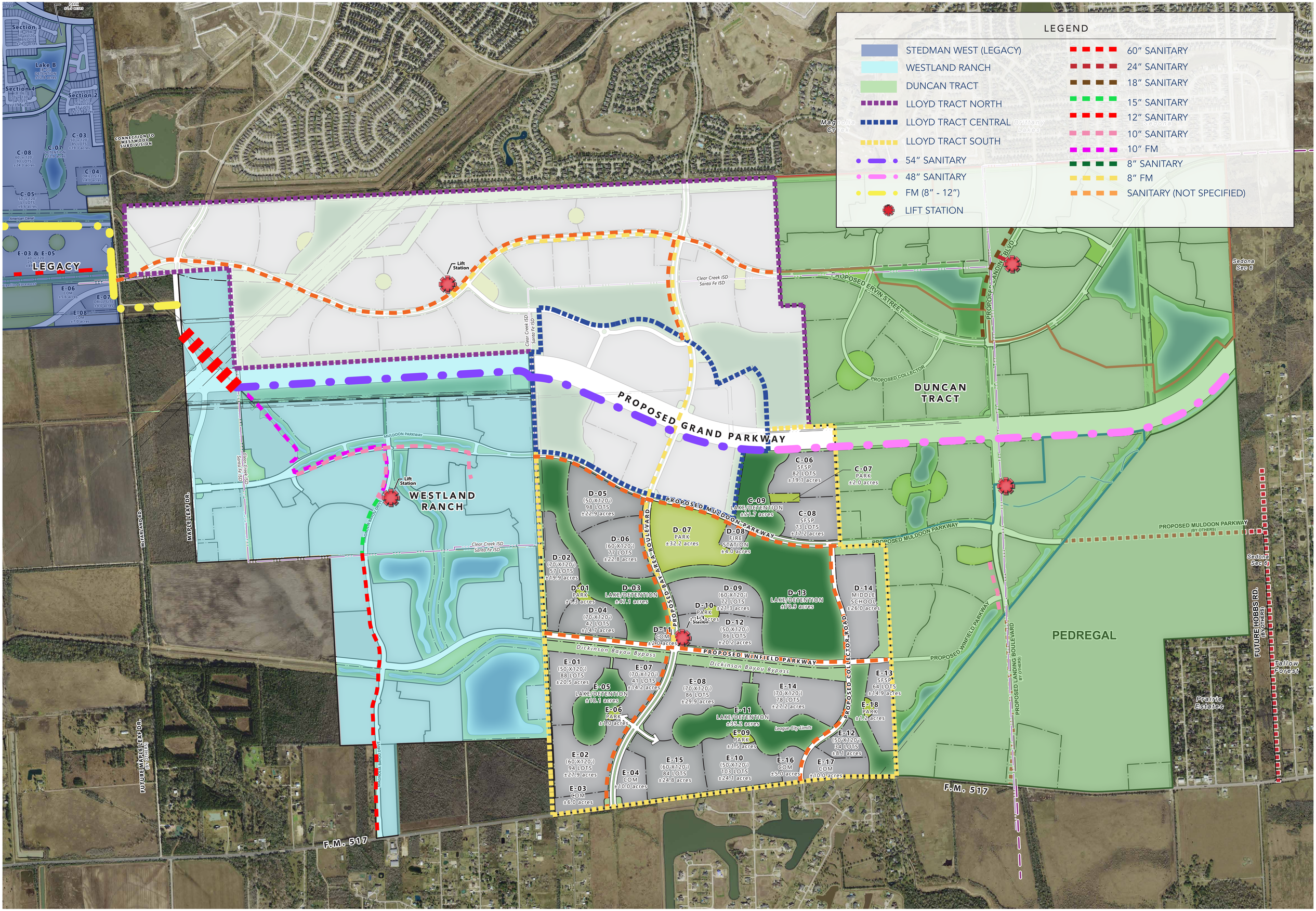

± 796.2 AC. LLOYD TRACT SOUTH PUD - CONCEPTUAL WASTEWATER COLLECTION SYSTEM

EXHIBIT I

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

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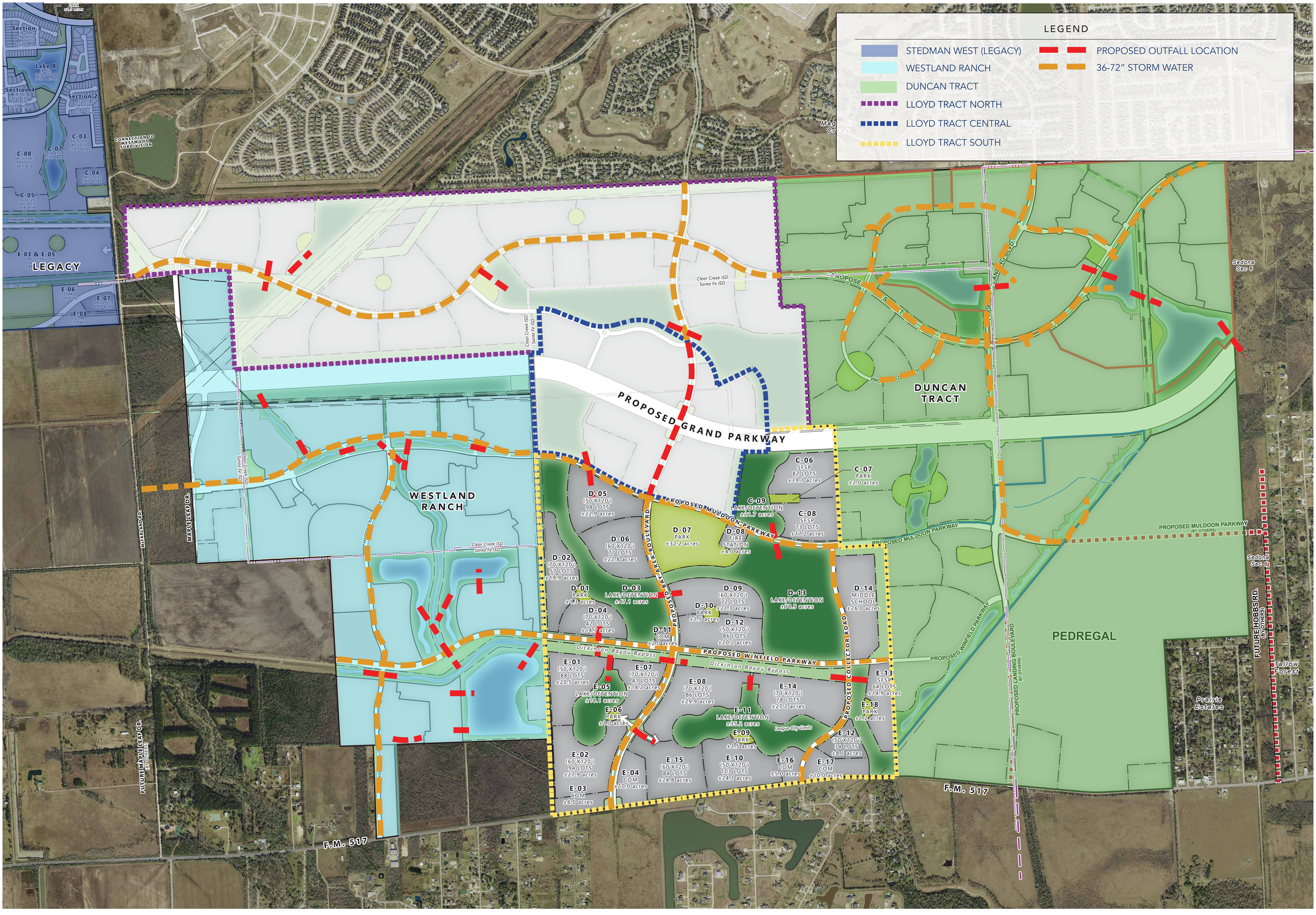

