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The Peninsula at Clear Lake

A PLANNED UNIT DEVELOPMENT FOR 39.97 ACRES

CITY OF LEAGUE CITY
GALVESTON COUNTY, TX

SEPTEMBER 2006

UPDATED AUGUST 2007 TO SATISFY
CONDITIONS OF CITY COUNCIL APPROVAL

PREPARED BY:
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I. INTRODUCTION

This Planned Unit Development application has been prepared on behalf of Peninsula Clear Lake Texas, L.P., and in accordance with the City of League City ordinances as they relate to Planned Unit Development Overlay Districts (herein after PUD).

The stated purpose of the PUD is;

* to provide flexibility in the planning and development of land while maintaining unified controls;
* to allow for design which encourages the protection of open space and sensitive environmental areas;
* to encourage the development and improvement of common open spaces and pedestrian friendly neighborhoods;
* to achieve efficient land use while permitting creative and innovative approaches to development;
* to encourage mixed development patterns, architectural styles and building forms;
* to allow for greater flexibility in selecting the means for providing access, open space and amenities, and;
* to take advantage of special site characteristics and location.

THE PENINSULA AT CLEAR LAKE is a +/-39.9 acres tract located on the Westerly side of Davis Road between The Wharf at Clear Lake, a townhome community, and Star Point Addition, an exclusive waterfront single family residential development. The property fronts on Clear Creek at it's confluence with Clear Lake. The location is more fully illustrated on the Area / Location Exhibit.

The objective of the developers of ***THE PENINSULA AT CLEAR LAKE*** is to integrate exclusive home sites and amenities with the existing natural Clear Creek and Clear Lake environment to achieve a unique and highly desirable waterfront gated community, which will be designed and built in harmony with the existing environment.

II. SITE ANALYSIS

THE PENINSULA AT CLEAR LAKE is located off Davis Road with Clear Creek frontage. Based on completed site studies, a portion of property has been determined to be jurisdictional wetlands, which will be protected and enhanced. The materials excavated to create the canals necessary to access the planned waterfront lots will be utilized to create additional wetland habitat.

Desirable upland areas are found adjacent to The Wharf on the Southerly boundary of the site and adjacent to Davis Road along the Easterly boundary of the site. A small wetlands inlet is found in the Southeasterly quadrant of the site which will be protected and enhanced as open space.

Seven Estate sized residential lots are to be created along Davis Road with direct drive access to Davis Road. The balance of the development, anticipated to be approximately 37 Lots, will be accessed via a gated private drive thus minimizing the introduction of multiple drives onto Davis Road. The interior access drives will be established within a 'common area' and will be maintained by the homeowners association as common area. The dedication of easements to the City of League City will be employed to provide for utility services and access for public services.

The rear, or Westerly line, of the estate-type lots along Davis Road will adjoin Clear Creek with a retaining wall / bulkhead structure to be constructed along the upland line of these lots. Boat docks or boat houses will be accessed by piers constructed from the retaining wall / bulkhead.

The residential lots located in the Southerly portion of the development will access Clear Creek / Clear Lake via two (2) canals excavated out of the existing uplands.

Following the completion of a tree survey for the site, the developer will coordinate the preservation and/or removal of protected trees with the League City Urban Forester in accordance with the City of League City Tree Preservation and Protection Code.

The subject site is currently zoned Residential Single Family (RSF - 7). The surrounding properties are zoned as follows:

To The South	The Wharf	Single Family Residential (RSF - 2) with a PUD Overlay
To The North	Star Point	Single Family Residential (RSF - 7)
To The East	Leeward Landing	Single Family Residential (RSF - 5)
	Nantucket Landing	Single Family Residential (RSF - 5)
	Clear Lake Plantation	Single Family Residential (RSF - 5)
To The West	Clear Creek	

At build-out, ***THE PENINSULA AT CLEAR LAKE*** will encompass 44 single family residential homesites and generate a population of approximately 118 to 132 persons.

III. PROJECT DESCRIPTION

As noted, ***THE PENINSULA AT CLEAR LAKE*** will be an exclusive and unique residential development set within the existing natural environment. A premier group of architects have been engaged to design one-of-a-kind homes specifically suited to the individual lots within the development. Care has been taken to integrate the development with the existing natural habitat and environment.

Although the development will consist solely of single family residential homes, the application of a PUD has been selected to facilitate the creative and innovative design concepts which will be employed.

The streetscape is proposed to have 24 feet of pavement (back of curb to back of curb) located within a 40 foot private street right-of-way. In order to accommodate emergency vehicles, the paving section from existing Davis Road to the nearest proposed cul-de-sac shall have a minimum of 33 feet of pavement (back of curb to back of curb), and street cul-de-sac's will be designed with the standard required 50 foot radius to accommodate emergency vehicle turnaround. A 10 foot wide utility easement is planned on each side of the private interior drives to accommodate the necessary utility services. This will create a "park" like atmosphere within the neighborhood with landscaping integrated between the common areas and the home sites. There will be no sidewalks along the interior private streets as the private drive and driveway system will be utilized to accommodate the pedestrian traffic. In addition to the primary gated entrance, a secondary emergency exit has been planned. An additional Emergency Access Easement will be provided per the request of the City of League City Fire Marshall (based on the current plan).

ADDITIONAL AMENITIES

The residents of this development will enjoy benches and seating areas located at the Southerly end of each canal to overlook the water, as well as provide serenity among friends and neighbors. The streets will be lined with decorative light structures, and each cul-de-sac will be centered around a landscape island. All of the custom homes are subject to strict landscape requirements to portray the very essence of prestigious coastal living. Residents will be provided a walkway and additional bench seating along the Southern side of Peninsula Drive beneath a tropical canopy.

To further enhance the streetscape, homes will be constructed with a minimum front building line (street side) of 15 feet for living areas and 20 feet for garage access. Structures will be staggered with some homes having greater setbacks thus avoiding the monotony of a single line of homefronts. All lots will be waterfront; either directly on Clear Creek or one of the two planned canals.

LAND USE TABLE

RESIDENTIAL SINGLE FAMILY	11.86 acres
OPEN SPACE	
CANALS AND OPEN WATER	21.36 acres
NATURE PRESERVE / LANDSCAPE	1.71 acres
STREETS	
PUBLIC (DAVIS ROAD)	1.87 acres
PRIVATE	3.17 acres
TOTAL DEVELOPMENT SITE	39.97 acres

IV. RATIONAL

The proposed site of ***THE PENINSULA AT CLEAR LAKE*** presents unique and challenging opportunities for an exclusive residential enclave which will compliment the surrounding area and be sensitive to the environment. To accomplish such an objective, latitude is required in the design and development of ***THE PENINSULA AT CLEAR LAKE*** from the standard development code.

In the absence of an approved Planned Unit Development Overlay, multiple variances would be required. These would include, as noted below under **VARIANCES**, street right-of-way widths, pavement widths, building lines and the allowed maximum length for a cul-de-sac.

In each potential variance, the primary rational is based on the unique characteristics of the site. With access only from Davis Road, the extended lengths of the cul-de-sac's are necessary to access the interior portions of the property. The reduced right-of-way widths are necessary to create the enclave "feel" and streetscape appearance which is desired for the development as well as allow for efficient utilization of the available land area. Again, the adjustment of the building lines allows for the structures to be viewed as a singular enclave with desirable variations in the relationship to the street system. It should be noted that the lots, home sites, provided for range in area from 9,000 square feet to over 20,000 square feet.

Further rational is this development's opportunity to preserve wetland areas. The flexibility provided for within the Planned Unit Development Overlay allows the development of a naturally unique upland area, which surrounds the depleting wetland habitat. The use of the land will benefit the environment by preservation, the Community by contribution, and the residents by opportunity.

The application of a Planned Unit Development Overlay in this instance is fully consistent with the Comprehensive Plan for the City of League City and will allow the flexibility necessary to effectively develop a unique parcel of land.

