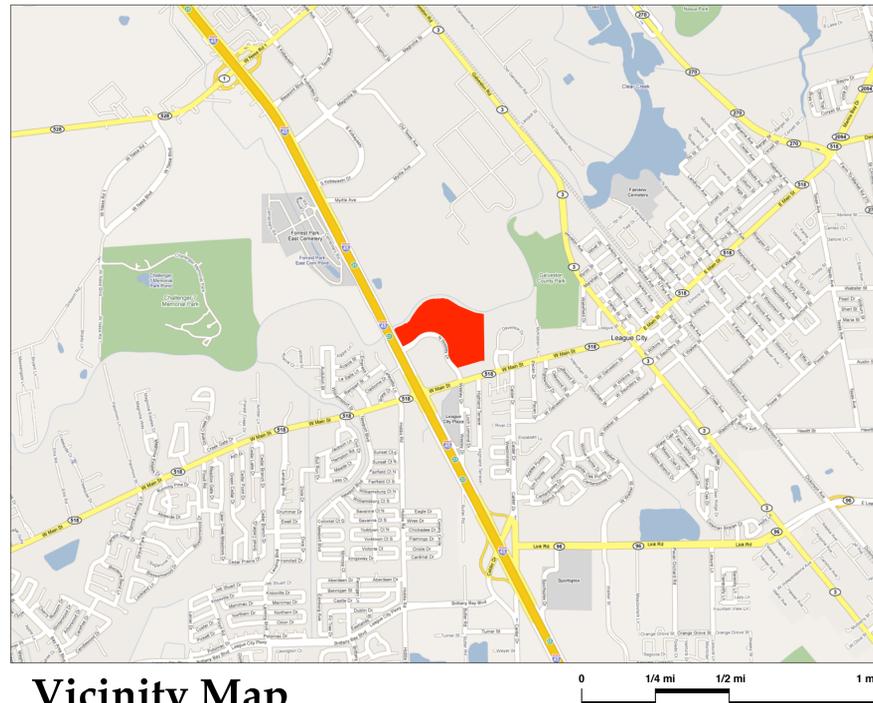


Admin approval received 11/20/09



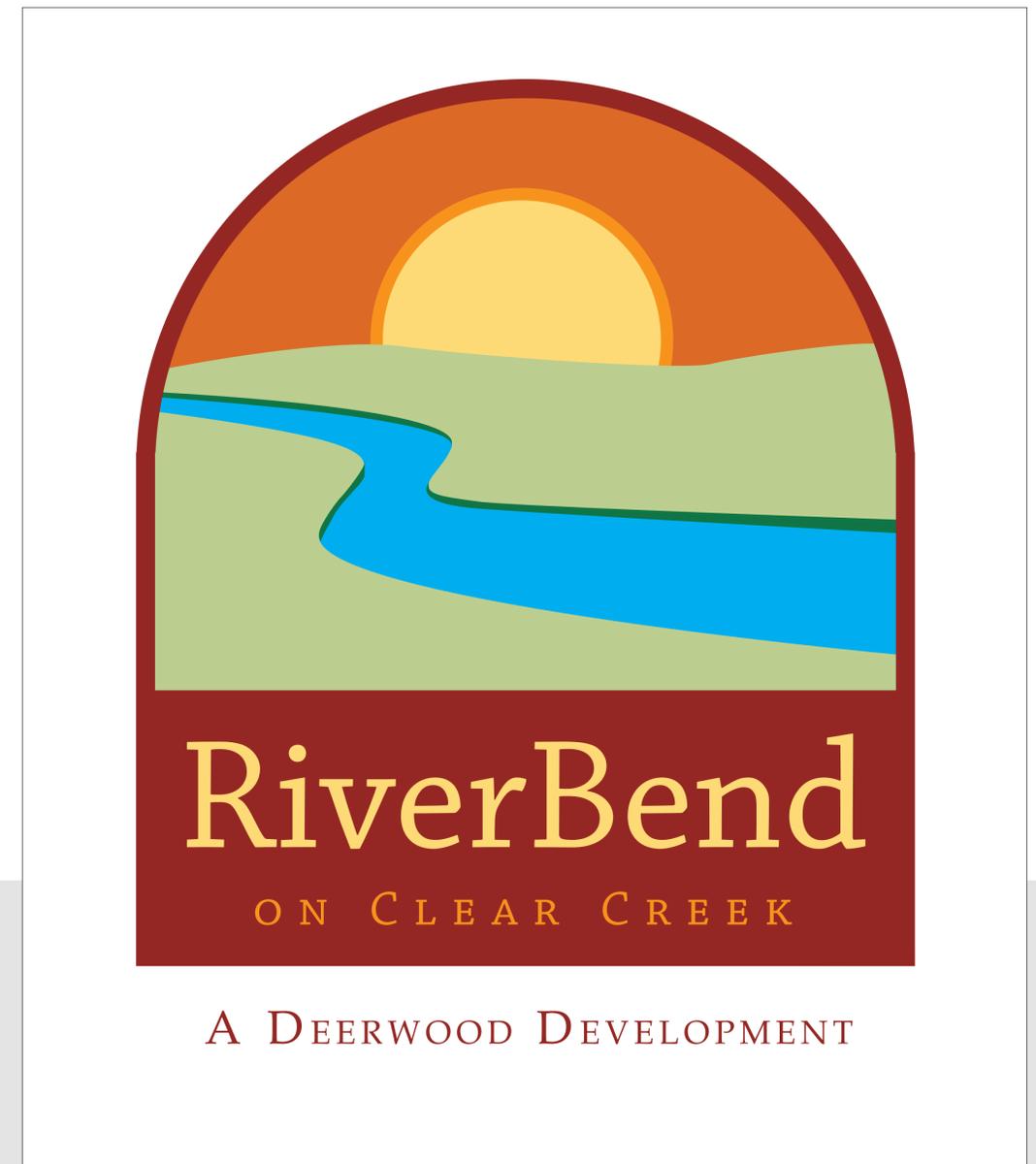
**Vicinity Map**

**Drawing Index**

- Master Plan
- Phasing Plan
- Phase One Site Development Plan
- Parks and Open Space Plan
- Transportation Plan
- Design Guidelines
- Master Utility Plan
- Fire Protection Plan
- Survey
- Mass Grading Plan
- LIDAR Data

# Deerwood Development Group

9003 Meadow Hill Circle  
 Lone Tree, CO 80124  
 Office: 303-907-3153  
 Fax: 303-662-1650



**RIVERBEND at CLEAR CREEK - PUD Master Plan**  
 LEAGUE CITY TEXAS 18 MAY 2009, Revision 1

**Rogers + Labarthe Architects**  
 2017 West Gray, Suite no. 7  
 Houston, TX 77019  
 713-522-8805

**Dannenbaum Civil Engineer**  
 3100 West Alabama  
 Houston, TX 77098  
 713-520-9570

**GeoSurv, Dale L. Hardy**  
 P.O. Box 246  
 League City, Texas 77574  
 281-554-7739, 409-765-6030



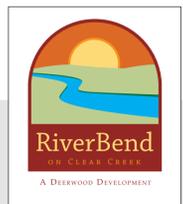
**PROPOSED PROPERTY USAGE TABLE**

HOTEL	142 Rooms 100,000 S.F., 6 Stories Max.
OFFICE	350,000 S.F.
RETAIL	50,000 S.F.
RESTAURANT	32,000 S.F.
MULTI-FAMILY RESIDENTIAL	350 Units Ranging from 500 to 5,000 S.F.
TOWNHOUSES	52 Units
MARINA	60 Slips

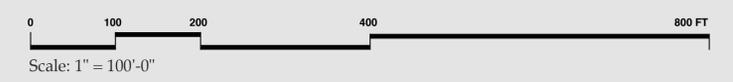
- Notes:**
1. All Future Landscaping and Parking to comply with applicable League City Ordinances and Building Codes.
  2. Building Heights not to exceed 125' per Approved PUD.
  3. All Building Setbacks to be in accordance with Approved PUD.
  4. Trail and Related Open Space Amenities to be Constructed Either Prior to or Coincidental with Final Phase of this Project
  5. Adjoining properties are CM and Residential

**DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE**

**Master Site Plan**  
(CM-PUD overlay)  
18 MAY 2009  
Revision 1



**RIVERBEND at CLEAR CREEK**  
LEAGUE CITY TEXAS



TEXAS PROFESSIONAL SEAL  
(1800 R.C.W.)