± 796.2 AC. LLOYD TRACT SOUTH PUD - CONCEPTUAL STORMWATER DRAINAGE SYSTEM

EXHIBIT J

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

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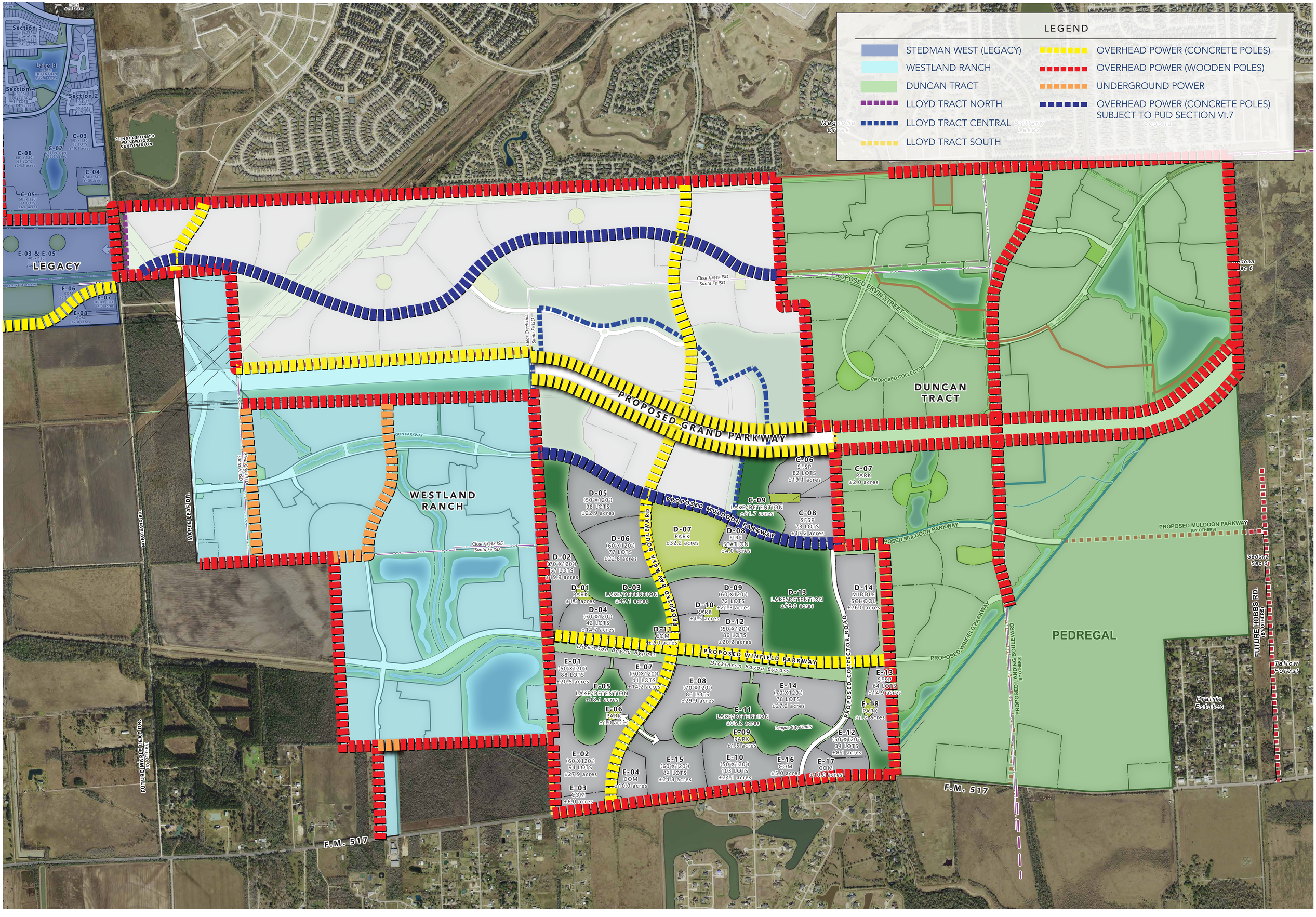

