

Subdivision Master Plan Submittal

Memorial Enclave



Luton Development Company is pleased to present a proposed 99-lot subdivision called Memorial Enclave. Situated on approximately 32 acres, this in-fill location is immediately east of Simms Elementary School and an ideal location to offer new homes with easy access to Highway 3 and the Emmet F. Lowry Expressway. The proposed subdivision is planned to incorporate a centralized wet bottom amenity pond with a walking trail for the residents to enjoy. Within walking distance to Carver Park, the new Elementary and Middle Schools, places of worship and commercial developments; future residents will enjoy easy access to some of the best features of Texas City.

The subdivision layout provides an enjoyable sense of arrival from Memorial Drive into the community. Great traffic circulation will minimize the number of intersections while providing an amenity lake that a significant portion of the homes will back to for private enjoyment. A reserve

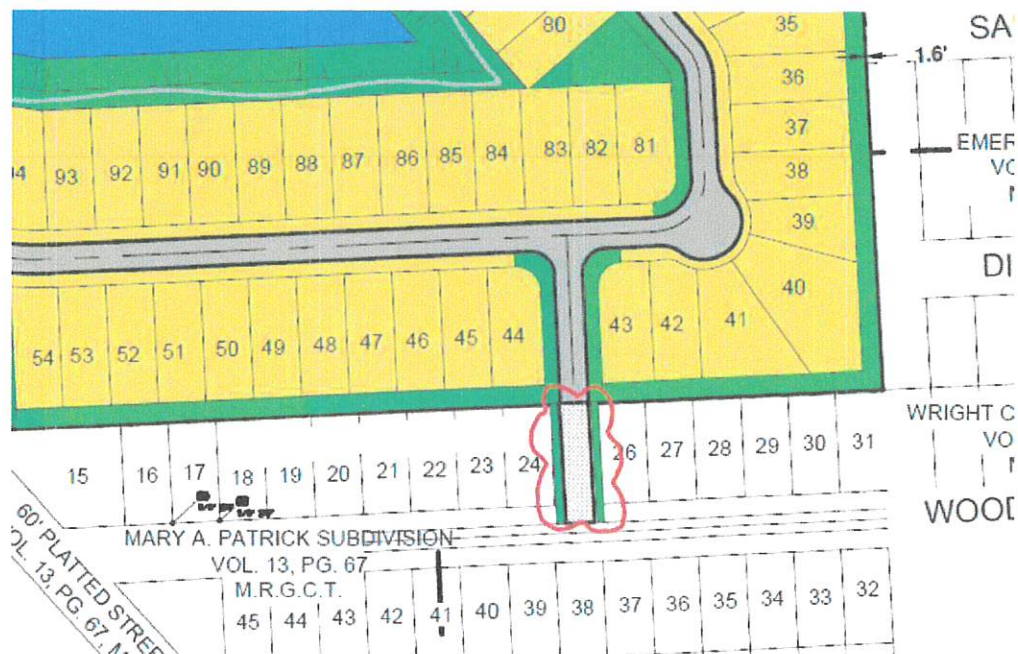
along the perimeter of the community is planned to assist with transitional grading and collection of offsite drainage. The outfall for the proposed detention system will tie directly into the drainage ditch immediately adjacent to the community owned by Galveston County Drainage District #2 ("DD2").

The property is currently zoned District "A" and can be served by existing City water and sewer infrastructure. All the lots are planned to be developed in a single plat with one phase of construction. The proposed lots are typically 50'x120' in size that meets the current development criteria and all the new streets in Memorial Enclave will fall within a 60' right-of-way (with the exception of Lot 25 discussed below.)

A portion of the property along Memorial Drive already lies within the boundaries of Galveston County MUD #66 ("MUD") but the remainder will not be annexed into the MUD. There won't be any taxable improvements built on the portion of the property already in the limits of the MUD and the development will not be eligible for any reimbursements or other benefits that might be available from a special district. The future homeowners of Memorial Enclave will have the typical tax rates imposed on their property commonly found in the City.