RIVERBEND DEVELOPMENT SCHEDULE			
PHASE	DESCRIPTION	START DATE	FINISH DATE
I	APARTMENTS, 202 UNITS	JUNE 2009	JUNE 2010
	TOWN HOMES, 24 UNITS	NOVEMBER 2009	JUNE 2011
	RETAIL, 10,000 S.F.	NOVEMBER 2009	DECEMBER 2010
	OFFICE, 35,000 S.F.	DECEMBER 2009	DECEMBER 2010
	RESTAURANT, 6,000 S.F.	JANUARY 2010	DECEMBER 2010
II	PARK N RIDE	JANUARY 2010	JULY 2010
III	APARTMENTS, 148 UNITS	JUNE 2010	JULY 2011
	TOWN HOMES, 28 UNITS	JULY 2011	SEPTEMBER 2013
IV	OFFICE, 35,000 S.F.	AUGUST 2012	SEPTEMBER 2013
	RESTAURANT, 6,000 S.F.	SEPTEMBER 2012	SEPTEMBER 2013
	RETAIL, 25,000 S.F.	OCTOBER 2012	SEPTEMBER 2013
V	HOTEL, 142 ROOMS	SEPTEMBER 2013	DECEMBER 2014
	RESTAURANT, 20,000 S.F.	SEPTEMBER 2013	DECEMBER 2014
	OFFICE, 30,000 S.F.	SEPTEMBER 2013	DECEMBER 2014
	RETAIL, 15,000 S.F.	SEPTEMBER 2013	DECEMBER 2014
VI	GARDEN OFFICE VILLAGE, 50,000 S.F.	SEPTEMBER 2013	DECEMBER 2014
	OFFICE, 200,000 S.F.	SEPTEMBER 2013	DECEMBER 2014

- MULTIFAMILY, TOWN HOMES, RETAIL, OFFICE AND RESTAURANT VILLAGE PHASE
- PARK AND RIDE VILLAGE PHASE
- MULTIFAMILY VILLAGE PHASE
- TOWN HOMES PHASE
- RETAIL, OFFICE, RESTAURANT VILLAGE PHASE
- HOTEL, RESTAURANT, OFFICE, RETAIL VILLAGE PHASE
- GARDEN OFFICE VILLAGE PHASE
- RETAIL, OFFICE PARK PHASE

IT IS ANTICIPATED THAT THE "MULTIFAMILY AND TOWN HOMES VILLAGE PHASE" WILL OCCUR FIRST.

SUBSEQUENT PHASING WILL BE DICTATED BY MARKET CONDITIONS AND NO INFORMATION CAN BE PROVIDED AT THIS TIME AS TO WHAT WILL BE DEVELOPED NEXT.

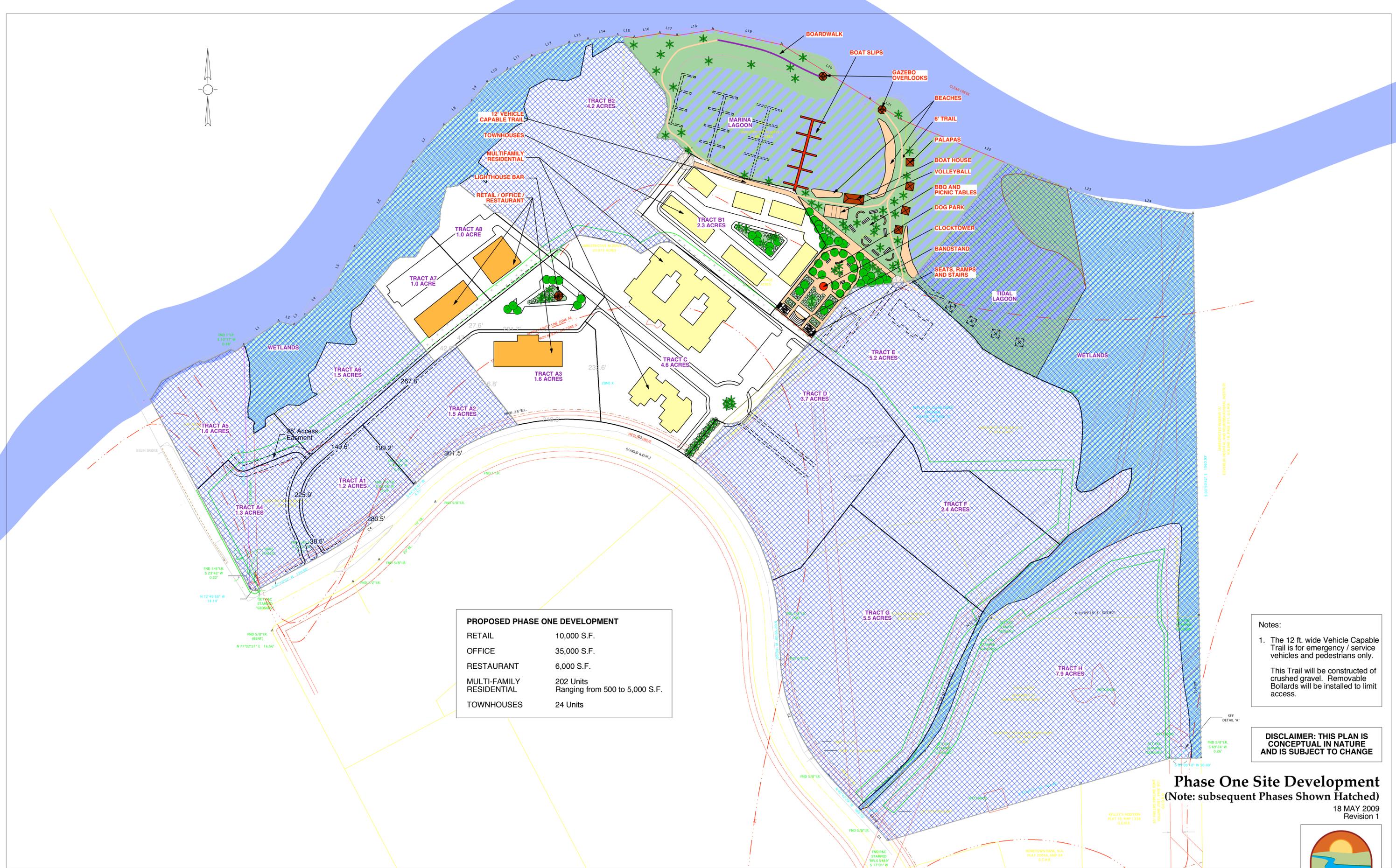
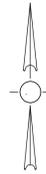
FUTURE SECTIONS OF THE DEVELOPMENT WILL BE BROUGHT BEFORE THE PLANNING AND ZONING COMMISSION FOR PHASING APPROVAL.

DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE

**Phasing Plan**

18 MAY 2009  
Revision 1





PROPOSED PHASE ONE DEVELOPMENT	
RETAIL	10,000 S.F.
OFFICE	35,000 S.F.
RESTAURANT	6,000 S.F.
MULTI-FAMILY RESIDENTIAL	202 Units Ranging from 500 to 5,000 S.F.
TOWNHOUSES	24 Units

Notes:

- The 12 ft. wide Vehicle Capable Trail is for emergency / service vehicles and pedestrians only.

This Trail will be constructed of crushed gravel. Removable Bollards will be installed to limit access.

**DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE**

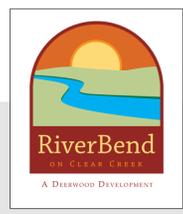
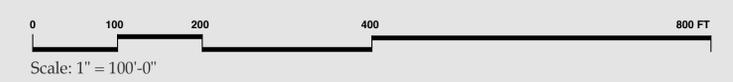
### Phase One Site Development

(Note: subsequent Phases Shown Hatched)

18 MAY 2009  
Revision 1

# RIVERBEND at CLEAR CREEK

LEAGUE CITY TEXAS



**WETLANDS WEST**  
3.4 ACRES

**PARK OWNED BY COA AND HOA**  
10.13 ACRES

**WETLANDS EAST**  
7.2 ACRES

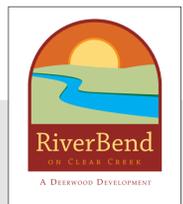
**TRAILS**  
6' TO 8' WIDE

- Notes:
1. Park will be under both a COA and HOA.
  2. Walking trails will be constructed of raised wood, crushed gravel, and/or concrete. The widths will range from 6 ft. to 8 ft.
  3. Park includes the Marina Lagoon and Tidal Lagoon.

**DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE**

**Park and Open Space Plan**

18 MAY 2009  
Revision 1



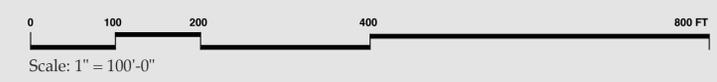
**LEGEND**

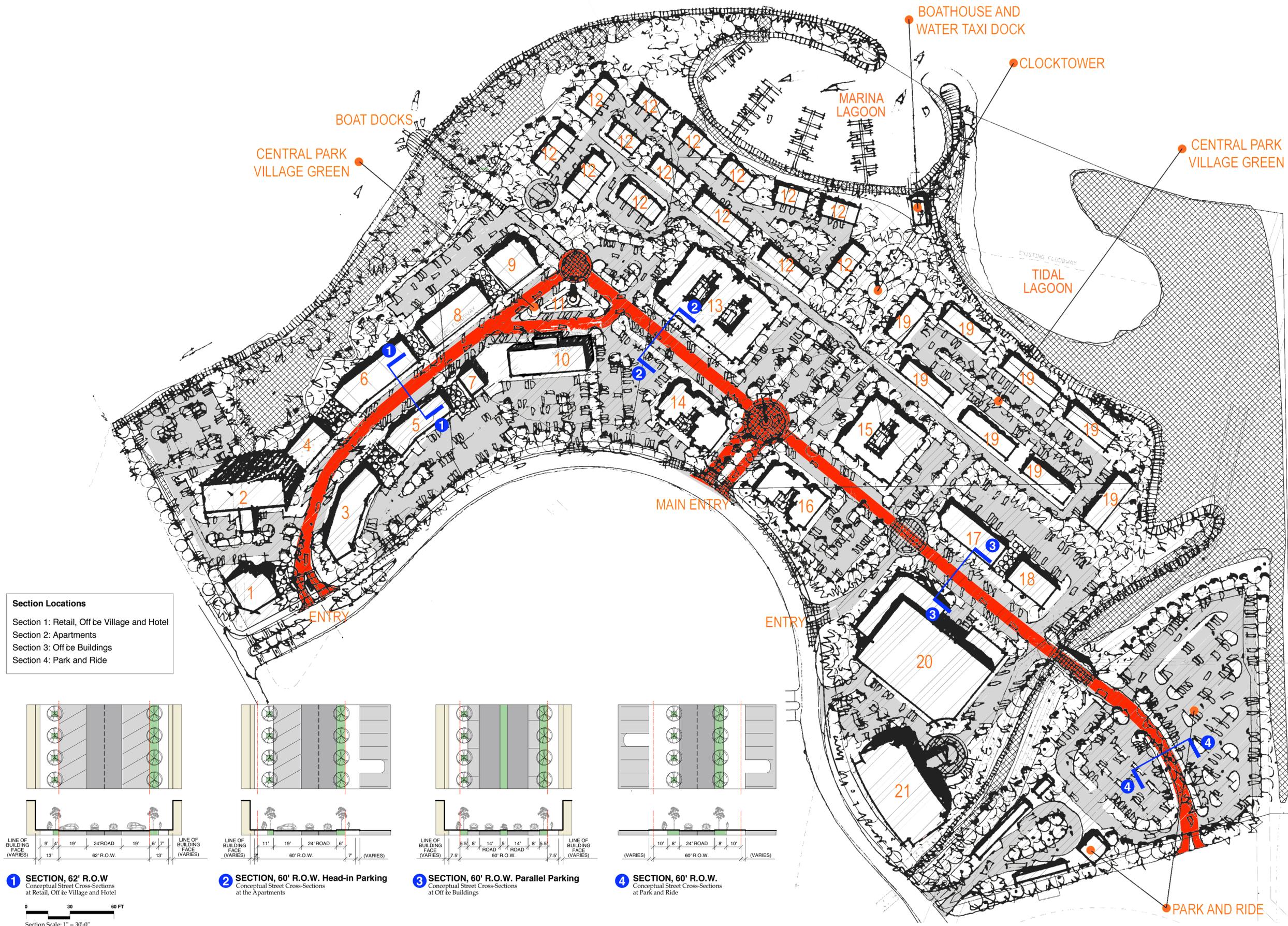
- TRAIL  
6 FT. TO 8 FT. WIDE
- BOARDWALK
- PARKS OWNED BY COA AND HOA
- WETLANDS

**CONCEPTUAL BOARDWALK DRAWINGS**

**CONCEPTUAL PHOTOGRAPHS**

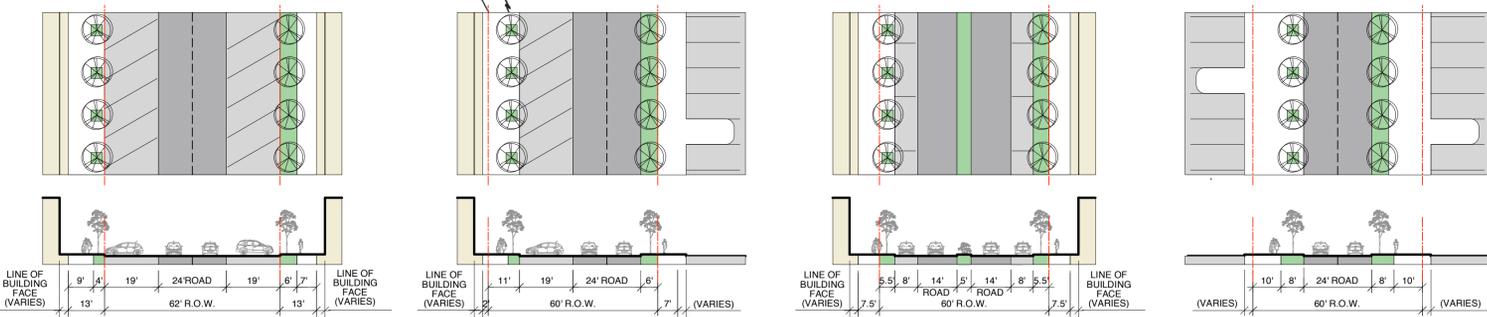
**RIVERBEND at CLEAR CREEK**  
LEAGUE CITY TEXAS





**Section Locations**

Section 1: Retail, Office Village and Hotel  
 Section 2: Apartments  
 Section 3: Office Buildings  
 Section 4: Park and Ride



**1 SECTION, 62' R.O.W.**  
 Conceptual Street Cross-Sections at Retail, Office Village and Hotel  
 Section Scale: 1" = 30'-0"

**2 SECTION, 60' R.O.W. Head-in Parking**  
 Conceptual Street Cross-Sections at the Apartments

**3 SECTION, 60' R.O.W. Parallel Parking**  
 Conceptual Street Cross-Sections at Office Buildings

**4 SECTION, 60' R.O.W.**  
 Conceptual Street Cross-Sections at Park and Ride

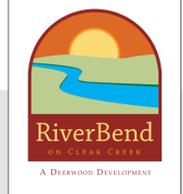
Notes:

- In the first phase of development, a continuous left turn lane on Wesley Dr. between FM518 and IH45 will be striped to facilitate vehicles turning into Riverbend.

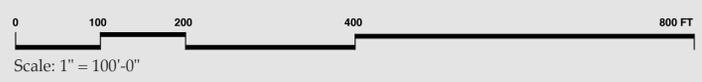
**DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE**

**Transportation Plan**

18 MAY 2009  
 Revision 1



**RIVERBEND at CLEAR CREEK**  
 LEAGUE CITY TEXAS



**TOWNHOMES                      SPINE ROAD                      Definitions/Elaborations**

FRONT BUILD TO LINE			Definitions/Elaborations
<b>Distance</b>	0 to 20 feet from property line	0 to 7 feet from property line	
<b>Streetwall</b>	--	70% minimum	
Percent of Structure abutting Build-to Line	--	40% minimum	<b>Streetwall:</b> The line between the street right-of-way and abutting property.
Maximum Percent of Streetwall other than Structure		60% maximum	
<b>Gap Disposition</b>			<b>Gap Disposition:</b> Spaces created upon placing structures away from Streetwall.
Percent Pedestrian Participatory Spaces	--	100% maximum	Includes plazas, courtyards, cafes, parks, greens, gardens, and similar spaces that improve pedestrian street life.
Percent Auto-oriented or other Non-participatory Spaces	--	30% maximum	Includes parking, non-participatory landscaping, portchochere, etc.