± 796.2 AC. LLOYD TRACT SOUTH PUD - POWER SUPPLY

EXHIBIT K

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

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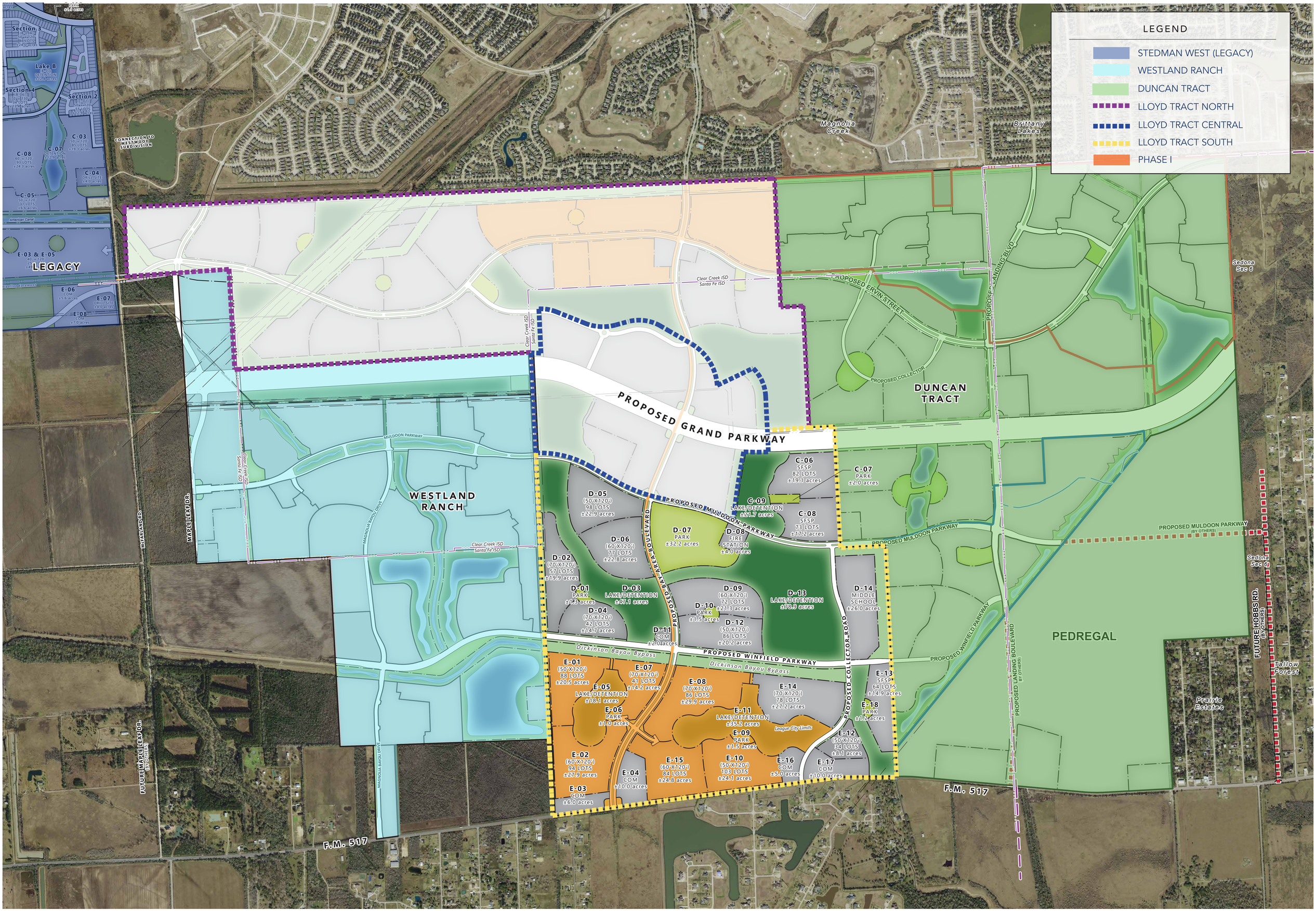