V. VARIANCES

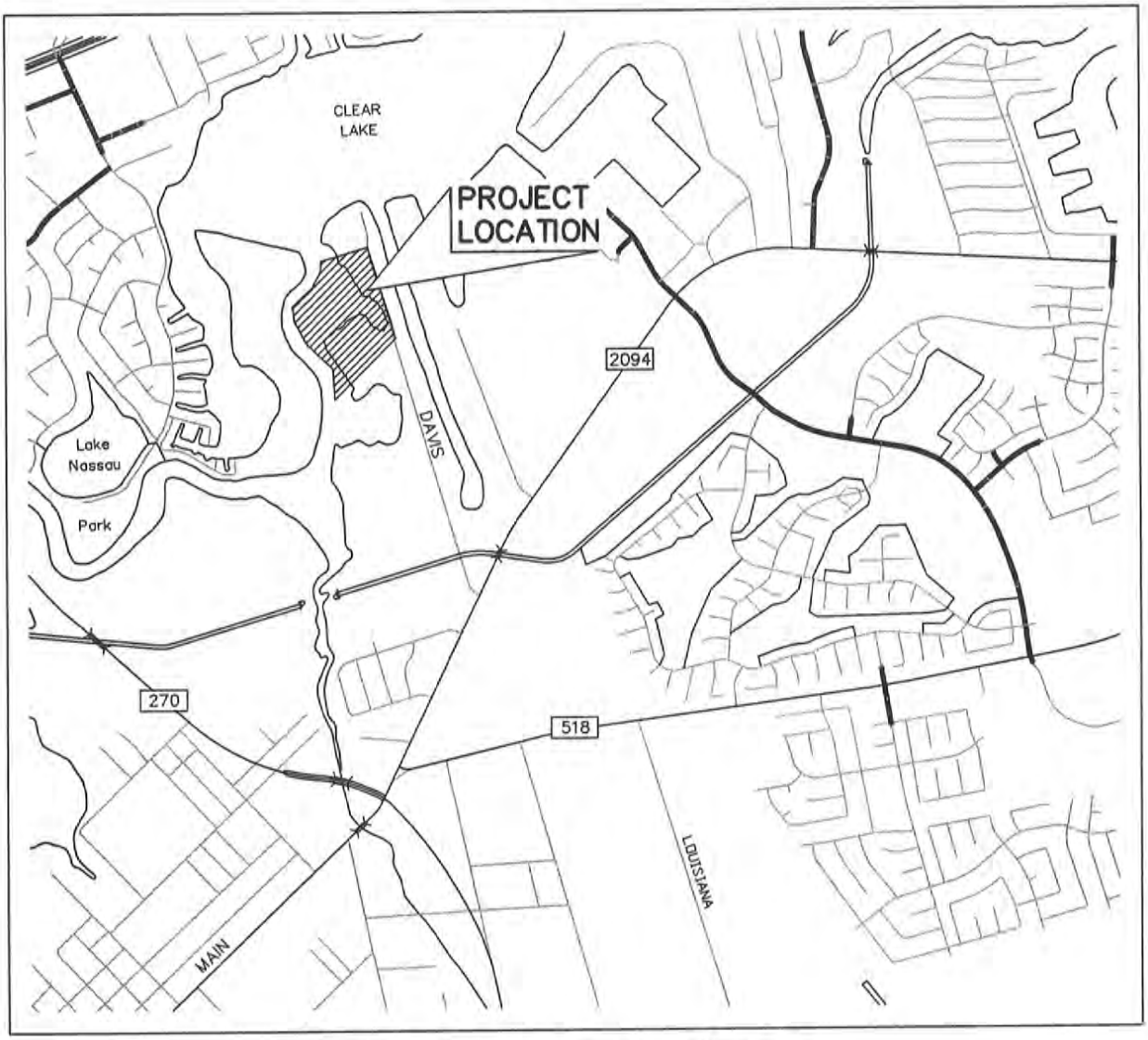
15' Building Setback Lines: The current building setback line requirement is 25'.
40' Common Area Drive: The current public and/or private roadway width requirement is 60'.
24' Pavement: The current pavement width requirement is 28'.
1,547' Cul-de-sac: The current maximum cul-de-sac length requirement is 880'.
No Sidewalks: 4' Sidewalks are currently required on both sides of residential streets.

VI. GOVERNING INSTITUTE

The proposed site of ***THE PENINSULA AT CLEAR LAKE*** will be governed by a Homeowner's Association (HOA). Homeowners will pay HOA fees for deed restriction enforcement and for maintenance of the following:

* Landscape areas
* Common area drive
* Retaining Wall / Bulkhead Structures
* Wetland / nature preserve areas
* Private Easements shall be established for storm drainage system

Public utility easements shall be established for the placement of all water, sewer, electric, gas, telephone, and CATV facilities. Public ingress / egress easements shall be established coincidental with common area drives for the purpose of police, fire, and other emergency response access and public utility operations. Such access shall be provided for within a standard Private Streets Agreement to be prepared and approved in conjunction with final platting.



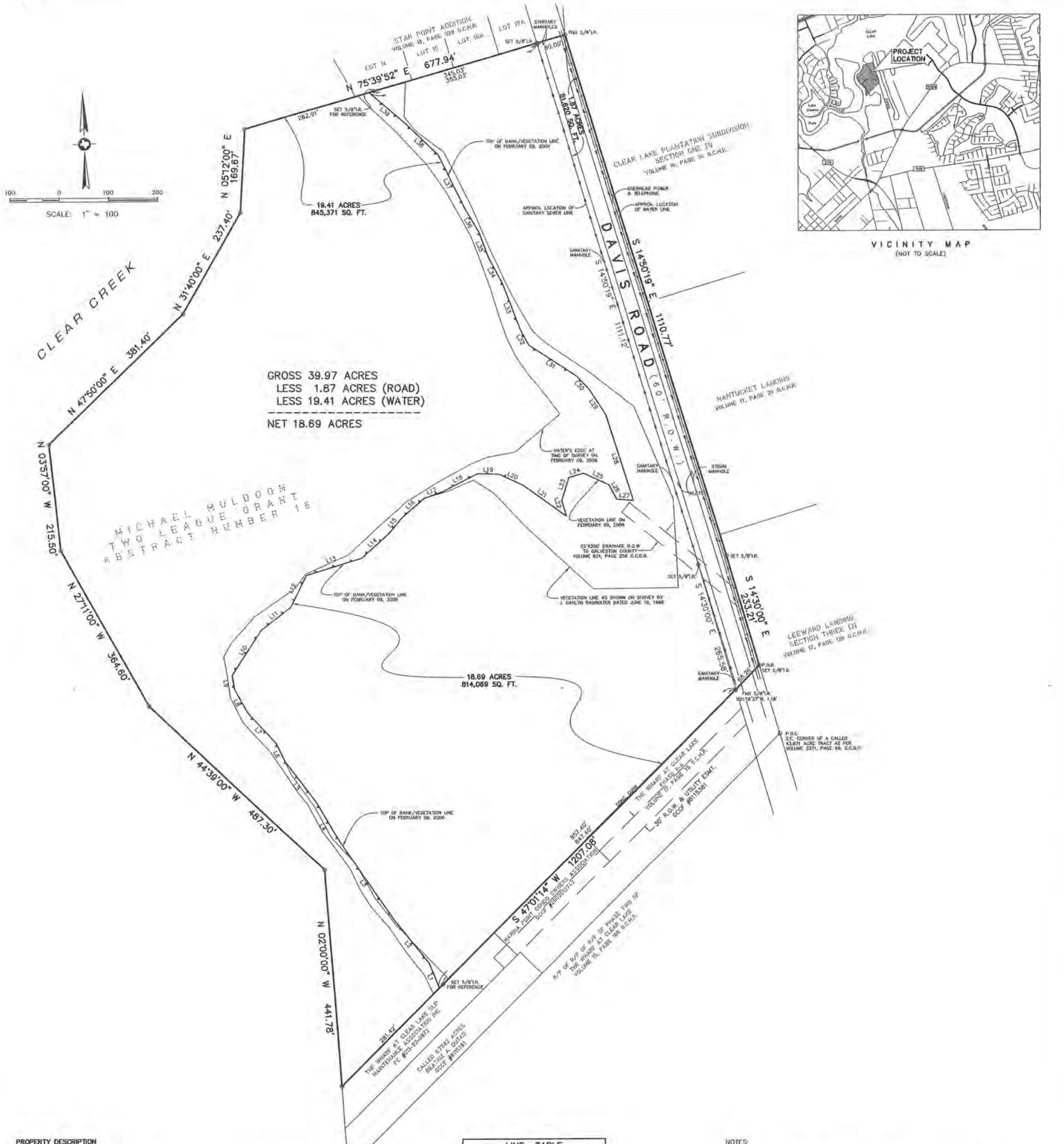
VICINITY MAP

(NOT TO SCALE)

Dale L. Hardy
GeoSurv
Registered Professional
Land Surveyors

P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

THE PENINSULA AT
CLEAR LAKE



PROPERTY DESCRIPTION

A 39.97 acre (called 39.9690 acres) tract of land out of the M. Muldoon Two League Grant, League City, Galveston County, Texas and being the residue of a 43.8710 acre tract conveyed to Eric Bruns, Trustee, described in a deed recorded in Book 2969, Page 421 of the Deed Records of Galveston County, Texas, dated April 1, 1978, as surveyed by Robert C. Smith on March 28, 1973, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said 43.8710 acre tract, and being in the East right-of-way line of Davis Road, (called 60.00 foot wide right-of-way), said point also being located N 47°01'14" E a distance of 68.26 feet from the called Northeast corner of the Replat of Replat of Replat of Phase II of the Wharf at Clear Lake, according to the map or plat thereof recorded in Volume 15, Page 166, of the Map Records of Galveston County, Texas (G.C.M.R.);

THENCE, N 14°30'00" W along the East right-of-way line of said Davis Road, a distance of 144.49 feet to a 5/8 inch iron rod set marking the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, S 47°01'14" W, at 68.26 feet passing the Northeast corner of a 1.7157 acre tract of land described in Galveston County Clerk's Film Code No. 001-60-1303, also being the West right-of-way line of said Davis Road, from said corner a 5/8 inch iron rod was found N 12°16'37" W, 1.16 feet, and at 915.66 feet passing a 5/8 inch iron rod set marking a point for reference, and continuing a total distance of 1207.08 feet to a point for corner in the East line of Clear Creek as established by said Robert C. Smith Survey;

THENCE, in a Northerly direction along the east line of said Clear Creek, as established by Robert C. Smith survey, the following courses and distances:

N 02°00'00" W, a distance of 441.78 feet to a point for corner;

N 44°39'00" W, a distance of 487.30 feet to a point for angle to the right;

N 27°11'00" W, a distance of 364.60 feet to a point for angle to the right;