**TRANSPARENCY (applies to street face)**

			Transparency: Views into occupied space provided by windows, displays or doors along the street frontage.
<b>1st Floor</b>	--	50% (commercial) 25% (residential)	
<b>2nd Floor</b>	--	25%	
<b>Remainder</b>	--	25%	Includes the sides of buildings but not the rear.

**BUILDING MATERIALS**

<b>Facade Finishes</b>	
Primary	Wood, Stucco, Brick, Masonry or similar
Accent	Wood, Stucco, Tile & Metal or similar
<b>Roof Materials</b>	
Full Pitched Roof	Concrete Tile, Metal Standing Seam, Slate or similar materials
"Flat" Roof with Wrap-around Cornice/ Parapet	Seamless EPDM, Green Roof and/or Roof Deck or similar (pitched roof materials may accent flat roof)

On-street and Front (as percentage)	--	15% maximum
Side	--	15% maximum
Rear	--	70% minimum
<b>Shared Parking</b>	Permitted	Required for on-site and on-street parking
<b>Parking As Primary Use</b>		Permitted across street from structures of four or more stories or as stand alone park and ride facility.
<b>Streetwall Treatment</b>	--	Sufficient to mimic streetwall presented by structures; combination of structural screen and vegetation equal to 2 times the Zoning Ordinance landscape requirement.
<b>Crosswalk Amenity</b>	--	Raised crosswalk, intersection or table; or colored/stamped concrete coupled with protected pedestrian "bulbouts" and distinctive landscaping; intersection or table.
<b>Accessory Structures</b>	--	No requirements in location to spine road or setbacks. Structures shall fit the character and form of the project and incorporate common design elements.
<b>Parking Structures</b>	Not Permitted	First floor retail preferred.

In an effort to preserve the streetscape along the spine road, landscaping shall follow the form of buildings and continue the visual effect that they have.

**Crosswalk:** A pedestrian crossing 10 feet or more in width; a required element connecting the parking area to the area of primary use.

**TRANSPORTATION / WALKWAYS**

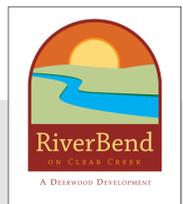
<b>Sidewalks</b>	Concrete, Pavestone, Natural Stone	Concrete, Pavestone, Natural Stone
<b>Cross Walks</b>	Pavestone, Colored or Stamped Concrete	Pavestone, Colored or Stamped Concrete
<b>Pathways</b>	Concrete, Pavestone, Stone, Synthetic Wood, Fiberglass or Vinyl	Concrete, Pavestone, Stone, Synthetic Wood, Fiberglass or Vinyl
<b>Trails</b>	Concrete, Crushed Rock	Concrete, Crushed Rock

**ARCHITECTURE**

<b>Articulation / Differentiation</b>	25%	30%	<b>Articulation/Differentiation:</b> Emphasizing each part of a building separately and distinctly, whereby adding visual interest.
<b>Primary Entry</b>	Must Face Access Road	Must Face Spine Road	<b>Primary Entry:</b> One which would be reasonably perceived to be the main entrance to the public.
<b>Permitted Frontage Type</b>	Porch & Fence, Terrace, Stoop, or Shopfront	Forecourt, Stoop, Shopfront, Port Cocheres or Gallery	<b>Frontage:</b> The building elevation which fronts on a public street or customer parking area.
<b>Accent Features</b>	Encouraged to create visual interest on building facades	Encouraged to create visual interest on building facades	Includes moulding, columns, chimneys, differing wall textures, decorative ornamentation, etc.
<b>Site/Structure Amenities</b>			
<b>Total Points Required</b>	4	6	
<b>Major Amenities (worth 3 points each)</b>	Green roof, less than 20 percent or greater of pavement as pervious, Geothermal, Brown Water Reclamation	Green roof, 20 percent or greater of pavement as pervious, Geothermal, Brown water Reclamation	<b>Green Roof:</b> A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.
<b>Mid Amenities (worth 2 points each)</b>	Roof deck, Rain gardens, Water Feature	Roof deck, Rain Gardens, Water Feature	<b>Roof Deck:</b> A structure located above the finished roof line, accessed from inside the building, and designed to function as an outdoor patio or observation platform. <b>Rain Garden:</b> A planted depression designed to absorb rainwater runoff from impervious areas.
<b>Minor Amenities (worth 1 point each)</b>	Shutters, Planters, Window Sills, Eaves, Canopies/Awnings, Functional or Faux Balconies, Public or Private Art, 40% Canopy on façade of building, Bike Racks & Storage		
<b>Signage</b>			
Permitted Types	Ground, Wall & Projecting	Ground, Wall & Projecting	
Maximum Signage per site	50 sq. feet	120 sq. feet	
Restaurant/Retail	One sign on building not to exceed 20 sq. feet	Up to (2) signs on building not to exceed (75) Sq. Ft. per sign.	
Office/Hotel		Up to (2) signs on building not to exceed 100 Sq. Ft. per sign.	
Monument (Ground)	Not to exceed 40 sq. feet	Not to exceed 60 sq. feet	

**PARKING**

<b>Permitted Types</b>	On-site (personal garage or under-building)	On-street & parking garage preferred. On-site permitted.
<b>Distribution</b>		



**LEGEND**

- 1 - RESTAURANT
- 2 - HOTEL
- 3-8 - OFFICE OVER RETAIL
- 9 - RESTAURANT
- 10 - OFFICE OVER RETAIL
- 11 - LIGHTHOUSE BAR
- 12 - TOWNHOMES
- 13-16 - 4 STORY EURBAN SURFACE
- 17 - OFFICE OVER RETAIL
- 18 - OFFICE OVER RETAIL
- 19 - GARDEN OFFICE
- 20 - 4 STORY MIXED USE WRAP
- 21 - 8 STORY OFFICE TOWER

**UTILITY PLAN LEGEND**

- STORM SEWER
- SANITARY SEWER
- WATER LINE

ALL WATER AND SANITARY SEWER SHALL BE PRIVATE.

ULTIMATELY, THE SIZE OF THE WATER LINES WILL BE DETERMINED BY EACH SITE PLAN AND AT THE DISCRETION OF THE INDIVIDUAL DEVELOPERS OF TRACTS.

