

Affirmation of Planned Development District
For
Hwy 66 Partners
and
Newcor Medical Partners

Prepared For
Hwy 66 Partners
and
Newcor Medical Partners

Planner:
Sherrington-Humble, LLC

TABLE OF CONTENTS

- I. INTRODUCTION
- II. SITE INVENTORY ANALYSIS
 - A. Opportunities and Constraints
 - B. Surrounding Land Use
- III. PROJECT DESCRIPTION
 - A. Land Use
 - B. Phasing
 - C. Street Circulation Concept
 - D. Open Space Amenities Plan
 - E. School District Zoning
- IV. ZONING
 - A. Existing Zoning
 - B. Proposed Zoning
- V. UTILITIES

EXHIBITS

- Exhibit A - Legal Descriptions
- Exhibit B - Boundary

I. INTRODUCTION

This Affirmation of the PUD applies only to the Property identified in attached Exhibits A and B which Property has not yet been developed. The Property is part of the larger tract of property which was rezoned to District I Planned Unit Development by Texas City Ordinance No. 09-27. The purpose of this Affirmation is to identify the uses or combination of uses which may be planned, developed or operated as integral land use units on the Property as a part of the previously approved Planned Development District.

II. SITE INVENTORY ANALYSIS

A. Opportunities and Constraints

Similar to surrounding properties, the Subject Tracts are mostly flat with elevations ranging from approximately 12-13 feet above sea level on the northern side of the tract to 14 feet above sea level on the southern side of the tract. Existing physical constraints affecting development of the property include the following:

- 55' Galveston County Drainage District No. 2 (G.C.C.F. No. 2000037094) adjacent to the southwest boundary of the property

B. Surrounding Land Use

Land uses in proximity to the Subject Tracts include medical offices, apartments and retirement homes. The tract is adjacent to State Highway 3, a Texas Department of Transportation (TxDOT) managed 4-lane roadway. A median opening exists at the center of the frontage of the tract which will allow for access to the project. On the east side of the highway there is a Union Pacific owned railroad. The area to the northeast of that remains undeveloped. Immediately north of the project is a Texas New Mexico Power Company power substation. Pearlbrook, a single-family residential community lies to the north of 25th Avenue North. The area to the southwest, across FM 1764, is the College of the Mainland, a collegiate educational facility. To the southeast lies a multi-family apartment community currently known as "Retreat at Texas City". It is separated from the Subject Tracts by a +1- 200' strip of vegetation not owned by the Developer. Inside of PUD this has been apartments, medical, vet clinics, medical buildings and a skilled nursing building. All this was approved and recorded PUD.

III. PROJECT DESCRIPTION

A. Land use

Exhibit B - Proposed land uses for the tract are commercial, retirement, medical, apartments, townhouses, general/office.

The property drains into a stormwater detention pond on the property which outfalls into the 55-foot-wide Galveston County Drainage District No. 2 drainage easement adjacent to the southwest boundary of the property. No portion of this tract lies within the floodplain.

B. Phasing

The project consists of three separate sections. The Project is in a PUD.