N 03°57'00" W, a distance of 215.50 feet to a point for corner;

N 47°50'00" E, a distance of 381.40 feet to a point for angle to the left;

N 31°40'00" E, a distance of 237.40 feet to a point for angle to the left;

N 05°12'00" E, a distance of 169.67 feet (called 183.80 feet) to a point corner and being at the called North line of said 43.8710 acre tract of land;

THENCE, N 75°39'52" E, (called N 76°05'00" E), along the North line of said 43.8710 acre tract of land, also being the South line of an 8.2758 acre tract of land established by W. Tee Howes' survey dated April 2, 1974, and said Robert C. Smith survey, at 263.91 feet passing a 5/8 inch iron rod set marking a point for reference, at 617.94 feet passing a 5/8 inch iron rod set marking the intersection of the west right-of-way line of said Davis Road, and continuing a total distance of 677.94 feet (called 701.80 feet) to a 5/8 inch iron rod found marking a Northeast corner of said 43.8710 acre tract of land, said point also being in the East Right-of-Way line of said Davis Road;

THENCE, S 14°50'19" E, (called S 14°30'00" E), along the occupied and recognized East Right-of-Way line of said Davis Road, a distance of 1110.77 feet to a 5/8 inch iron rod set marking a point for angle to the right in said East right-of-way line of Davis Road;

THENCE, S 14°30'00" E, continuing along said East right-of-way line of Davis Road, a distance of 233.21 feet to the **POINT OF BEGINNING** of the herein described tract, and containing a calculated area of 39.97 acres of land, which includes the following areas: 1.87 acres in said Davis Road; 19.41 acres under area of water or beyond the vegetation line (area between the said east line of Clear Creek and the edge of the vegetation line), as established on February 9, 2006, at time of survey, and; 19.69 acres between the West Right-of-Way line of said Davis Road, and the edge of the vegetation line; said tract is also subject to a 25.00 foot by 300.00 foot drainage right-of-way as described in Volume 831, Page 256, of the Deed Records of Galveston County, Texas.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	54.53'	N 19°23'03" W
L2	112.60'	N 36°16'54" W
L3	192.96'	N 32°20'52" W
L4	94.43'	N 28°14'38" W
L5	105.62'	N 35°06'45" W
L6	40.41'	N 23°50'20" W
L7	66.50'	N 40°42'35" W
L8	52.66'	N 26°36'54" W
L9	27.93'	N 07°48'53" W
L10	110.11'	N 34°51'52" E
L11	76.08'	N 53°52'14" E
L12	72.30'	N 28°08'05" E
L13	116.83'	N 74°49'35" E
L14	75.41'	N 50°13'18" E
L15	41.77'	N 41°36'23" E
L16	58.96'	N 51°26'28" E
L17	39.40'	N 72°33'01" E
L18	80.29'	N 64°59'45" E
L19	43.46'	S 86°56'49" E
L20	54.42'	S 62°57'04" E
L21	107.75'	S 52°18'44" E
L22	32.93'	N 14°31'19" W
L23	48.82'	N 19°50'00" E
L24	31.48'	N 75°43'08" E
L25	56.70'	S 82°40'03" E
L26	33.16'	S 26°19'42" E
L27	33.61'	S 83°45'35" E
L28	183.35'	N 15°09'52" W
L29	63.08'	N 30°43'45" W
L30	36.40'	N 41°35'47" W
L31	115.74'	N 54°52'52" W
L32	35.86'	N 26°37'55" W
L33	99.42'	N 18°51'54" W
L34	60.41'	N 25°36'35" W
L35	55.14'	N 17°48'03" W
L36	55.91'	N 28°14'40" W
L37	122.57'	N 24°05'10" W
L38	89.50'	N 44°14'27" W
L39	99.64'	N 47°08'36" W

Dale L. Hardy
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Registered Professional Land Surveyors
P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

NOTES:

1.) This survey has been prepared based on Title Commitment provided by Chicago Title, G.F. Number 000387002, issued January 31, 2006.

2.) This property lies partially within Zone B (shaded – areas between the 100 Year and 500 Year Flood) and partially within Zone AE (areas within the 100 Year Flood Plain – Base Flood Elevation 11') as established by FEMA and as shown on FIRM 485488, 0010 D, dated September 22, 1999.

3.) Description of 43.871 acre tract described in Volume 2969, Page 421, does not close mathematically.

4.) Vegetation Line and Water's Edge shown hereon is based on field conditions at time of survey on February 9, 2006.

5.) This property adjoins and shares a common boundary with the submerged lands of the State of Texas (Clear Creek) and is subject to change. For the purposes of this survey, the shared boundary has been depicted based on record descriptions.

February 9, 2006
February 15, 2006 (Revised)

I, the undersigned, hereby certify to Peninsula Clear Lake Texas, L.P. (Borrower), iCap Realty Advisors of Texas, and Chicago Title – Tanglewood (Title Insurer); that this survey has been made on the ground and under my direction and that this plat, together with lines, dimensions, notations and area of land as shown hereon, accurately reflects the facts as found on the ground this date; that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-ways, which have been made known to the undersigned except as shown hereon; that the subject property, as shown hereon, has access to and from Davis Road, a public roadway right-of-way, and; that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

STATE OF TEXAS – DALE L. HARDY – 4847

A LAND TITLE SURVEY

BEING 39.97 ACRES OF LAND
SITUATED IN THE
M. MULDOON TWO LEAGUE GRANT
ABSTRACT NUMBER 18

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

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A PLANNED UNIT DEVELOPMENT

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PREPARED
BY

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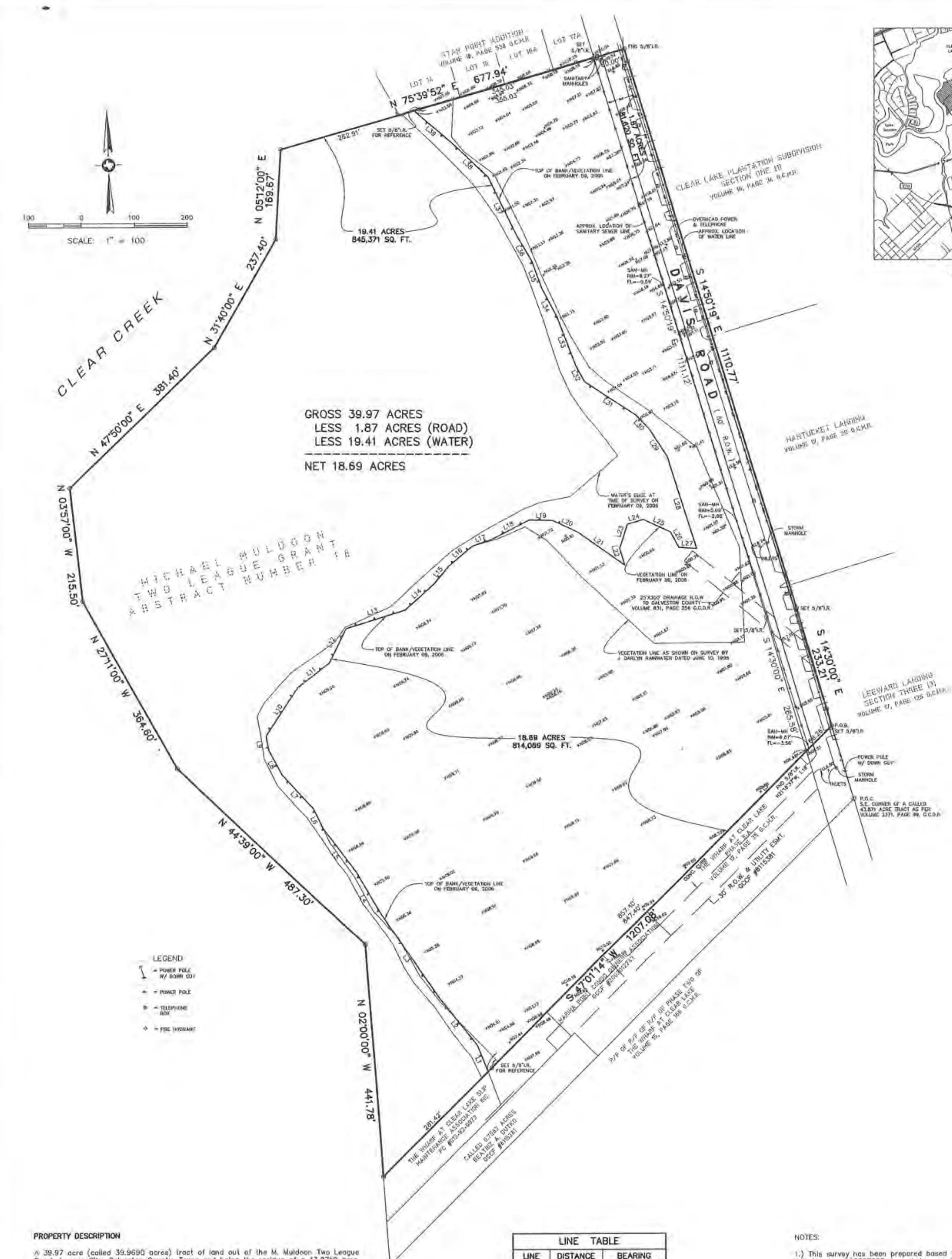