**TABULATIONS**

CLASS A OFFICE - 200,000 SF  
PARKING @ 1:300 - 667 SPACES

GARDEN OFFICE - 50,000 SF  
PARKING @ 1:300 - 167 SPACES

OFFICE (above retail) - 100,000 SF  
PARKING @ 1:300 - 333 SPACES

RESTAURANT - 32,000 SF  
PARKING @ 1:100 - 320 SPACES

RETAIL - 50,000 SF  
PARKING @ 1:200 - 250 SPACES

HOTEL - 142 ROOMS  
PARKING @ 1/ROOM - 142

APARTMENTS - 350 UNITS  
750 SF UNIT AVG.  
PARKING @ 1.5/UNIT - 525

TOWNHOMES - 52 UNITS  
2300 SF UNIT AVG.  
2 CAR PRIVATE GARAGES  
15 GUEST SPACES

**PARKING**

TOTAL PARKING REQ. - 2,523

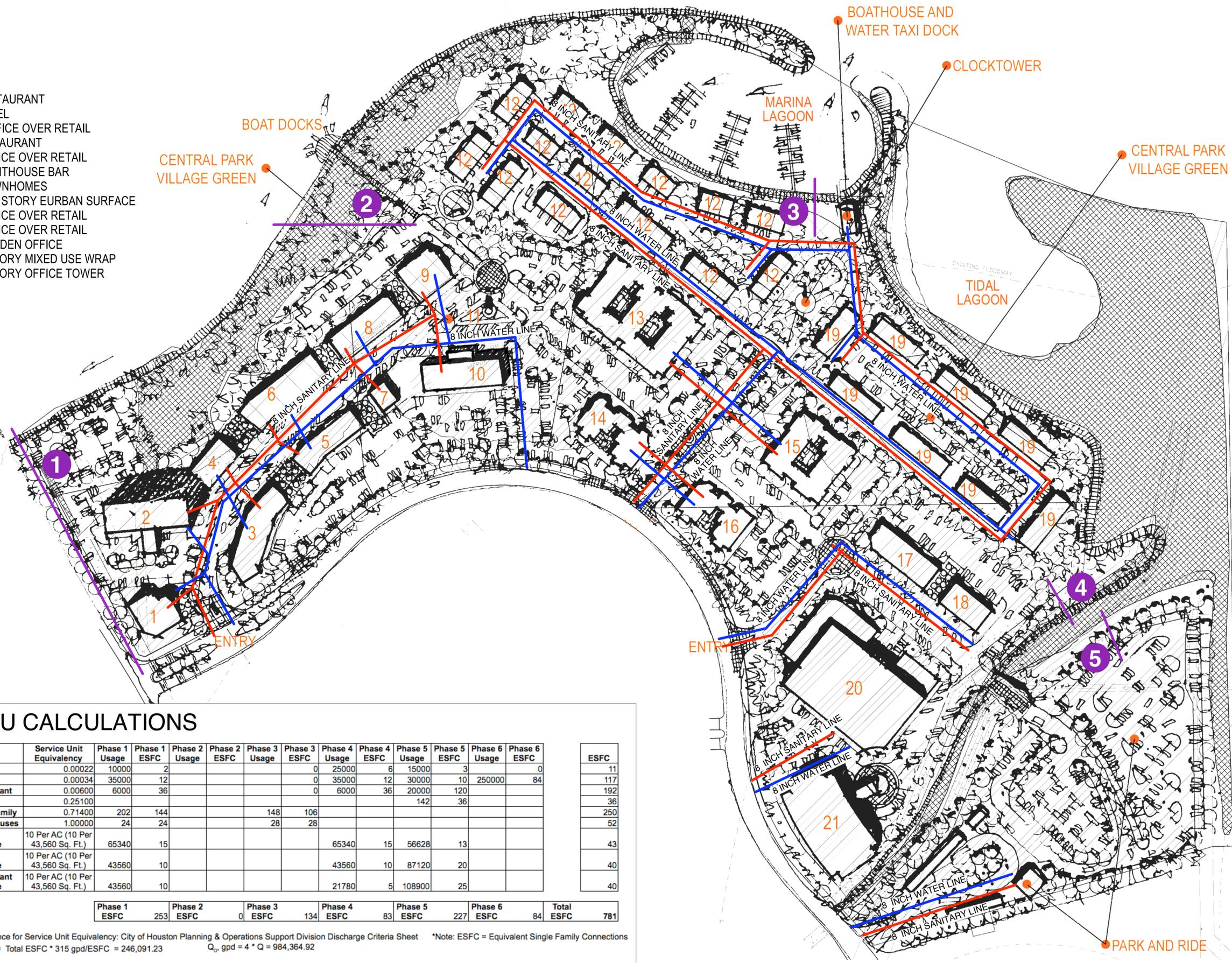
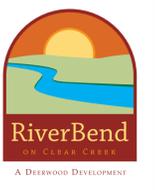
STRCTURED PROVIDED - 677  
PRIVATE GARAGES - 104  
SURFACE PROVIDED - 1742

TOTAL PROVIDED - 2,523 SPACES  
(DOES NOT INCLUDE PARK AND RIDE PARKING SPACES)

DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE

**Utility Plan**

18 MAY 2009  
Revision 1

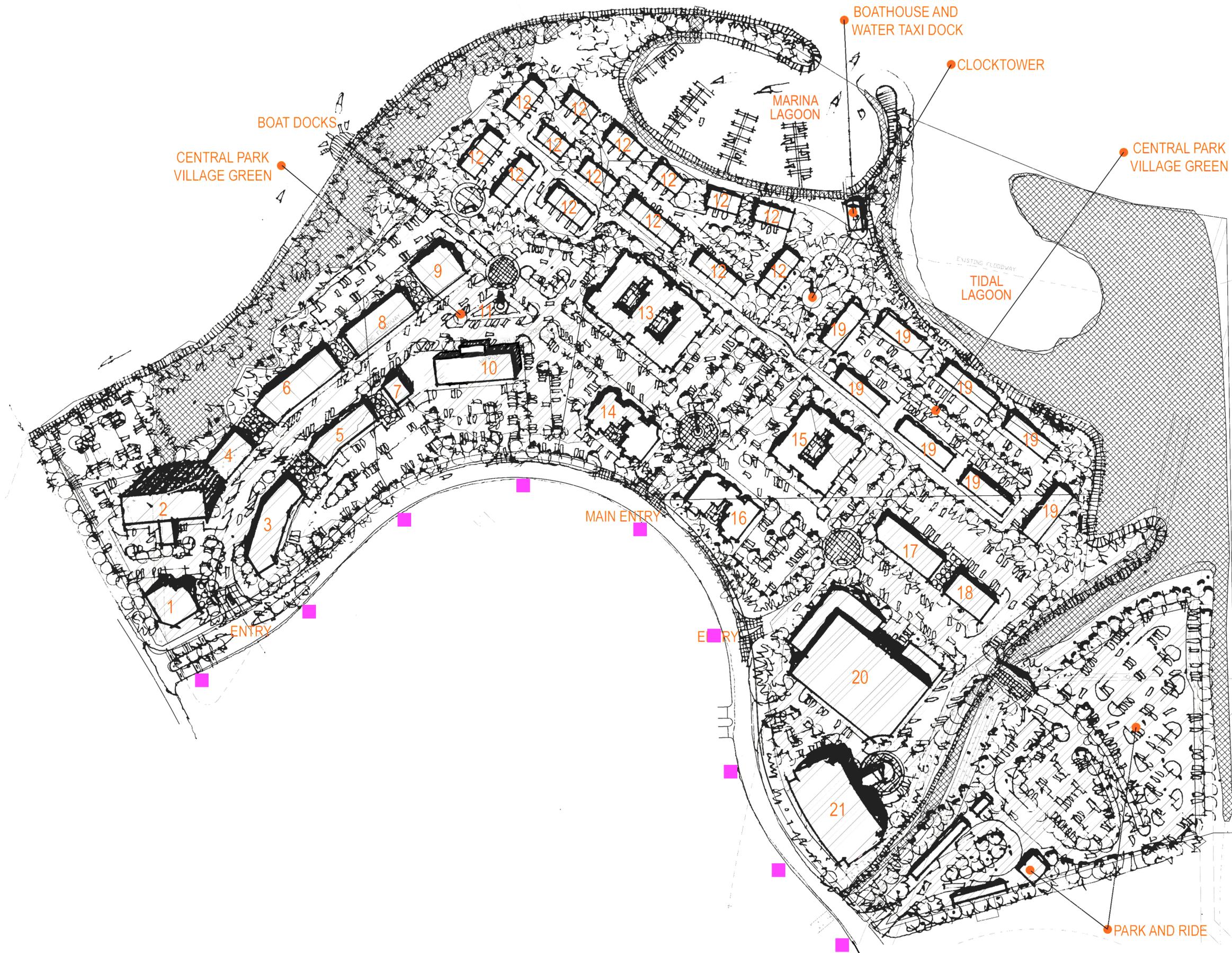


**EDU CALCULATIONS**

Usage	Service Unit Equivalency	Phase 1 Usage	Phase 1 ESFC	Phase 2 Usage	Phase 2 ESFC	Phase 3 Usage	Phase 3 ESFC	Phase 4 Usage	Phase 4 ESFC	Phase 5 Usage	Phase 5 ESFC	Phase 6 Usage	Phase 6 ESFC	ESFC	
Retail	0.00022	10000	2											11	
Office	0.00034	35000	12					25000	12	30000	10	250000	84	117	
Restaurant	0.00600	6000	36					6000	36	20000	120			192	
Hotel	0.25100									142	36			36	
Multi-Family	0.71400	202	144			148	106							250	
Townhouses	1.00000	24	24			28	28							52	
Office Acreage	10 Per AC (10 Per 43,560 Sq. Ft.)	65340	15					65340	15	56628	13			43	
Retail Acreage	10 Per AC (10 Per 43,560 Sq. Ft.)	43560	10					43560	10	87120	20			40	
Restaurant Acreage	10 Per AC (10 Per 43,560 Sq. Ft.)	43560	10					21780	5	108900	25			40	
		Phase 1 ESFC	253	Phase 2 ESFC	0	Phase 3 ESFC	134	Phase 4 ESFC	83	Phase 5 ESFC	227	Phase 6 ESFC	84	Total ESFC	781