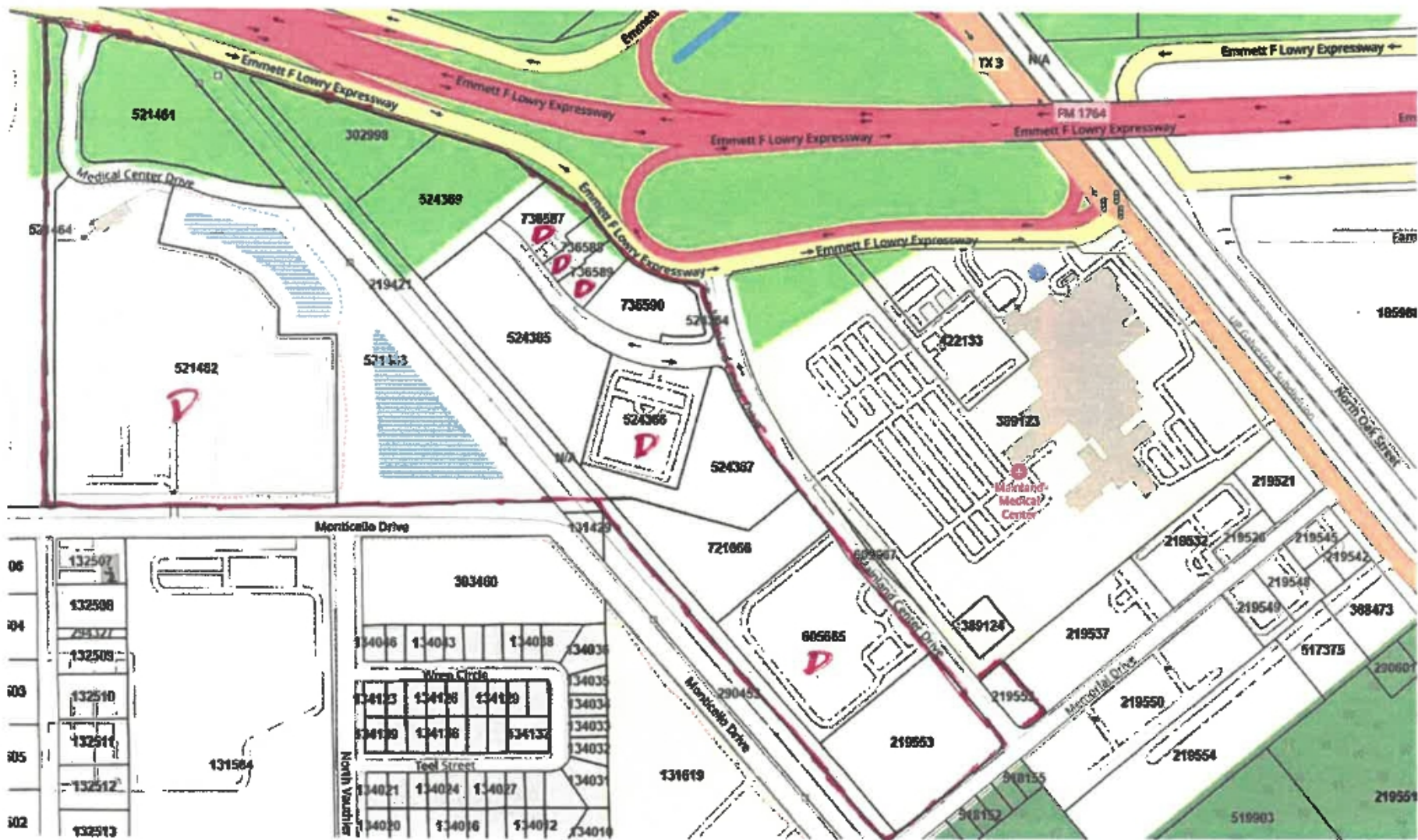
C. Open Space Amenity Plan

The Developer has already formed a homeowners association ("HOA") for the community. The HOA will be responsible for all subdivisions and common area maintenance other than drainage and detention maintenance which will be maintained by the MUD.

EXHIBIT A

<u>Name</u>	<u>Property ID</u>	<u>Geo ID</u>	<u>Legal Description</u>
Hwy 66 Partners	219553	5230-0000-0001-002	ABST 189 SA & MG RR CO SUR PT OF LOTS 3 THRU 4 (1-2) MOTOR SUB
Hwy 66 Partners	302998	5230-0000-0013-002	ABST 189 S A & M G RR SUR PT OF LOTS 13 & 14 (13-2) MOTOR SUB
Hwy 66 Partners	521461	4901-0001-0001-000	MAINLAND MEDICAL PLAZA PH 1 (2011) ABST 189, BLOCK 1, RESERVE A, ACRES 3.627
Hwy 66 Partners	521464	4901-0002-0004-000	MAINLAND MEDICAL PLAZA PH 1 (2011) ABST 189, BLOCK 2, RESERVE D, ACRES 1.275
Hwy 66 Partners	524364	4902-0001-0005-000	MAINLAND MEDICAL PLAZA PH 2 (2012) ABST 189, RESERVE E BLK 1, ACRES 0.193
Hwy 66 Partners	524365	4902-0002-0002-000	MAINLAND MEDICAL PLAZA PH 2 (2012) ABST 189, RESERVE B BLK 2, ACRES 3.904
Hwy 66 Partners	524367	4902-0002-0004-000	MAINLAND MEDICAL PLAZA PH 2 (2012) ABST 189, RESERVE D BLK 2, ACRES 2.790
Hwy 66 Partners	524369	5230-0000-0011-001	ABST 189 SA & MG RR SUR PR OF LOTS 11 & 12 (11-1) MOTOR SUB
Hwy 66 Partners	605667	4903-0002-0002-000	MAINLAND MEDICAL PLAZA PH 3 (2014) ABST 189, BLOCK 2, RES B, ACRES 0.095
Hwy 66 Partners	721068	4901-4000-0001-000	MAINLAND MEDICAL PLAZA PH 4 (2018) ABST 189 RES A
Rockwall Real Estate Ventures	736590	4902-0001-0001-400	LOT A-4 BLK 1 MAINLAND MEDICAL PLAZA PH 2 AMND PLT (2021) ABST 189

Exhibit B



D = Developed