± 796.2 AC. LLOYD TRACT SOUTH PUD - PHASING PLAN

EXHIBIT L

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

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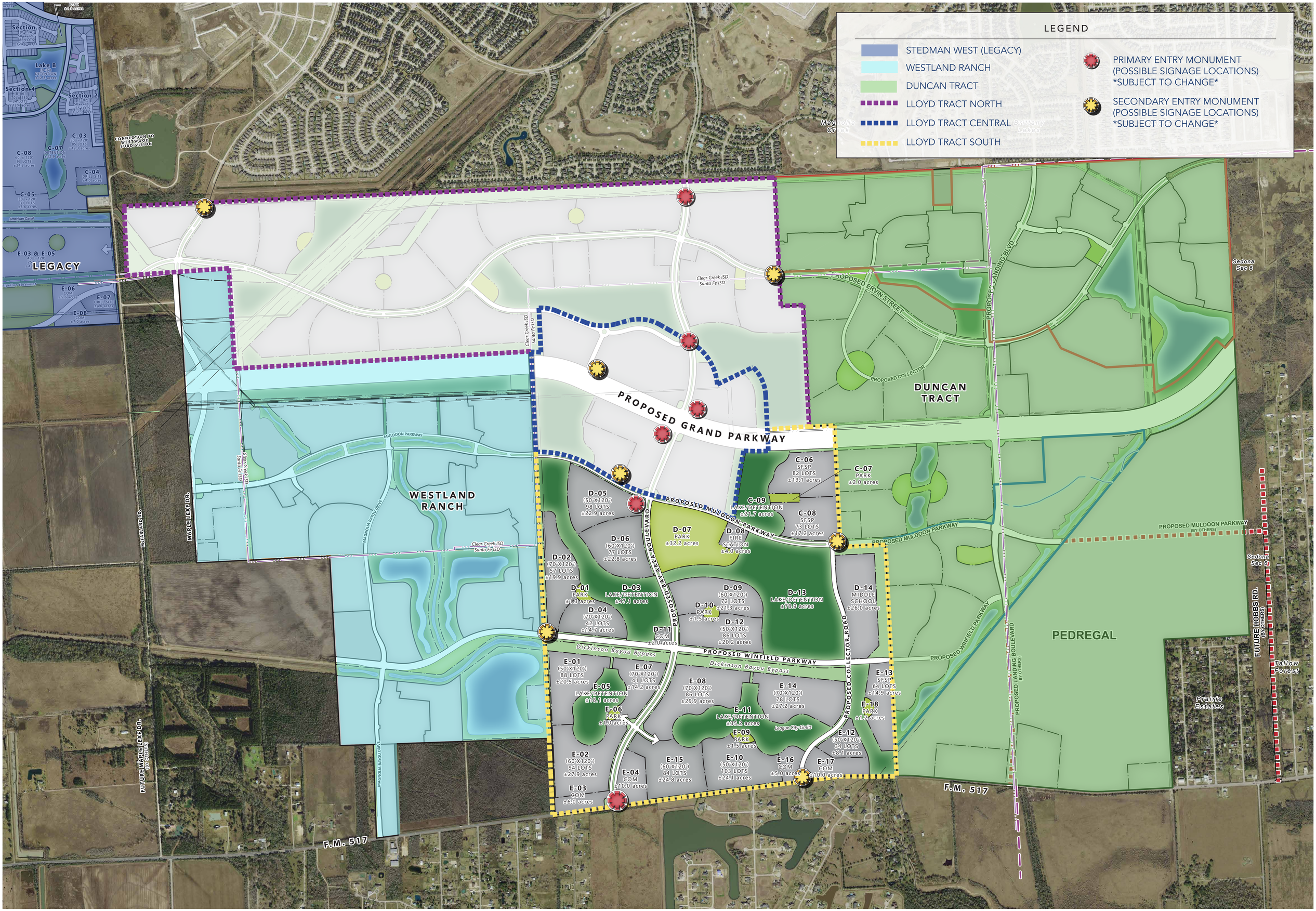

± 796.2 AC. LLOYD TRACT SOUTH PUD - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT M

LOCATION: League City, Texas CLIENT: Hines DATE: May 14, 2025

P:\01 Project link

0 250 500 1000

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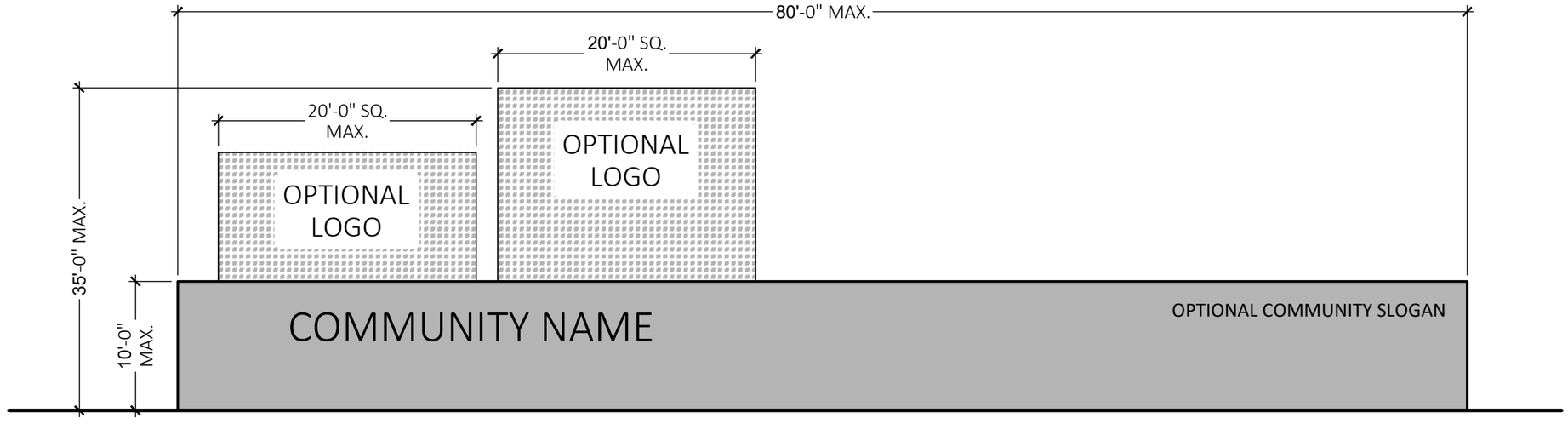
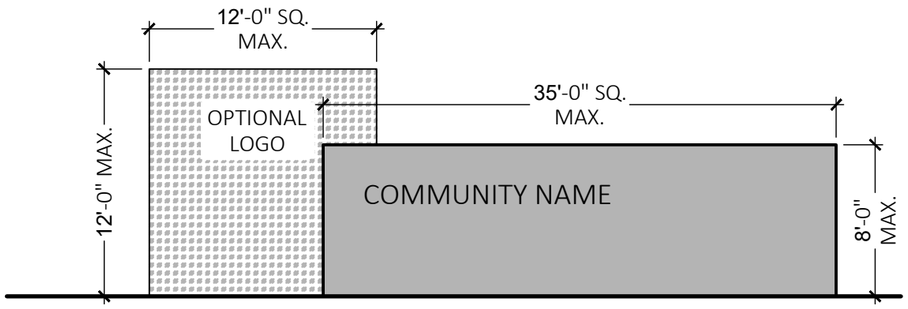
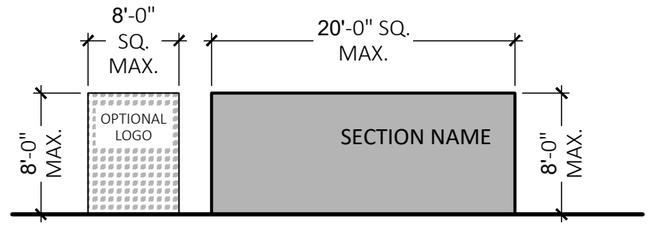