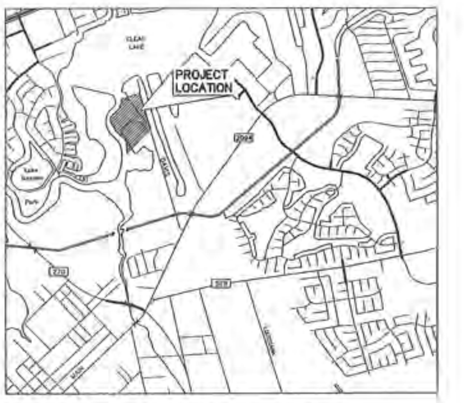

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(NOT TO SCALE)

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LINE TABLE

LINE	DISTANCE	BEARING
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L2	112.60'	N 36°16'54" W
L3	192.96'	N 32°20'52" W
L4	94.43'	N 28°14'38" W
L5	105.62'	N 35°06'45" W
L6	40.41'	N 23°50'20" W
L7	86.50'	N 40°42'35" W
L8	52.66'	N 26°38'54" W
L9	27.93'	N 07°48'53" W
L10	110.11'	N 34°51'52" E
L11	76.08'	N 53°52'14" E
L12	72.30'	N 28°08'05" E
L13	116.63'	N 74°49'35" E
L14	75.41'	N 50°13'18" E
L15	41.77'	N 41°56'23" E
L16	58.96'	N 51°26'28" E
L17	39.40'	N 72°33'01" E
L18	60.29'	N 64°59'45" E
L19	43.46'	S 86°56'49" E
L20	54.42'	S 62°57'04" E
L21	107.75'	S 52°18'44" E
L22	32.93'	N 14°31'19" W
L23	48.82'	N 19°50'00" E
L24	31.46'	N 75°43'08" E
L25	56.70'	S 62°40'03" E
L26	33.16'	S 26°19'42" E
L27	33.61'	S 83°45'35" E
L28	183.35'	N 15°09'52" W
L29	63.08'	N 30°43'45" W
L30	36.40'	N 41°38'47" W
L31	115.74'	N 54°52'52" W
L32	35.86'	N 26°37'55" W
L33	99.42'	N 16°51'54" W
L34	60.41'	N 25°36'35" W
L35	55.14'	N 17°48'03" W
L36	55.91'	N 28°14'40" W
L37	122.57'	N 24°05'10" W
L38	89.50'	N 44°14'27" W
L39	99.64'	N 47°08'36" W

Dale L. Hardy
GeoSurv
Registered Professional Land Surveyors

P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6926

NOTES:

1.) This survey has been prepared based on Title Commitment provided by Chicago Title, G.F. Number 000387002, issued January 31, 2006.

2.) This property lies partially within Zone B (shaded – areas between the 100 Year and 500 Year Flood) and partially within Zone AE (areas within the 100 Year Flood Plain – Base Flood Elevation 11') as established by FEMA and as shown on FIRM 485488, 0010 D, dated September 22, 1999.

3.) Description of 43.871 acre tract described in Volume 2969, Page 421, does not close mathematically.

4.) Vegetation Line and Water's Edge shown hereon is based on field conditions at time of survey on February 9, 2006.

5.) This property adjoins and shares a common boundary with the submerged lands of the State of Texas (Clear Creek) and is subject to change. For the purposes of this survey, the shared boundary has been depicted based on record descriptions.

February 9, 2006
February 15, 2006 (Revised)
March 11, 2006 (Topography)

I, the undersigned, hereby certify to Peninsula Clear Lake Texas, L.P. (Borrower), iCap Realty Advisors of Texas, and Chicago Title – Tanglewood (Title Insurer); that this survey has been made on the ground and under my direction and that this plat, together with lines, dimensions, notations and area of land as shown hereon, accurately reflects the facts as found on the ground this date; that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-ways, which have been made known to the undersigned except as shown hereon; that the subject property, as shown hereon, has access to and from Davis Road, a public roadway right-of-way, and; that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

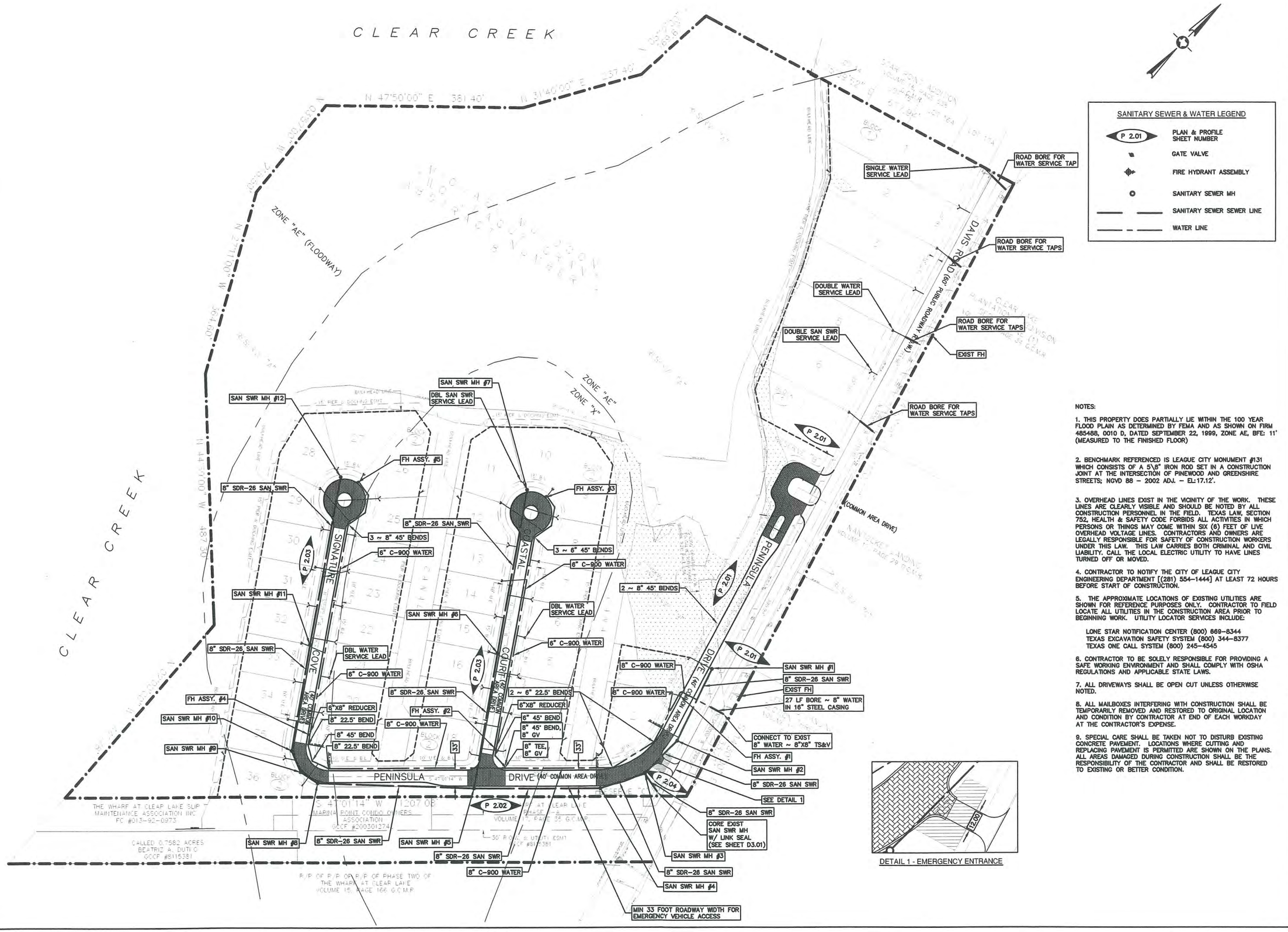
GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

A TOPOGRAPHIC SURVEY

BEING 39.97 ACRES OF LAND
SITUATED IN THE
M. MULDOON TWO LEAGUE GRANT
ABSTRACT NUMBER 18

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS



DETAIL 1 - EMERGENCY ENTRANCE

NOTES:

1. THIS PROPERTY DOES PARTIALLY LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA AND AS SHOWN ON FIRM 485488, 0010 D, DATED SEPTEMBER 22, 1999, ZONE AE, BFE: 11' (MEASURED TO THE FINISHED FLOOR)

2. BENCHMARK REFERENCED IS LEAGUE CITY MONUMENT #131 WHICH CONSISTS OF A 5\8" IRON ROD SET IN A CONSTRUCTION JOINT AT THE INTERSECTION OF PINEWOOD AND GREENSHIRE STREETS; NGVD 88 – 2002 ADJ. – EL:17.12'.

3. OVERHEAD LINES EXIST IN THE VICINITY OF THE WORK. THESE LINES ARE CLEARLY VISIBLE AND SHOULD BE NOTED BY ALL CONSTRUCTION PERSONNEL IN THE FIELD. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. CALL THE LOCAL ELECTRIC UTILITY TO HAVE LINES TURNED OFF OR MOVED.

4. CONTRACTOR TO NOTIFY THE CITY OF LEAGUE CITY ENGINEERING DEPARTMENT [(281) 554-1444] AT LEAST 72 HOURS BEFORE START OF CONSTRUCTION.

5. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO FIELD LOCATE ALL UTILITIES IN THE CONSTRUCTION AREA PRIOR TO BEGINNING WORK. UTILITY LOCATOR SERVICES INCLUDE:

LONE STAR NOTIFICATION CENTER (800) 669-8344
TEXAS EXCAVATION SAFETY SYSTEM (800) 344-8377
TEXAS ONE CALL SYSTEM (800) 245-4545

6. CONTRACTOR TO BE SOLELY RESPONSIBLE FOR PROVIDING A SAFE WORKING ENVIRONMENT AND SHALL COMPLY WITH OSHA REGULATIONS AND APPLICABLE STATE LAWS.

7. ALL DRIVEWAYS SHALL BE OPEN CUT UNLESS OTHERWISE NOTED.

8. ALL MAILBOXES INTERFERING WITH CONSTRUCTION SHALL BE TEMPORARILY REMOVED AND RESTORED TO ORIGINAL LOCATION AND CONDITION BY CONTRACTOR AT END OF EACH WORKDAY AT THE CONTRACTOR'S EXPENSE.

9. SPECIAL CARE SHALL BE TAKEN NOT TO DISTURB EXISTING CONCRETE PAVEMENT. LOCATIONS WHERE CUTTING AND REPLACING PAVEMENT IS PERMITTED ARE SHOWN ON THE PLANS. ALL AREAS DAMAGED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED TO EXISTING OR BETTER CONDITION.

DATE: 03/30/06
SCALE: 1"=80'
DRAWN BY: JTK
CHECKED BY: EAF

PROJECT:

THE PENINSULA AT CLEAR LAKE
LEAGUE CITY, TEXAS

NO	DATE	REVISION
A	05/31/06	ISSUED FOR PRELIMINARY REVIEW
B	07/11/06	ISSUED FOR P.U.D. APPLICATION
C	08/23/06	ISSUED FOR DRC APPROVAL
D	09/20/06	REVISED PER CITY COMMENTS
E	11/17/06	ISSUED FOR REVIEW

INTERIM SUBMITTAL

DOCUMENT INCOMPLETE; NOT INTENDED FOR PERMITS, BIDDING OR CONSTRUCTION.

ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

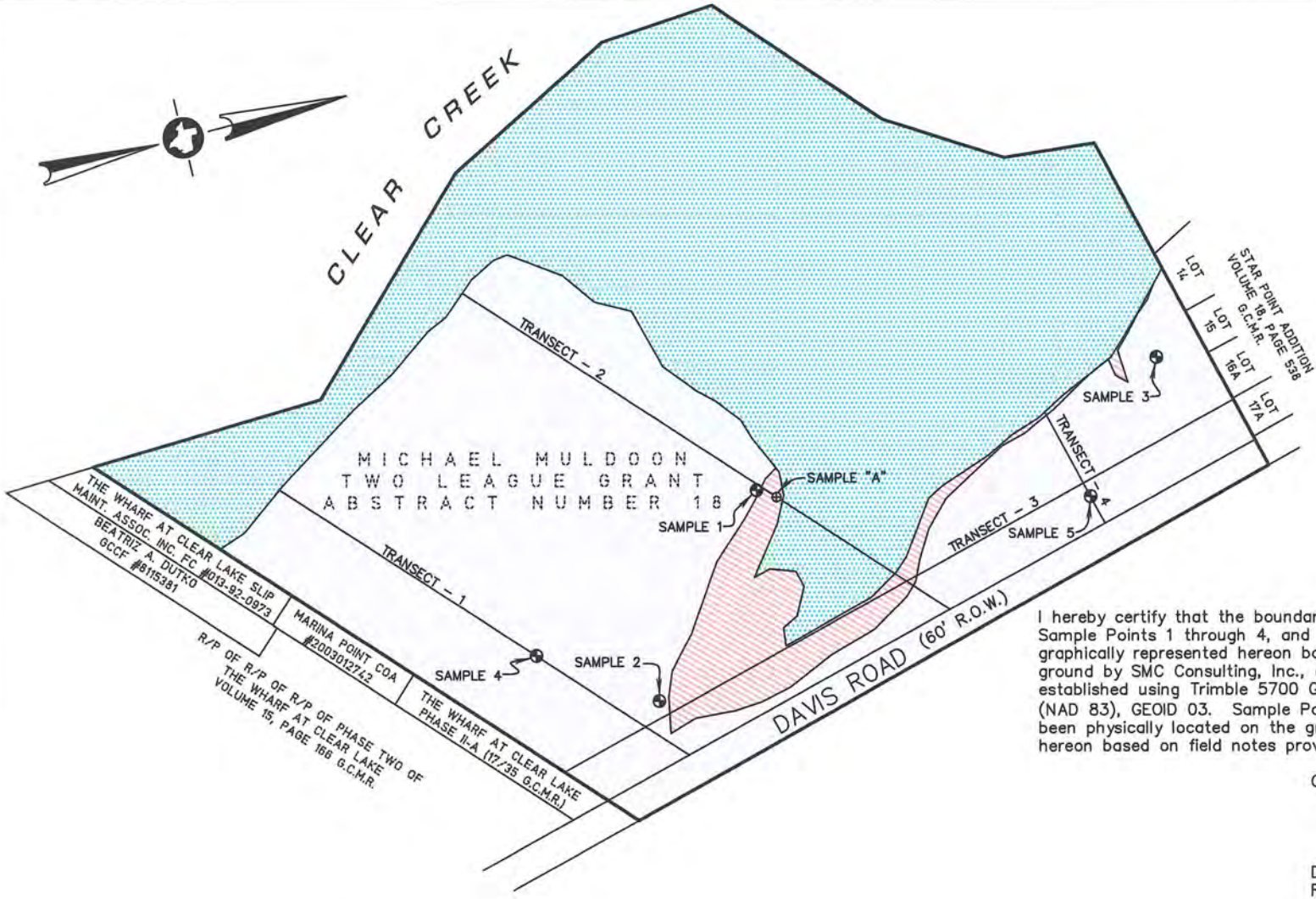
DATE: 09/20/06

SHELMARK ENGINEERING, LLC
8419 E.F. LOWRY EXPRESSWAY - SUITE 120
TEXAS CITY, TEXAS 77591
409-935-9986
WWW.SHELMARK.NET

DWG NAME: UTILITY PLAN

DWG: C 1.01

P05-231 REV: E



I hereby certify that the boundary for the jurisdictional wetlands, Sample Points 1 through 4, and Transect Lines 1 through 3 are graphically represented hereon based on points marked on the ground by SMC Consulting, Inc., and that such lines and points were established using Trimble 5700 GPS data collection, 1983 Datum (NAD 83), GEOID 03. Sample Point 5 and Transect Line 4 have not been physically located on the ground and have been depicted hereon based on field notes provided by SMC Consulting, Inc.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

JURISDICTIONAL WATERS
(19.40 ACRES)

JURISDICTIONAL WETLANDS
(1.94 ACRES)

UPLANDS
(18.63 ACRES)

Dale L. Hardy
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Registered Professional
Land Surveyors
P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-8928

SITE MAP

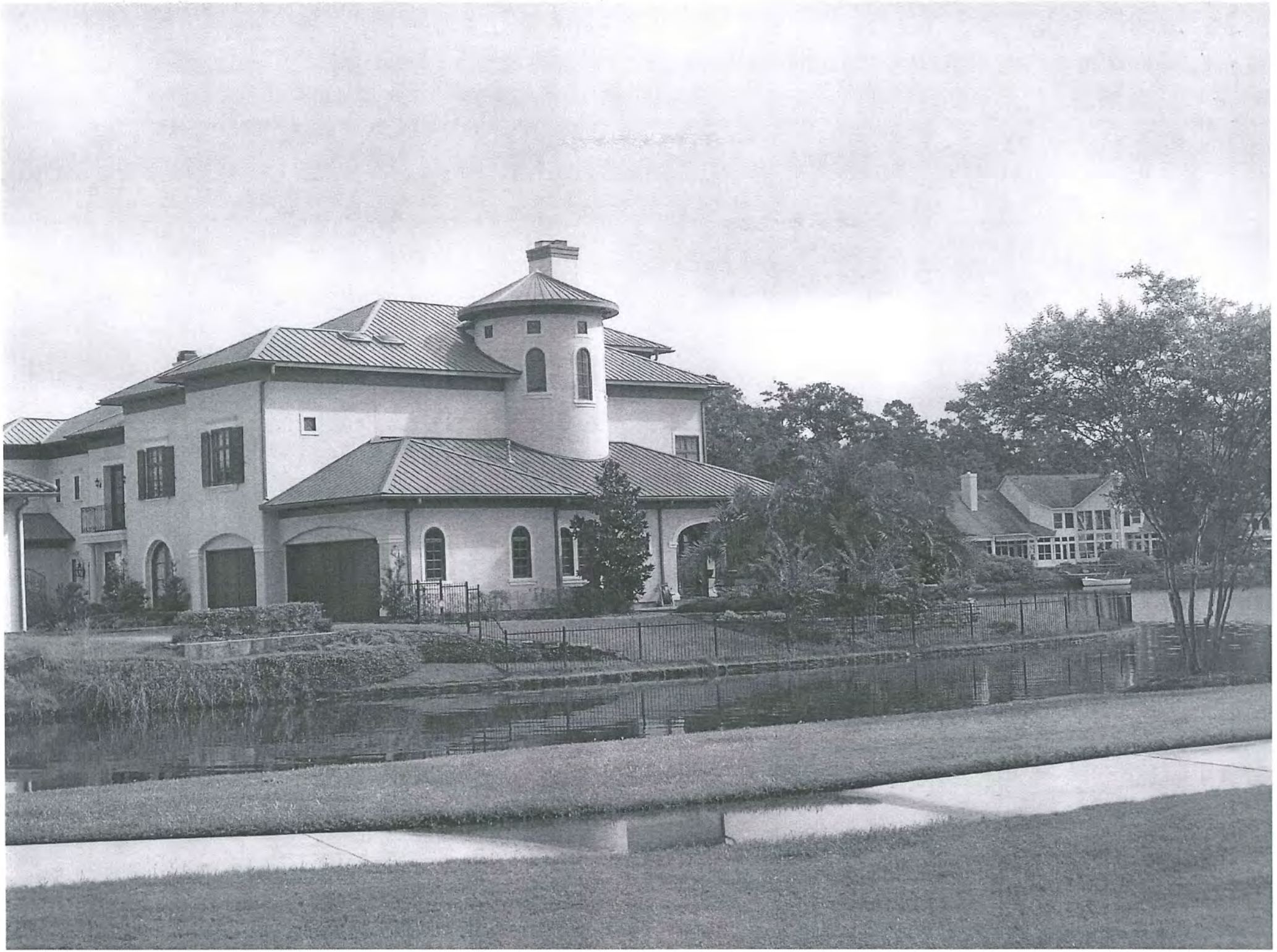
FOR 39.97 ACRES SITUATED IN THE
MICHAEL MULDOON TWO LEAGUE GRANT
ABSTRACT NO. 18