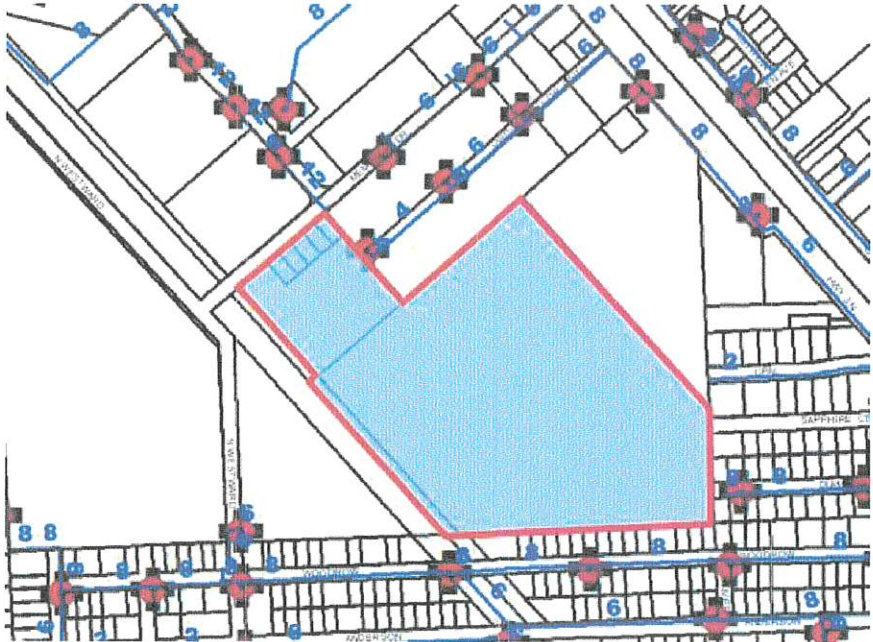
Lot 25 in the Mary A. Patrick subdivision, commonly known as 6324 Woodrow Street will be included in the overall subdivision plat. This lot is planned to be replatted from a vacant residential lot into a 50' right-of-way to provide a 2nd point of emergency only access/egress into the community (see Diagram "A"). A variance to approve a 50' right-of-way (from the standard 60' width) is hereby requested as the only deviation from the current development guidelines. This location is the only reasonable means to provide a 2nd point of access into the community and is based on recommendations of City Staff to avoid a physical connection to Sapphire Court or Diamond Court to the east.

Diagram "A"



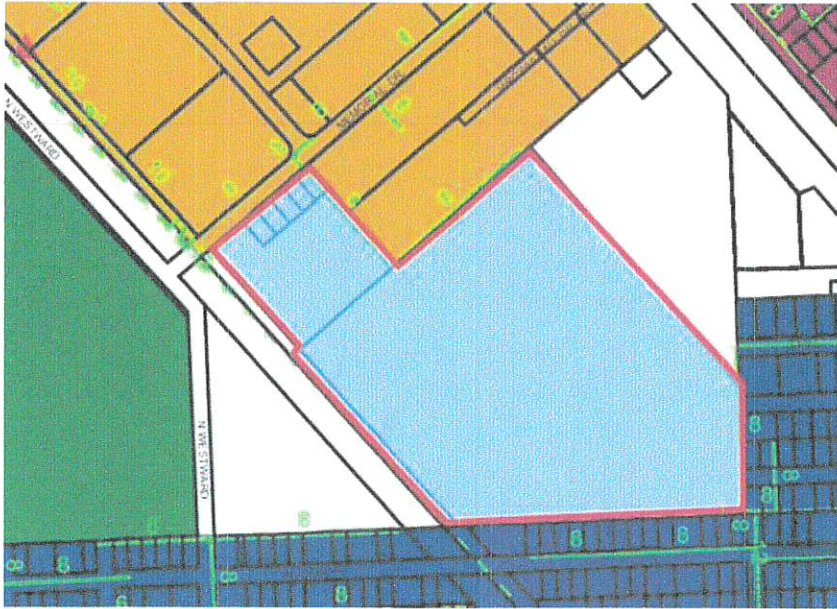
Existing City water lines run along Memorial Drive and Woodrow Street provide numerous tie-ins for a looped water system that will ultimately benefit the surrounding area. (see Diagram "B")

Diagram "B"



Existing City sanitary sewer lines exist immediately north, east, and south of the 32 acres providing multiple options to tie into. The design Engineer will determine the most efficient layout for ease of installation and future maintenance. (see Diagram "C")

Diagram "C"



No pipelines, buildings, utilities, railroads, or canals exist on the property. DD2 has an existing 20' easement on part of the western boundary that will not impact the planned right-of-way, lots, detention system or open space. The property lies within in the 500-year (0.2% chance) flood zone. As such it does not lie within the mapped 100-year (1% chance) flood plain or flood way. The two planned ponds will be interconnected and designed to accommodate all of the DD2 mitigation and detention requirements.