\*Reference for Service Unit Equivalency: City of Houston Planning & Operations Support Division Discharge Criteria Sheet Q, gpd = Total ESFC \* 315 gpd/ESFC = 246,091.23  
 \*Note: ESFC = Equivalent Single Family Connections Q<sub>s</sub>, gpd = 4 \* Q = 984,364.92



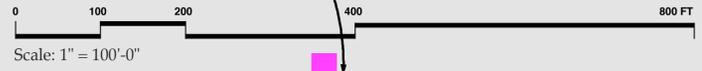
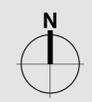
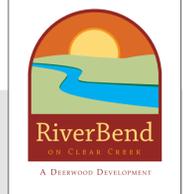


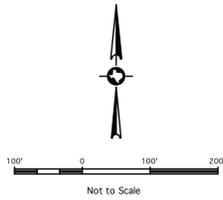
**LEGEND**  
 ■ EXISTING FIRE HYDRANT

DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE

**Fire Protection Plan**

18 MAY 2009  
 Revision 1

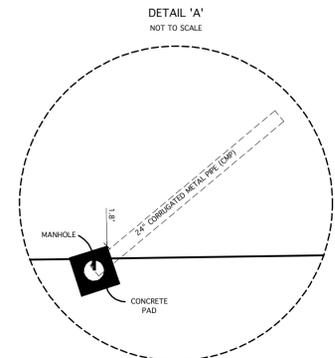




LINE	DISTANCE	BEARING
L1	106.40'	N 53°57'50" E
L2	40.19'	S 77°32'08" E
L3	36.38'	N 48°39'59" E
L4	90.00'	N 46°50'52" E
L5	123.25'	N 28°33'28" E
L6	259.67'	N 34°43'35" E
L7	121.16'	N 39°47'23" E
L8	93.57'	N 49°01'06" E
L9	61.50'	N 39°06'21" E
L10	60.39'	N 58°17'34" E
L11	69.70'	N 61°29'01" E
L12	100.47'	N 70°28'23" E
L13	48.45'	N 79°46'59" E
L14	75.38'	N 82°20'07" E
L15	42.57'	S 82°55'42" E
L16	65.33'	N 80°41'19" E
L17	43.52'	S 83°13'56" E
L18	91.93'	N 80°37'38" E
L19	176.25'	S 77°38'59" E
L20	262.07'	S 58°21'59" E
L21	92.65'	S 56°57'14" E
L22	464.61'	S 67°38'43" E
L23	82.13'	S 71°32'33" E
L24	233.79'	S 81°23'55" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	548.07'	04°06'15"	39.26'	N 40°39'22" W	39.25'
C2	465.00'	39°43'20"	322.38'	N 22°50'49" W	315.96'
C3	535.00'	132°42'04"	1239.10'	N 69°20'11" W	980.14'
C4	1011.46'	175°11'55"	315.19'	S 53°14'24" W	313.91'

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



**PROPERTY DESCRIPTION**

Being a tract or parcel containing 66.977 acres of land situated in the Stephen F. Austin League, Abstract Number 3, City of League City, Galveston County, Texas, being all of Unrestricted Reserve "G", Unrestricted Reserve "H", Unrestricted Reserve "I", Unrestricted Reserve "J" and Unrestricted Reserve "N" of the Replat of Clear Creek Crossing, a subdivision of record in Volume 18, Page 70, Galveston County Map Records (G.C.M.R.), and 6.845 acres being out of and a part of Unrestricted Reserve "A" of Racetrac Petroleum Subdivision, a subdivision of record in Volume 18, Page 643, G.C.M.R. Said 6.845 acre part being more particularly described as follows (bearings are oriented to the bearing base reflected in said Replat of Clear Creek Crossing):

BEGINNING at an iron rod with cap set for the most Westerly corner of the herein described part and said Unrestricted Reserve "A", same being the most Southerly corner of said Unrestricted Reserve "N", and being at the Northeasterly line of Wesley Drive, a variable width public roadway right-of-way, as delineated on the said record plat of Replat of Clear Creek Crossing;

THENCE, in a Northeasterly direction along the common lines of said Unrestricted Reserves "A" and "N", the following courses and distances:

N 47°17'31" E, 219.21 feet to an iron rod with cap set marking a point for angle to the left;  
 N 22°04'42" E, 321.53 feet to an iron rod with cap set marking a point for angle to the right;  
 N 52°04'41" E, 58.51 feet to an iron rod with cap set marking a point for angle to the right, said point being the common corner for said Unrestricted Reserves "A", "N", and "J";

THENCE, N 89°09'18" E, along the common line of said Unrestricted Reserves "A" and "J", a distance of 525.80 feet to an iron rod with cap set marking the Northwest corner of the herein described part and Unrestricted Reserve "A", same being the Southeast corner of said Unrestricted Reserve "J", and being at the Westerly line of Devereux Hospital and Neurobehavioral Institute, a subdivision of record in Volume 18, Page 311, G.C.M.R.;

THENCE, S 00°50'42" E, along the common line of said Devereux Hospital and Neurobehavioral Institute and said Unrestricted Reserve "A", a distance of 356.99 feet to a point for the Southeast corner of the herein described tract, same being the Northeast corner of Kelley's Addition, according to the map or plat thereof recorded at Plat Record 18, Map Number 1358, Galveston County Map Records, from which a found 5/8 inch iron rod bears S 69°24' W, 0.26 feet;

THENCE, S 89°09'18" W, along the Northerly line of said Kelley's Addition, a distance of 80.00 feet to an iron rod with cap set marking a point for angle to the left;

THENCE, S 73°47'31" W, along the Northerly line of said Kelley's Addition, at a distance of 232.82 feet pass the Northwest corner of said Kelley's Addition, same being the Northeast corner of HomeTown Bank, N.A., according to the map or plat thereof recorded at Plat Record 2004A, Map Number 94, Galveston County Map Records, and continuing for a total distance of 741.49 feet to a point in the curved right-of-way of the aforesaid Northeasterly line of Wesley Drive and for the most Southerly corner of the herein described tract, from which a found iron rod with cap stamped "RPLS 5489" bears S 17°01' W, 0.43 feet;

THENCE, in a Northwesterly direction along the Northerly line of said Wesley Drive, same being the Southwesterly line of said Unrestricted Reserve "A", and along the arc of a non-tangent curve to the left having a radius of 548.07 feet and a central angle of 04°06'15", an arc distance of 39.26 feet, the chord of which curve bears N 40°39'22" W, 39.25 feet to a 5/8 inch iron rod found marking a point for tangency;

THENCE, N 42°42'29" W, along the Northeasterly line of said Wesley Drive, same being the Southwesterly line of said Unrestricted Reserve "A", a distance of 61.20 feet to the POINT OF BEGINNING and containing a calculated area of 6.845 acres of land for this part, and for a total of 66.977 acres of land within the herein described tract.