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

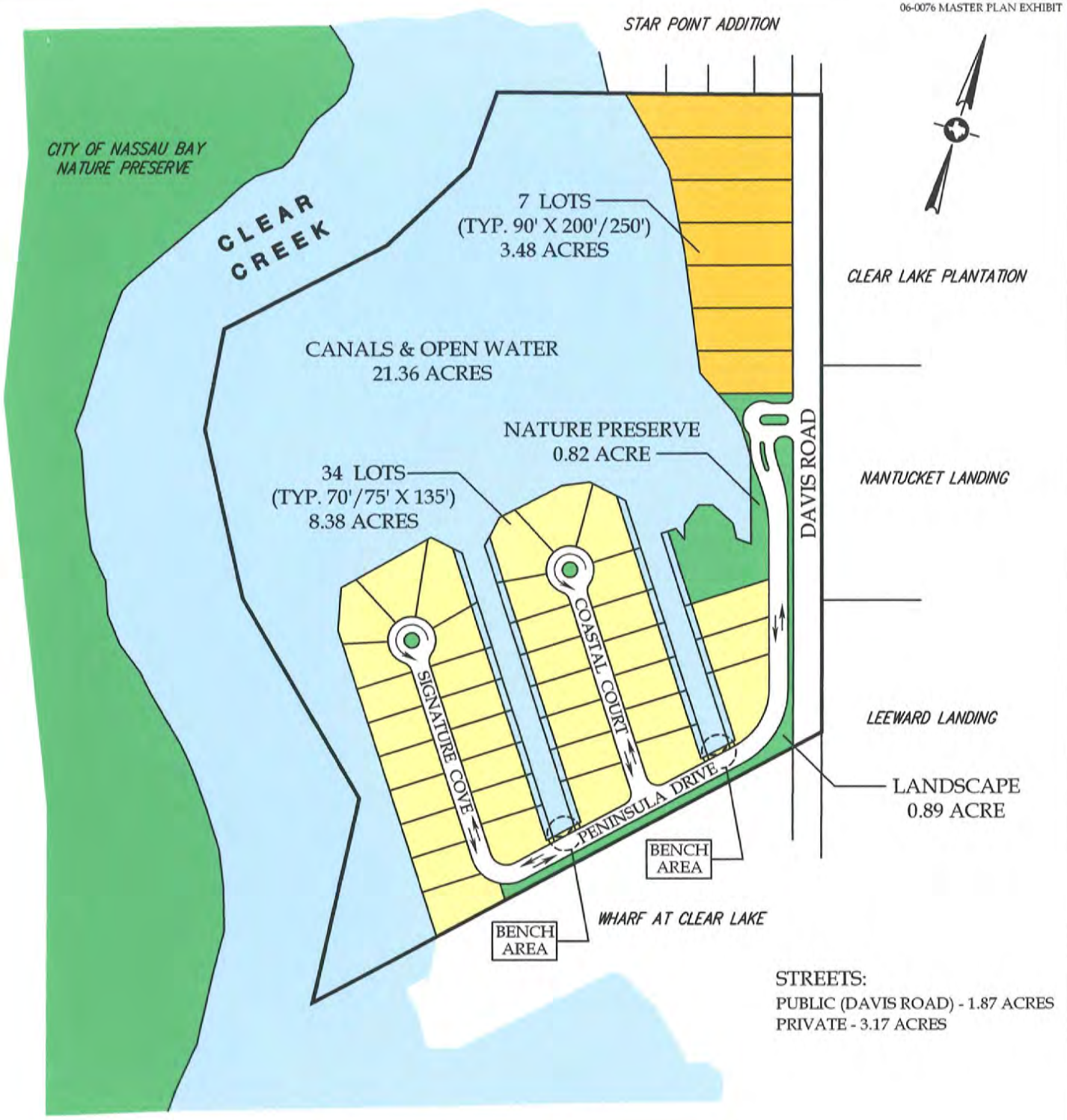
300 0 300 600

SCALE: 1" = 300

11
D1FZC



SEPTEMBER 2006
06-0076 MASTER PLAN EXHIBIT



STREETS:
PUBLIC (DAVIS ROAD) - 1.87 ACRES
PRIVATE - 3.17 ACRES

300' 0 300' 600'

SCALE: 1" = 300'

MASTER PLAN FOR
THE PENINSULA AT CLEAR LAKE
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

PREPARED FOR:
PENINSULA CLEAR LAKE TEXAS, L.P.

This map is not for computation or construction purposes. Said drawing is a pictorial representation only and is subject to change. Additionally no warranties or representations, express or implied, concerning the actual design, location, or character of the facilities shown on this map are intended. This presentation graphic represents a compilation of datum obtained from maps, surveys, and other document provided to GeoSurv, LLC.

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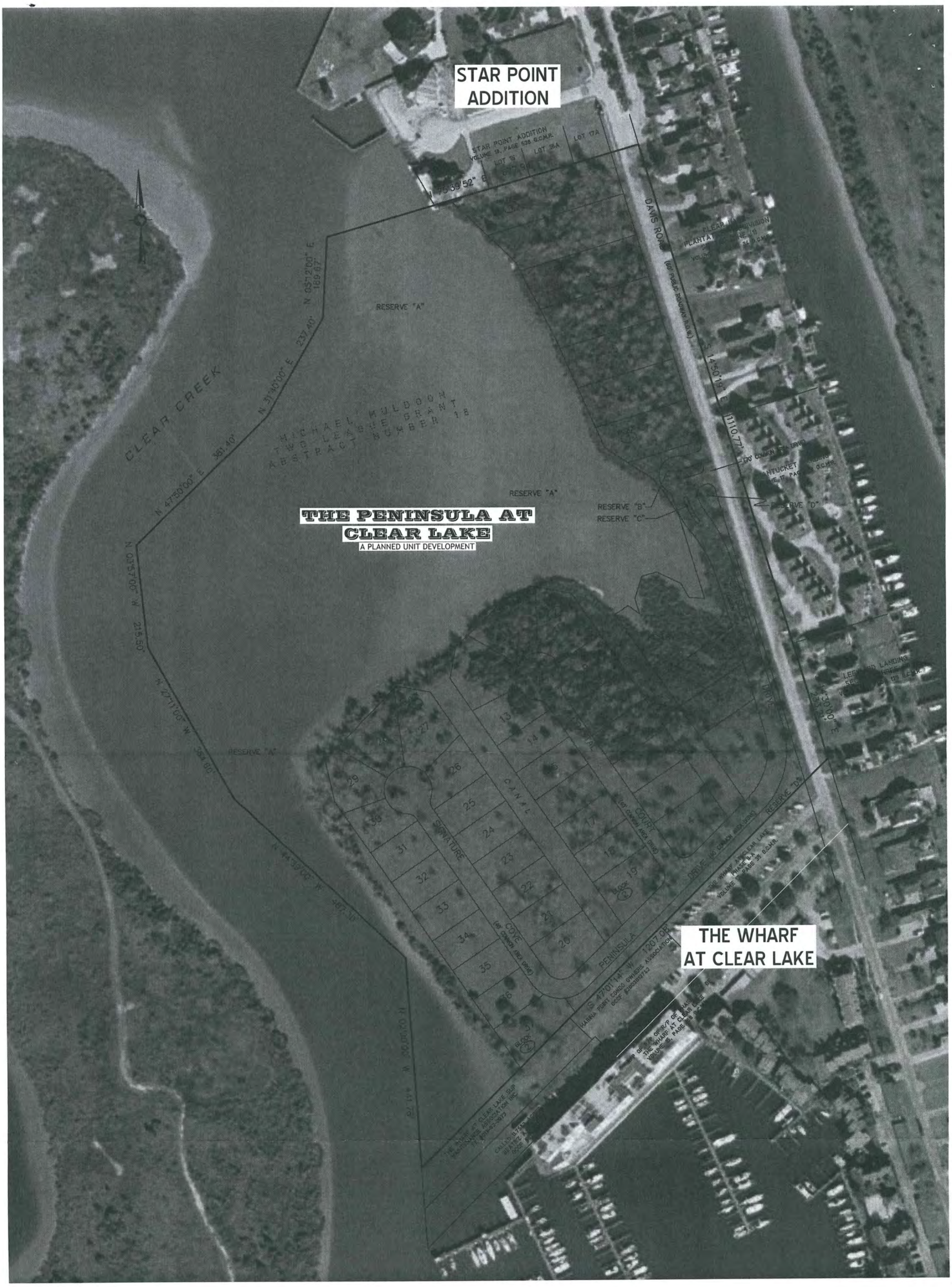