We thank you for your consideration and look forward to working with the City to deliver a new enclave of homes to support a growing population.



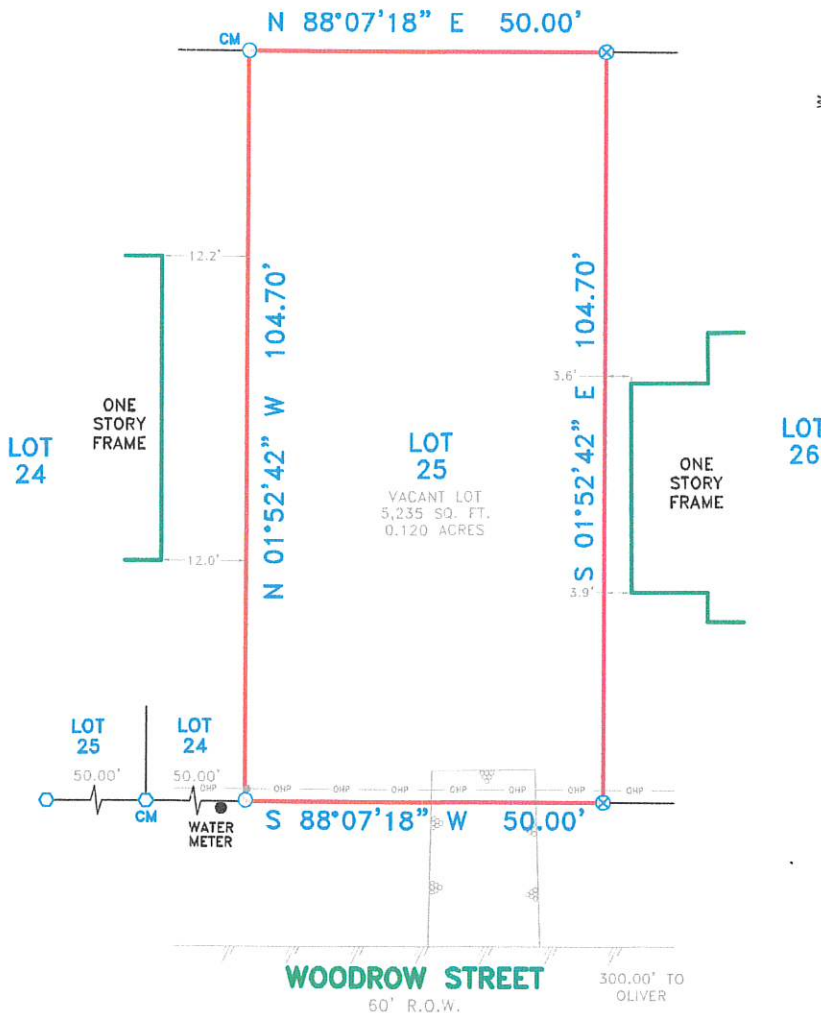
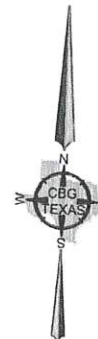
6324 Woodrow Street

Lot twenty-five (25) of the MARY A. PATRICK SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 707, Page 45 and transferred plat record 13, Map No. 67 of the Map Record of Galveston County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "x" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE

RIFF RAM INVESTMENTS, LLC.
INST. NO. 202100700



EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 707, PG. 45

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. 1950, PG. 891

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48167C0265G, this property does lie in Zone X 500 year and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Dash Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RPK

Scale: 1" = 20'

Date: 02/20/2024

GF No.: TE6-2410849TX

Job No. 2402257



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Accepted by: _____
Purchaser

Date: _____