PRIMARY ENTRY MONUMENTS

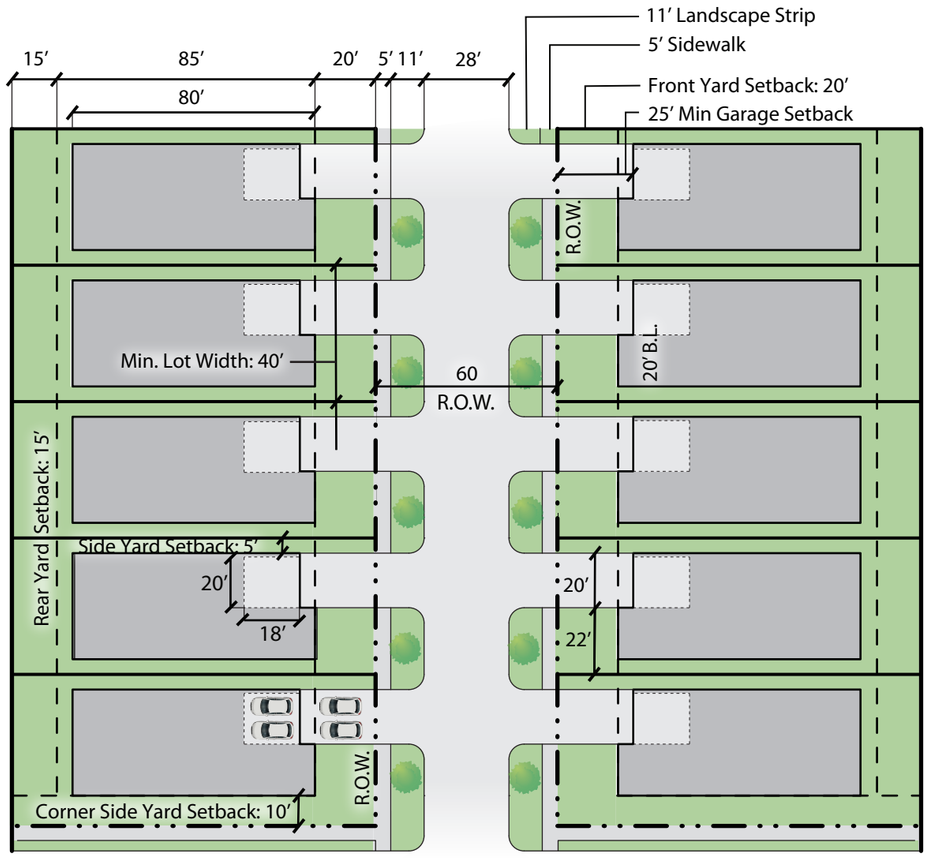


SECONDARY ENTRY MONUMENTS

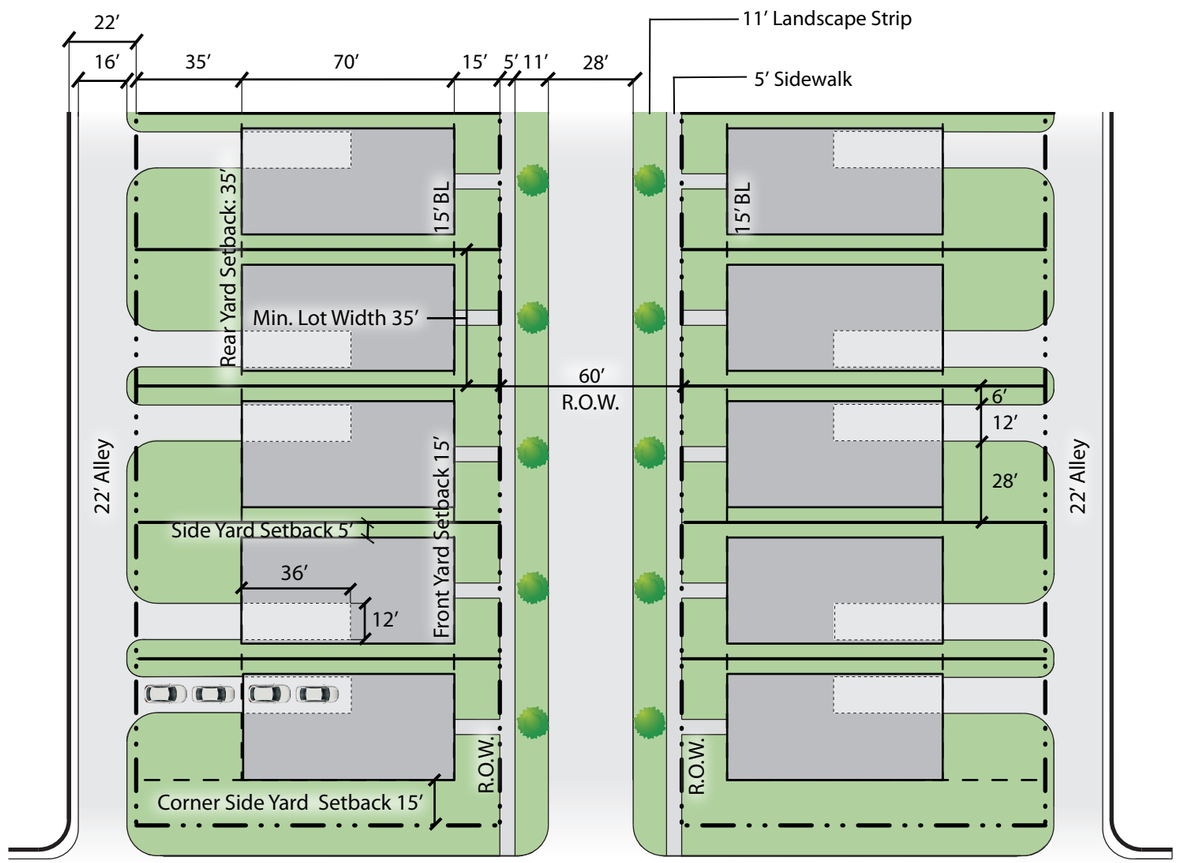


RESIDENTIAL ENTRY MONUMENTS

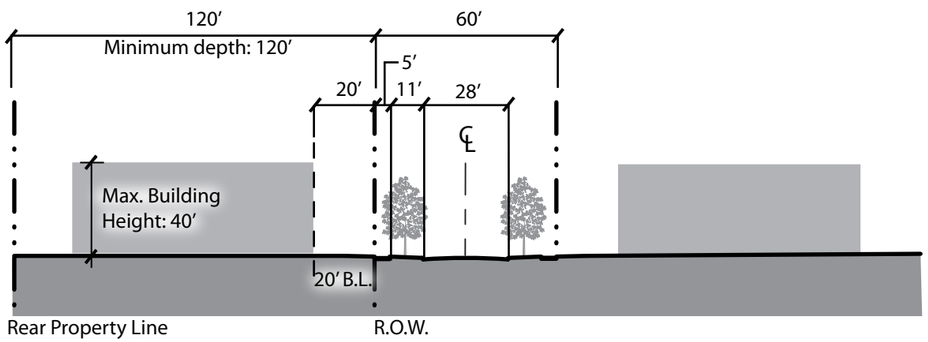
LLOYD SOUTH PUD - RESIDENTIAL SIGNAGE
EXHIBIT N