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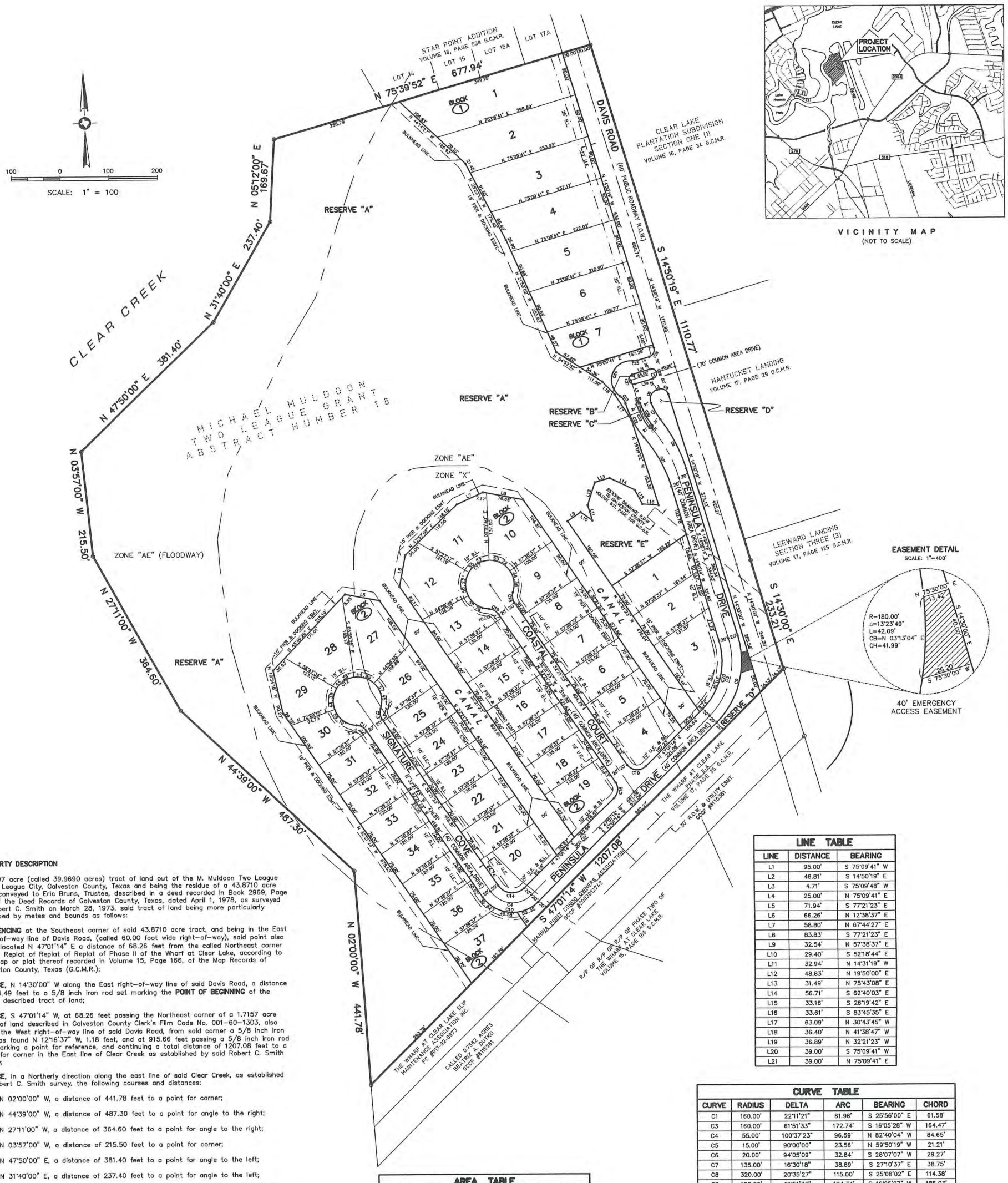
AERIAL EXHIBIT



PROPERTY DESCRIPTION

A 39.97 acre (called 39.9690 acres) tract of land out of the M. Muldoon Two League Grant, League City, Galveston County, Texas and being the residue of a 43.8710 acre tract conveyed to Eric Bruns, Trustee, described in a deed recorded in Book 2969, Page 421 of the Deed Records of Galveston County, Texas, dated April 1, 1978, as surveyed by Robert C. Smith on March 28, 1973, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said 43.8710 acre tract, and being in the East right-of-way line of Davis Road, (called 60.00 foot wide right-of-way), said point also being located N 47°01'14" E a distance of 68.26 feet from the called Northeast corner of the Replat of Replat of Replat of Phase II of the Wharf at Clear Lake, according to the map or plat thereof recorded in Volume 15, Page 166, of the Map Records of Galveston County, Texas (G.C.M.R.);

THENCE, N 14°30'00" W along the East right-of-way line of said Davis Road, a distance of 144.49 feet to a 5/8 inch iron rod set marking the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, S 47°01'14" W, at 68.26 feet passing the Northeast corner of a 1.7157 acre tract of land described in Galveston County Clerk's Film Code No. 001-60-1303, also being the West right-of-way line of said Davis Road, from said corner a 5/8 inch iron rod was found N 12°16'37" W, 1.18 feet, and at 915.66 feet passing a 5/8 inch iron rod set marking a point for reference, and continuing a total distance of 1207.08 feet to a point for corner in the East line of Clear Creek as established by said Robert C. Smith Survey;

THENCE, in a Northerly direction along the east line of said Clear Creek, as established by Robert C. Smith survey, the following courses and distances:

N 02°00'00" W, a distance of 441.78 feet to a point for corner;

N 44°39'00" W, a distance of 487.30 feet to a point for angle to the right;

N 27°11'00" W, a distance of 364.60 feet to a point for angle to the right;

N 03°57'00" W, a distance of 215.50 feet to a point for corner;

N 47°50'00" E, a distance of 381.40 feet to a point for angle to the left;

N 31°40'00" E, a distance of 237.40 feet to a point for angle to the left;

N 05°12'00" E, a distance of 169.67 feet (called 183.80 feet) to a point corner and being at the called North line of said 43.8710 acre tract of land;

THENCE, N 75°39'52" E, (called N 76°08'00" E), along the North line of said 43.8710 acre tract of land, also being the South line of an 8.2758 acre tract of land established by W. Tee Hawes' survey dated April 2, 1974, and said Robert C. Smith survey, at 263.91 feet passing a 5/8 inch iron rod set marking a point for reference, at 617.94 feet passing a 5/8 inch iron rod set marking the intersection of the west right-of-way line of said Davis Road, and continuing a total distance of 677.94 feet (called 701.80 feet) to a 5/8 inch iron rod found marking a Northeast corner of said 43.8710 acre tract of land, said point also being in the East Right-of-Way line of said Davis Road;

THENCE, S 14°50'19" E, (called S 14°30'00" E), along the occupied and recognized East Right-of-Way line of said Davis Road, a distance of 1110.77 feet to a 5/8 inch iron rod set marking a point for angle to the right in said East right-of-way line of Davis Road;

THENCE, S 14°30'00" E, continuing along said East right-of-way line of Davis Road, a distance of 233.21 feet to the **POINT OF BEGINNING** of the herein described tract, and containing a calculated area of 39.97 acres of land, which includes the following areas: 1.87 acres in said Davis Road; 19.41 acres under area of water or beyond the vegetation line (area between the said east line of Clear Creek and the edge of the vegetation line), as established on February 9, 2006, at time of survey, and; 19.69 acres between the West Right-of-Way line of said Davis Road, and the edge of the vegetation line; said tract is also subject to a 25.00 foot by 300.00 foot drainage right-of-way as described in Volume 831, Page 256, of the Deed Records of Galveston County, Texas.

NOTES:

1.) This property lies partially within Zone X, and partially within Zone AE (areas within the 100 Year Flood Plain – Base Flood Elevation 11'; partially in floodway) as established by FEMA and as shown on FIRM 485488, 0010 D, dated September 22, 1999. Flood Zone designations shown hereon were scaled from said FIRM and should be considered approximate.

2.) "B.L." indicates Building Line.

3.) "U.E." indicates Utility Easement.

4.) "PVT" indicates Private.

5.) This plat lies within the Clear Creek Independent School District.

6.) This plat lies wholly within the incorporated limits of the City of League City.

7.) All street intersection right-of-way return radii are 25 feet unless otherwise noted.

8.) Residential lots within this development shall be restricted to a maximum impervious cover of 95% of the surface area based on drainage study and design plan as prepared by Shelmark Engineering, and approved by the City of League City.

9.) All lots contain no less than 7,000 square feet and are zoned "RSF-7" with a "PUD" overlay at the time of platting.