September 24, 2004  
 December 18, 2006 (Update)

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

GeoSurv, LLC

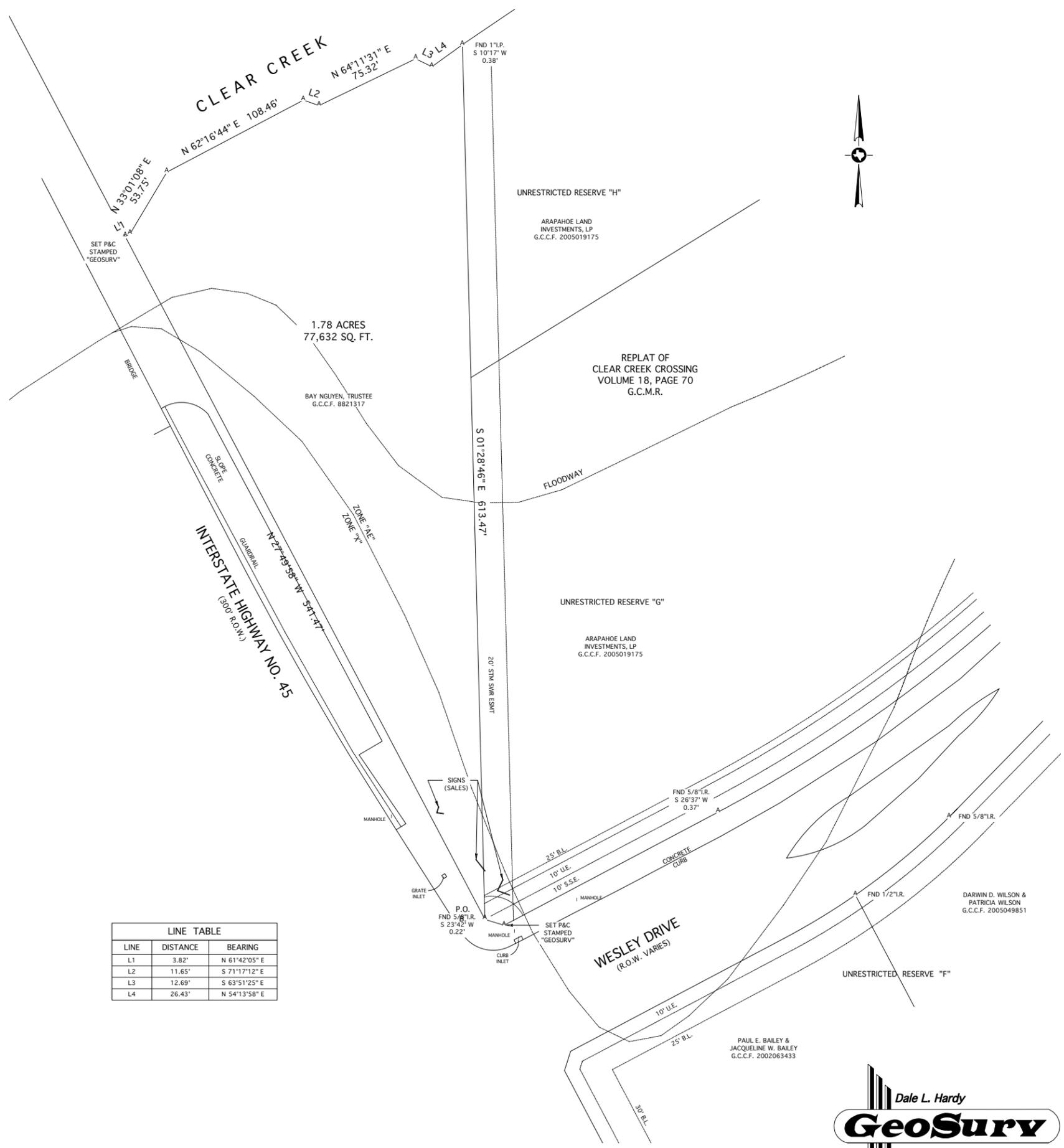
Dale L. Hardy  
 Registered Professional Land Surveyor 4847

Borrower: Arapahoe Land Investments

**NOTES:**

- This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by South-Land Title, Case Number 2006 LC 115544-E (00627), effective date November 17, 2006, and issued December 8, 2006. No additional research regarding the existence of easements or restrictions of record has been performed by Dale Hardy/GeoSurv, LLC.
- This tract lies partially in Zone "X" (Shaded), areas of 500 year flood and/or areas of 100 year flood with average depths of less than 1 foot, and partially in Zone "AE", special flood hazard areas inundated by 100 year flood where base flood elevations have been determined, as per the National Flood Insurance Program FIRM Community Panel Number 485488 0010 D, map revised September 22, 1999.
- Bearings are oriented to the bearing base reflected in the record plat of Replat of Clear Creek Crossing, Volume 18, Page 70, Galveston County Map Records.
- This tract is subject to Restrictive Covenants of record in Volume 18, Page 70, Volume 18, Page 643, Galveston County Map Records and under Galveston County Clerks File Number 9640036.
- This tract may be subject to pipeline easements and right-of-way easements as per instruments recorded in Volume 315, Page 52, Volume 365, Page 29 and Volume 911, Page 322, Galveston County Deed Records.
- Surface or subsurface faulting, hazardous waste or other environmental issues have not been addressed within the scope of this survey.
- Areas of this tract lie below the line of Mean High and/or Mean Higher High Water and are subject to ownership by the State of Texas. The upland portion of this tract adjoins and shares a common boundary with the tidally influenced submerged lands of the state. This common boundary is subject to change and can be determined accurately only by a survey on the ground made by a Licensed State Land Surveyor in accordance with the original grant from the sovereign. The owner(s) of this tract may gain or lose portions of the tract because of changes in the boundary. State law prohibits the use, encumbrance, construction, or placing of any structure in, on, or over state-owned submerged lands below the applicable tide line, without proper permission. Any man-made alteration to this boundary line, i.e.: pier, bulkhead, dock or building construction or placement of fill material, requires approval and possible permitting from the Texas General Land Office, U. S. Corps of Engineers and any other governmental agency which has jurisdictional control over such matters.

# EXHIBIT D-1 66.965 Acres



LINE TABLE		
LINE	DISTANCE	BEARING
L1	3.82'	N 61°42'05" E
L2	11.65'	S 71°17'12" E
L3	12.69'	S 63°51'25" E
L4	26.43'	N 54°13'58" E

Survey of all that certain 1.78 acres (77,632 square feet) of land situated in the STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, Galveston County, Texas, and being out of Lot 52, BRASKORA GARDENS, according to the map or plat thereof recorded in Volume 113, Page 47, Galveston County Map Records, said 1.78 acres being that same called 1.818 acre tract conveyed to Bay Nguyen, Trustee, by Warranty Deed with Vendor's Lien recorded under Galveston County Clerk's File Number 8821317 in the Official Public Records of Real Property of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

NOTE: BEARINGS ARE ORIENTED TO THE WEST LINE OF A REPLAT OF CLEAR CREEK CROSSING, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 70, GALVESTON COUNTY MAP RECORDS.

BEGINNING at the South corner of the herein described tract from which a found 5/8 inch iron rod bears S 23°42' W, 0.22 feet, same being Westerly Southwest corner of a tract of land conveyed to Arapahoe Land Investments, LP by instrument recorded under Galveston County Clerk's File Number 2005019175 in the Official Public Records of Real Property of Galveston County, Texas, and being at the West line of said REPLAT OF CLEAR CREEK CROSSING, said point also being the Westerly cutback corner for the intersection of the Northwestern line of Wesley Drive, a varying width public roadway right-of-way, and the Northeasterly line of Interstate Highway No. 45, a 300 foot wide public roadway right-of-way;

THENCE N 27°49'58" W, along the Northeasterly line of said Interstate Highway No. 45, a distance of 541.47 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the most Westerly corner of the herein described tract, said point being at the Southerly meandering shoreline of Clear Creek;

THENCE, in a Northeasterly and Southeasterly direction with the meandering shoreline of said Clear Creek, the following courses and distances:

N 61°42'05" E, 3.82 feet to a point for angle to the left;  
 N 62°16'44" E, 108.46 feet to a point for corner;  
 S 71°17'12" E, 11.65 feet to a point for corner;  
 N 64°11'31" E, 75.32 feet to a point for corner;  
 S 63°51'25" E, 12.69 feet to a point for corner;  
 N 54°13'58" E, 26.43 feet to a point for the most Northerly corner of the herein described tract, from which a found 1 inch iron pipe bears S 10°17' W, 0.38 feet, said point being the most Westerly Northwest corner of said REPLAT OF CLEAR CREEK CROSSING, same being the most Westerly Northwest corner of said Arapahoe Land Investments, LP tract;

THENCE S 01°28'46" E, along the Westerly line of said REPLAT OF CLEAR CREEK CROSSING, same being the Westerly line of said Arapahoe Land Investments, LP tract, a distance of 613.47 feet to the POINT OF BEGINNING and containing a calculated area of 1.78 acres (77,632 square feet) of land.