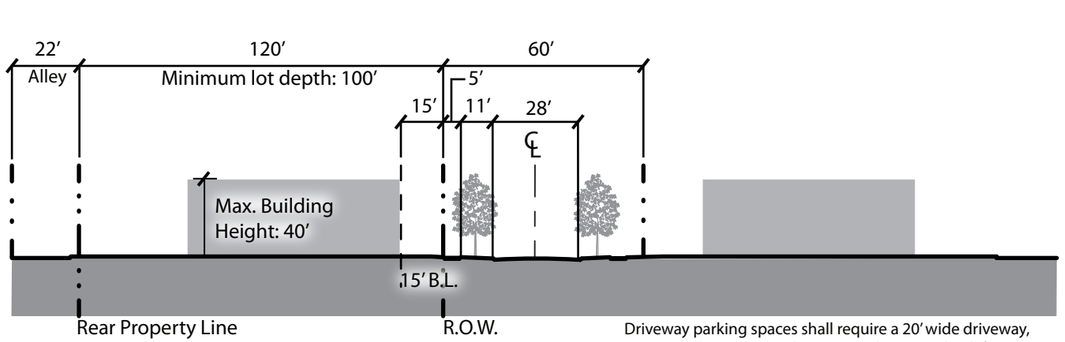


A. Front Loaded Detached Lots



B. Rear Loaded (Alley) Detached Lots





Driveway parking spaces shall require a 20′ wide driveway, or a 12′ wide minimum driveway with a 35′ setback from the edge of right-of-way.