10.) This plat meets and exceeds the amount of required open space (0.49 acre required) defined as compensating open space required by the City of League City Parks Board.

LINE TABLE

LINE	DISTANCE	BEARING
L1	95.00'	S 75°09'41" W
L2	46.81'	S 14°50'19" E
L3	4.71'	S 75°09'48" W
L4	25.00'	N 75°09'41" E
L5	71.94'	S 77°21'23" E
L6	66.26'	N 12°38'37" E
L7	58.80'	N 67°44'27" E
L8	83.83'	S 77°21'23" E
L9	32.54'	N 57°38'37" E
L10	29.40'	S 52°18'44" E
L11	32.94'	N 14°31'19" W
L12	48.83'	N 19°50'00" E
L13	31.49'	N 75°43'08" E
L14	56.71'	S 62°40'03" E
L15	33.16'	S 26°19'42" E
L16	33.61'	S 83°45'35" E
L17	63.09'	N 30°43'45" W
L18	36.40'	N 41°38'47" W
L19	36.89'	N 32°21'23" W
L20	39.00'	S 75°09'41" W
L21	39.00'	N 75°09'41" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	160.00'	22°11'21"	61.96'	S 25°56'00" E	61.58'
C3	160.00'	61°51'33"	172.74'	S 16°05'28" W	164.47'
C4	55.00'	100°37'23"	96.59'	N 82°40'04" W	84.65'
C5	15.00'	90°00'00"	23.56'	N 59°50'19" W	21.21'
C6	20.00'	94°05'09"	32.84'	S 28°07'07" W	29.27'
C7	135.00'	16°30'18"	38.89'	S 27°10'37" E	38.75'
C8	320.00'	20°35'27"	115.00'	S 25°08'02" E	114.38'
C9	180.00'	61°51'33"	194.34'	S 16°05'27" W	185.03'
C10	75.00'	100°37'23"	131.72'	N 82°40'04" W	115.43'
C11	25.00'	53°07'48"	23.18'	N 58°55'17" W	22.36'
C12	50.00'	286°15'37"	249.81'	N 57°38'37" E	60.00'
C13	25.00'	53°07'48"	23.18'	S 05°47'28" E	22.36'
C14	35.00'	100°37'23"	61.47'	S 82°40'04" E	53.87'
C15	25.00'	79°22'37"	34.63'	N 07°19'56" E	31.93'
C16	25.00'	53°07'48"	23.18'	N 58°55'17" W	22.36'
C17	50.00'	286°15'37"	249.81'	N 57°38'37" E	60.00'
C18	25.00'	53°07'48"	23.18'	S 05°47'28" E	22.36'
C19	25.00'	100°37'23"	43.91'	S 82°40'04" E	38.48'
C20	140.00'	61°51'33"	151.15'	N 16°05'28" E	143.92'
C21	280.00'	23°39'14"	115.60'	N 26°39'56" W	114.78'
C22	185.00'	25°04'18"	80.95'	N 25°57'24" W	80.31'
C23	25.00'	41°13'17"	17.99'	N 34°01'54" W	17.60'
C24	40.00'	152°25'26"	106.41'	N 21°34'10" E	77.69'
C25	25.00'	22°37'12"	9.87'	N 86°28'17" E	9.81'
C26	15.00'	90°00'00"	23.56'	N 30°09'41" E	21.21'
C27	10.00'	180°00'00"	31.42'	N 14°50'19" E	20.00'
C28	10.00'	180°00'00"	31.42'	S 14°50'19" E	20.00'
C29	4.00'	180°00'00"	12.57'	N 73°43'45" E	8.00'
C30	156.00'	19°19'30"	52.62'	S 25°56'00" E	52.37'
C31	4.00'	180°00'00"	12.57'	S 54°24'15" W	8.00'
C32	164.00'	19°19'30"	55.31'	N 25°56'00" W	55.05'

AREA TABLE

LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1			BLOCK 2 (CONT.)		
1	29,517	0.68	16	9,450	0.22
2	24,504	0.56	17	9,450	0.22
3	22,100	0.51	18	9,450	0.22
4	20,612	0.47	19	12,745	0.29
5	19,481	0.45	20	12,323	0.28
6	18,480	0.42	21	9,450	0.22
7	16,792	0.39	22	9,450	0.22
BLOCK 2			23	9,450	0.22
1	13,004	0.30	24	9,450	0.22
2	11,228	0.26	25	9,450	0.22
3	16,597	0.38	26	10,060	0.23
4	12,245	0.28	27	15,621	0.36
5	10,125	0.23	28	13,335	0.31
6	10,125	0.23	29	10,966	0.25
7	10,125	0.23	30	8,824	0.20
8	10,125	0.23	31	9,000	0.21
9	11,131	0.26	32	9,000	0.21
10	13,856	0.32	33	9,000	0.21
11	13,876	0.32	34	9,000	0.21
12	14,105	0.32	35	9,000	0.21
13	9,820	0.23	36	9,094	0.21
14	9,450	0.22	37	12,794	0.29
15	9,450	0.22	--	----	---

RESERVE TABLE

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	RESTRICTED USE
"A"	930,280	21.36	DRAINAGE/RECREATION/UTILITIES
"B"	1,094	0.03	LANDSCAPE/UTILITIES
"C"	482	0.01	LANDSCAPE/UTILITIES
"D"	24,881	0.57	LANDSCAPE/UTILITIES
"E"	38,249	0.88	NATURE PRESERVE/OPEN SPACE/UTILITIES

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PRELIMINARY PLAT

THE PENINSULA AT CLEAR LAKE

A PLANNED UNIT DEVELOPMENT

BEING 39.97 ACRES OF LAND
SITUATED IN THE
M. MULDOON TWO LEAGUE GRANT
ABSTRACT NUMBER 18

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

44 LOTS IN 2 BLOCKS,
AND 5 RESERVES

SEPTEMBER 12, 2006

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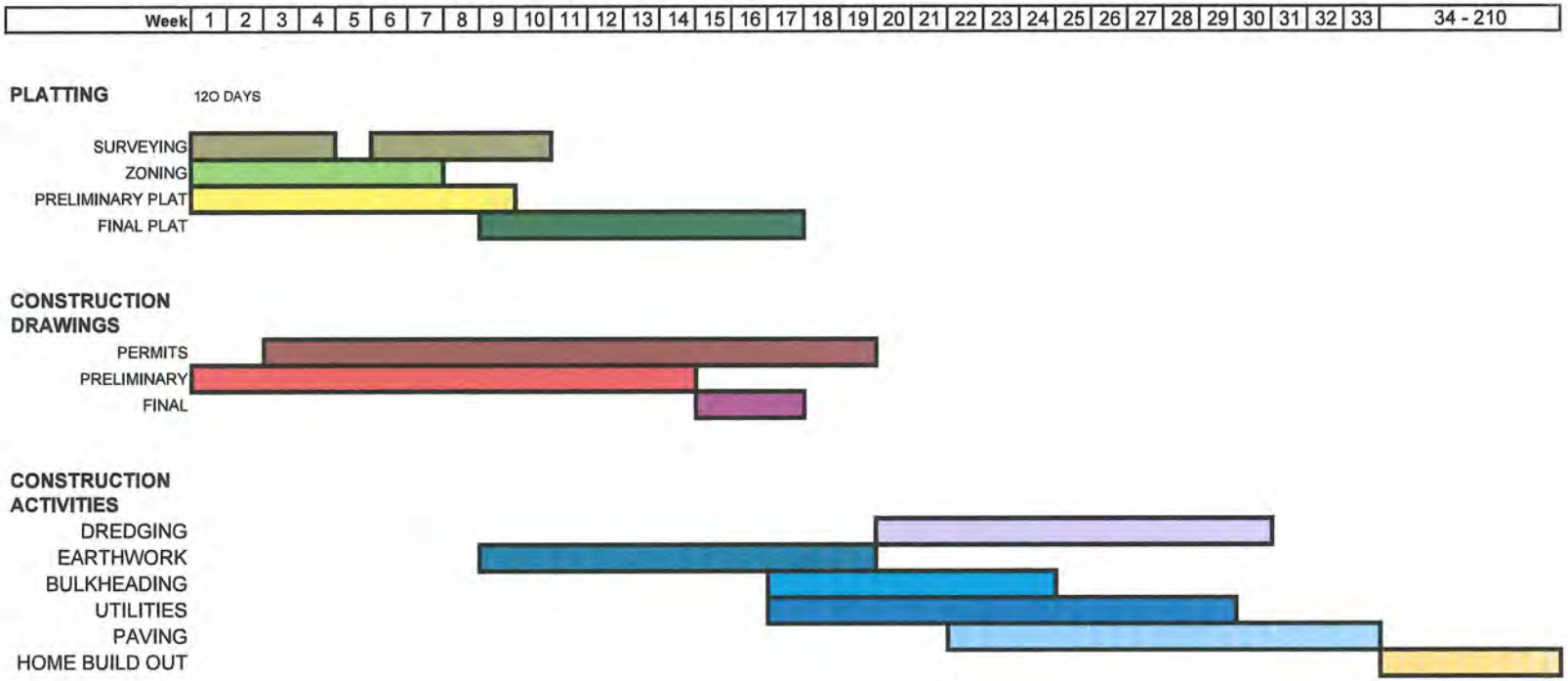
THE PENINSULA AT CLEAR LAKE

LEAGUE CITY, TEXAS