February 6, 2007

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

GeoSurv, LLC

Dale L. Hardy  
 Registered Professional  
 Land Surveyor 4847

Survey Prepared For: Arapahoe Land, a Texas Limited Partnership

Notes:

- 1.) This survey has been prepared based on Title Commitment provided by Veritas Title Partners, L.P., GF. No. 2810002845, issued March 1, 2007.
- 2.) This property lies partially in Zone "X" (Shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and; areas protected by levees from 100-year flood; and partially in Zone "AE" (Base Flood Elevation 11' - 12'), special flood hazard areas inundated by 100-year flood, a portion of which lies in Floodway areas in Zone "AE", as determined by FEMA and shown on FIRM Community-Panel Number 485488 0010 D, map revised September 22, 1999.
- 3.) This property may be subject to an unlocated pipe line easement granted to Humble Pipe Line Company recorded in Volume 315, Page 213, Galveston County Deed Records. (Does Not Visibly Affect This Property)

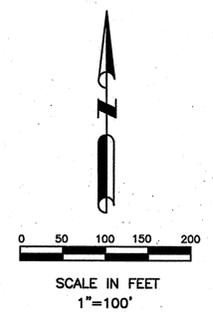
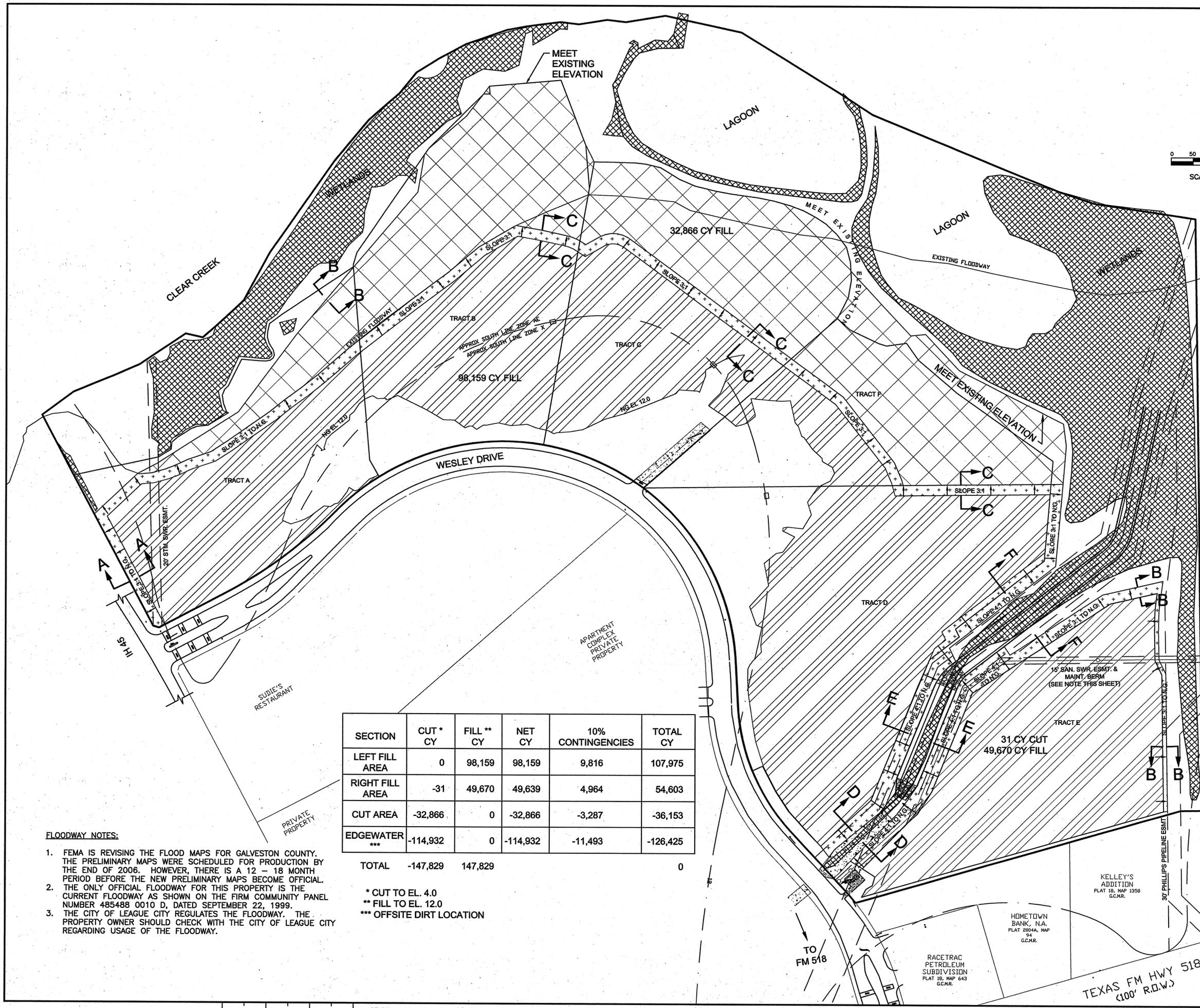
# SURVEY D-1 1.7792 acres

A BOUNDARY SURVEY  
 1.78 ACRES OUT OF  
 LOT 52  
 BRASKORA GARDENS  
 VOLUME 113, PAGE 47 G.C.M.R.  
 AND BEING SITUATED IN THE  
 STEPHEN F. AUSTIN LEAGUE  
 ABSTRACT NO. 3  
 GALVESTON COUNTY, TEXAS



SCALE: 1" = 40'

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



**EXIST. SAN. M.H. NOTES:**

- ADJUST EXISTING SANITARY SEWER MANHOLES (INCLUDES REMOVE RING, COVER AND CONE AS NECESSARY, EXTEND MANHOLE, REPLACE CONE, RING & COVER - COVER TO BE 6" ABOVE FILL ELEVATION), COMPLETE IN PLACE.

**LEGEND**

	NATURAL GROUND AREA
	FILL AREA
	CUT AREA
	SLOPE AREA
	WETLANDS

**CUT AND FILL NOTES:**

- NO FILL MATERIAL TO BE PLACED WITHIN TEN FEET OF EXISTING WETLANDS.
- TOE OF PROPOSED SLOPE WILL BEGIN A MINIMUM OF TEN FEET OUTSIDE EXISTING WETLANDS
- SEE SHEET 5 FOR CROSS-SECTIONS

SECTION	CUT * CY	FILL ** CY	NET CY	10% CONTINGENCIES	TOTAL CY
LEFT FILL AREA	0	98,159	98,159	9,816	107,975
RIGHT FILL AREA	-31	49,670	49,639	4,964	54,603
CUT AREA	-32,866	0	-32,866	-3,287	-36,153
EDGEWATER ***	-114,932	0	-114,932	-11,493	-126,425
<b>TOTAL</b>	<b>-147,829</b>	<b>147,829</b>			<b>0</b>

\* CUT TO EL. 4.0  
 \*\* FILL TO EL. 12.0  
 \*\*\* OFFSITE DIRT LOCATION

**FLOODWAY NOTES:**

- FEMA IS REVISING THE FLOOD MAPS FOR GALVESTON COUNTY. THE PRELIMINARY MAPS WERE SCHEDULED FOR PRODUCTION BY THE END OF 2006. HOWEVER, THERE IS A 12 - 18 MONTH PERIOD BEFORE THE NEW PRELIMINARY MAPS BECOME OFFICIAL.
- THE ONLY OFFICIAL FLOODWAY FOR THIS PROPERTY IS THE CURRENT FLOODWAY AS SHOWN ON THE FIRM COMMUNITY PANEL NUMBER 485488 0010 D, DATED SEPTEMBER 22, 1999.
- THE CITY OF LEAGUE CITY REGULATES THE FLOODWAY. THE PROPERTY OWNER SHOULD CHECK WITH THE CITY OF LEAGUE CITY REGARDING USAGE OF THE FLOODWAY.

REVISION	CKD.	MADE	APPD.
DEERWOOD DEVELOPMENT GROUP, INC.			
<b>RIVER BEND ON CLEAR CREEK</b>			
LEAGUE CITY, TEXAS			
<b>DANNENBAUM</b>			
ENGINEERING COMPANY - HOUSTON, LLC			
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9970			
<b>MASS GRADING PLAN</b>			
DESIGN BY: TLH	DATE: AUGUST 2008	SHEET NO. 4 OF 8	
DRAWN BY: ESW	SCALE: 1" = 100'	JOB NO. 4102-01	
APPROVED: DWR			

04/12/08 10:58 AM C:\Users\jld\Documents\Projects\4102\4102-01\4102-01.dwg PLOT: 4102-01.dwg 11/11/2008 10:58 AM

ORIGINAL SCALE IN INCHES  
 0 1 2 3



LIDAR DATA