EXHIBIT O

Planned Unit Development

Specialty Product Exhibits for Front Load and Alley Products

LLOYD TRACT SOUTH

League City, Texas

North

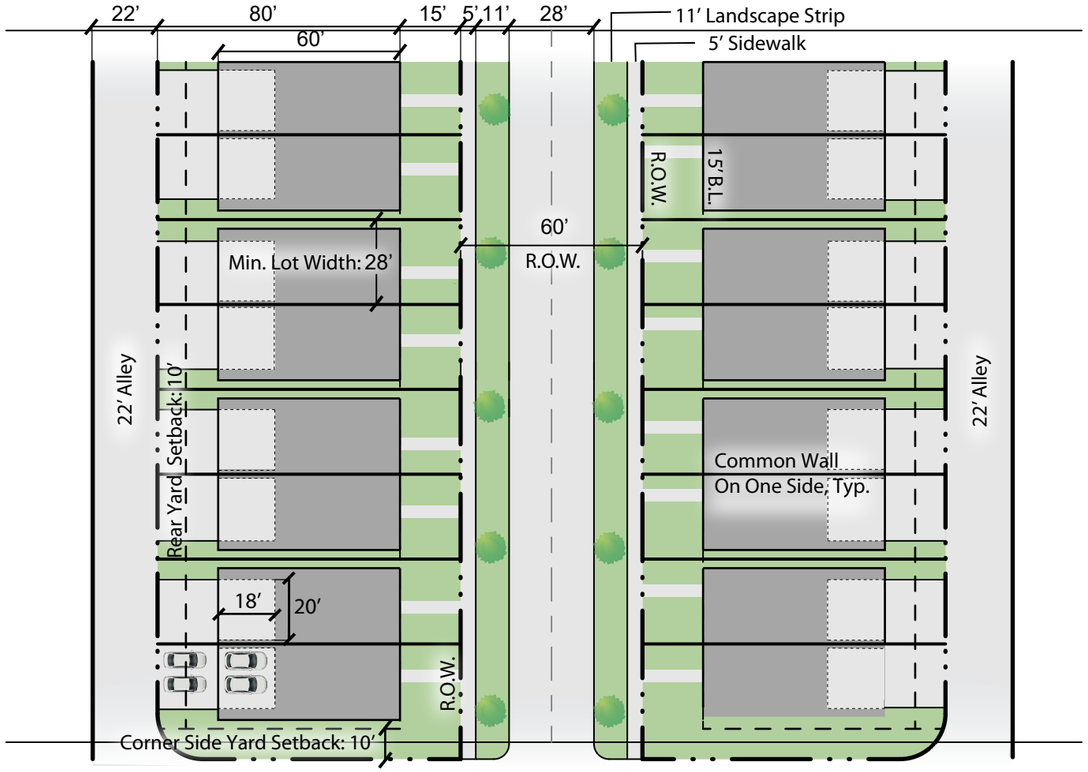
0 25 50 100

Prepared For:

HINES

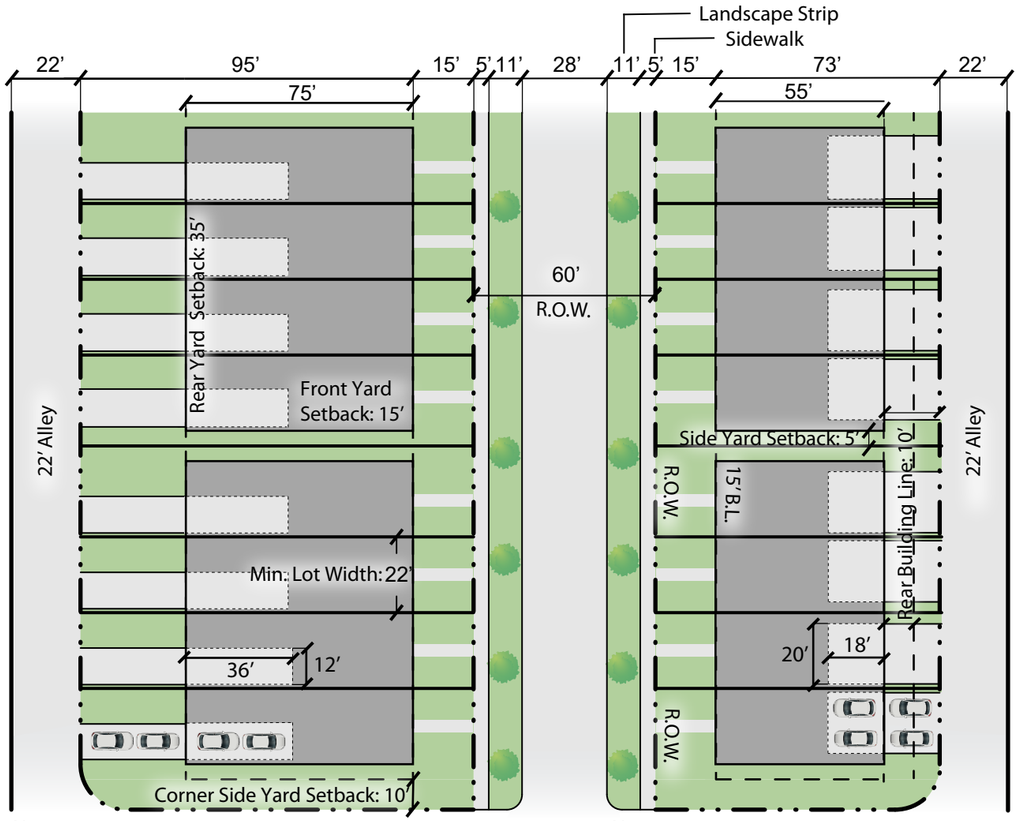
Reference Date: 05.14.25

LJA PLANNING & LANDSCAPE ARCHITECTURE



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

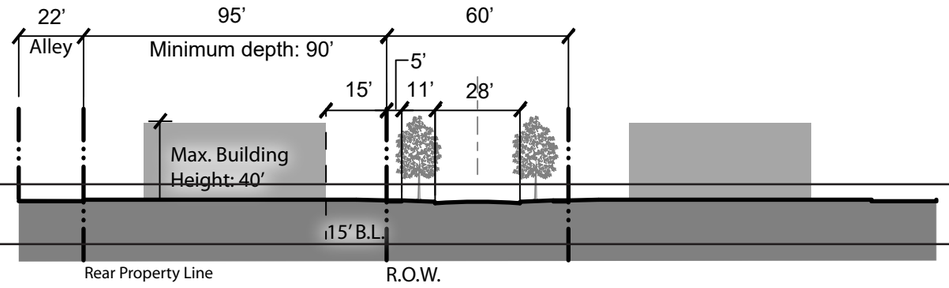
Note:
Driveway parking spaces shall require a 20’ wide driveway or a 12’ wide minimum driveway with a 35’ setback from edge of right-of-way.



Note:
Driveway parking spaces shall require a 20’ wide driveway or a 12’wide minimum driveway with a 35’ setback from edge of right-of-way.

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

C. Rear Loaded (Alley) Attached Lots



D. Rear Loaded (Alley) Townhome Lots

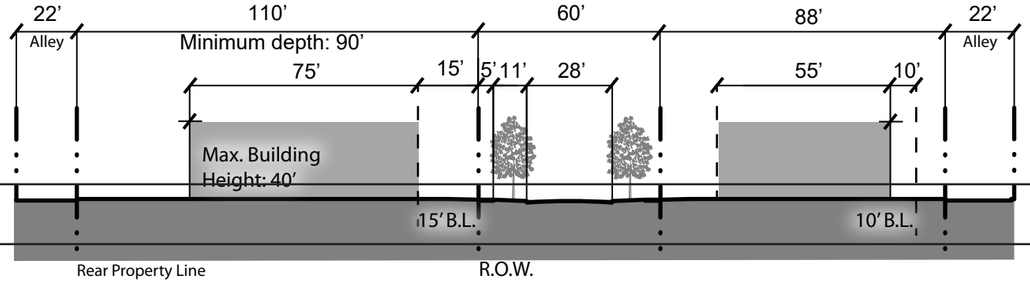


EXHIBIT P

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

LLOYD TRACT SOUTH

League City, Texas

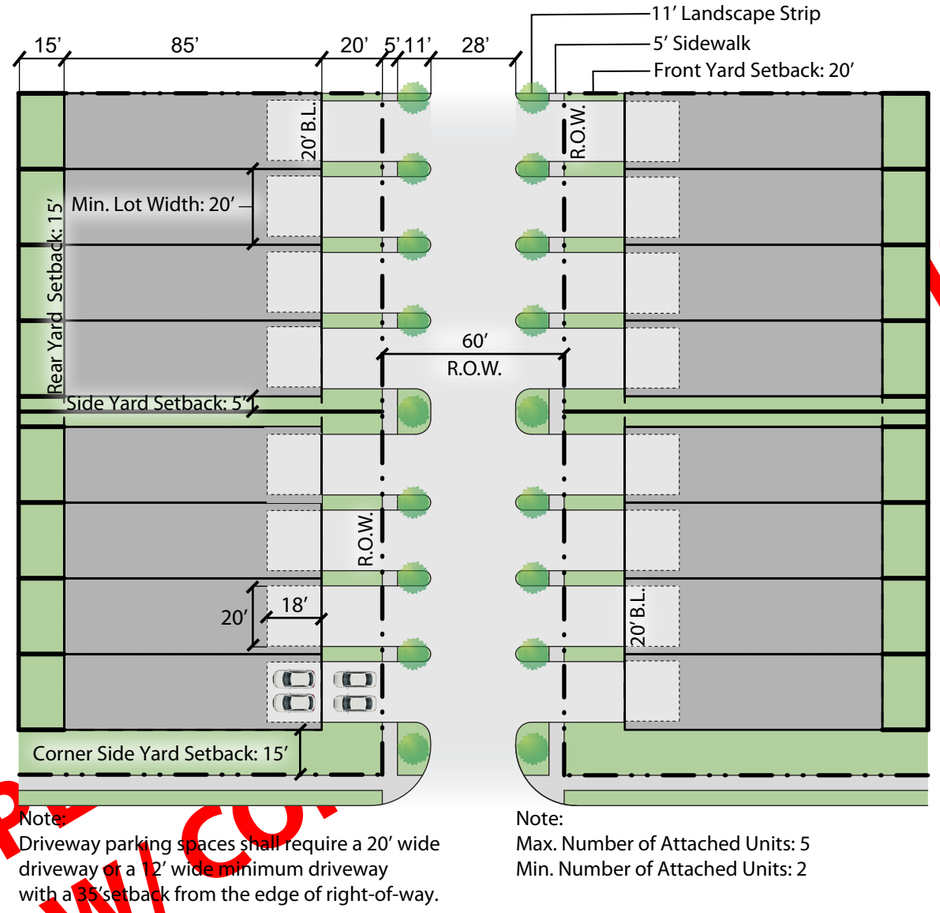
North

0 25 50 100

Prepared For:
HINES

Reference Date: 05.14.25

LJA
PLANNING & LANDSCAPE ARCHITECTURE



Note:
Driveway parking spaces shall require a 20' wide driveway or a 12' wide minimum driveway with a 35' setback from the edge of right-of-way.

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

E. Front Loaded Townhome Lots

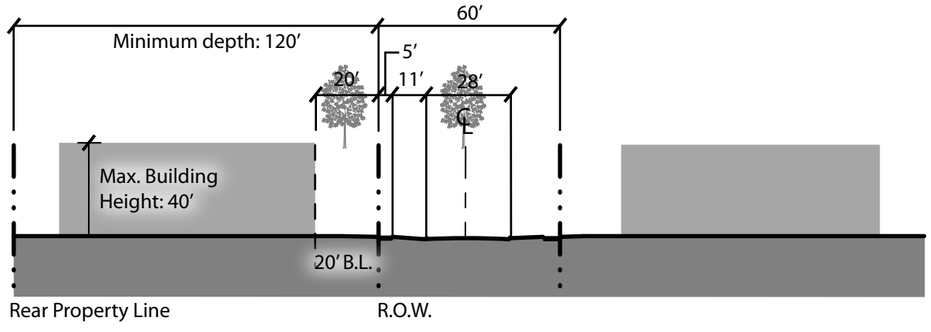


EXHIBIT Q

Planned Unit Development

Specialty Product Exhibits for Front Loaded Townhome Products

LLOYD TRACT SOUTH

League City, Texas

North

0 25 50 100

Prepared For:
HINES

Reference Date: 05.14.25

LJA
PLANNING & LANDSCAPE ARCHITECTURE

UPDATE PER W/CO