

Prepared For:
REME DEVELOPMENT

Reference Date: 11.06.2020



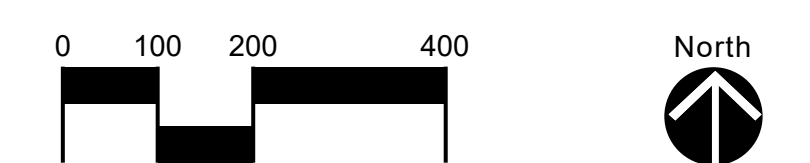
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Land & Master Planning
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 Sustainable Design
 Urban Design
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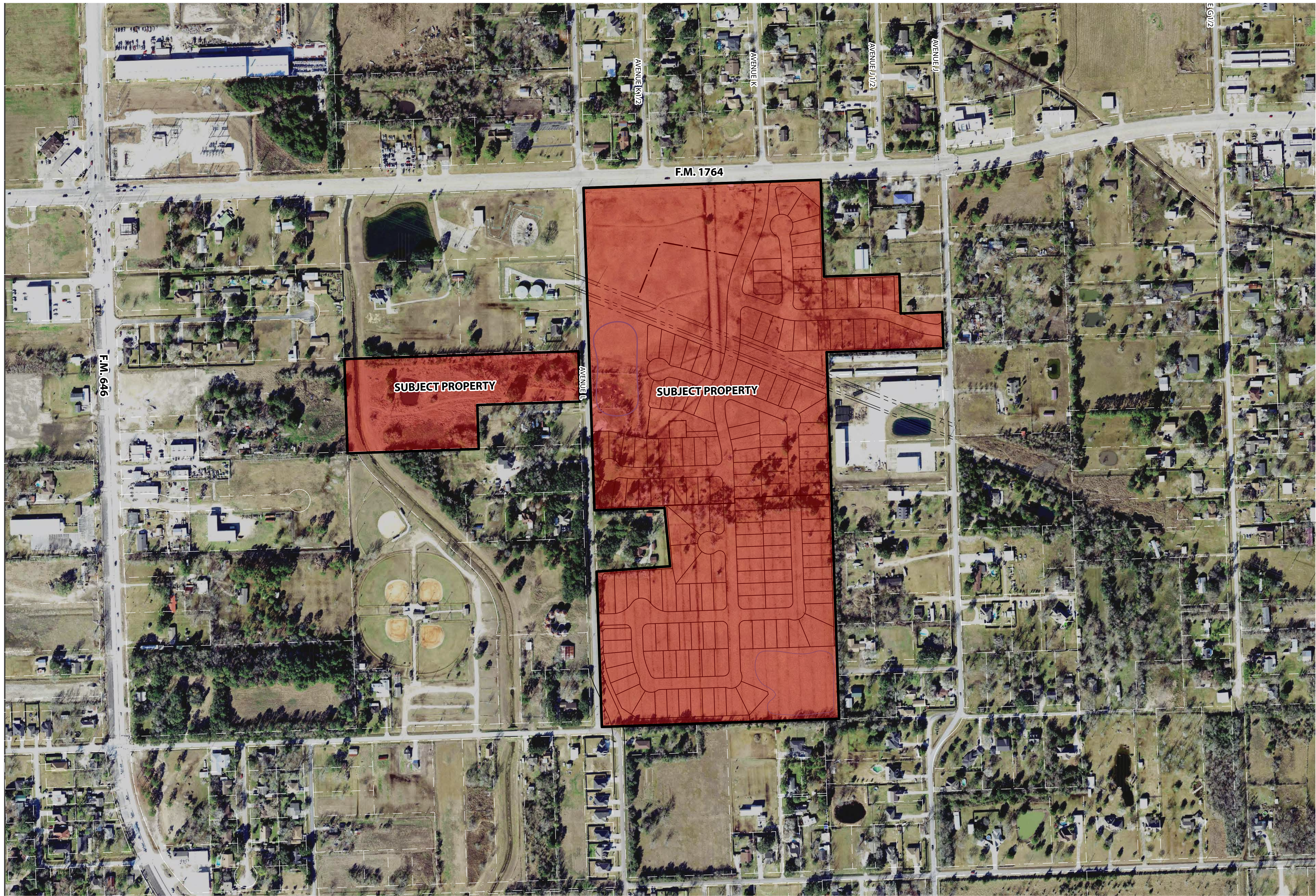
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**EXHIBIT
 A**

VICINITY MAP EXHIBIT
MULBERRY FARMS
 ±65.6 Acres of Land
 Santa Fe, Texas



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Reference Date: 12.17.2020



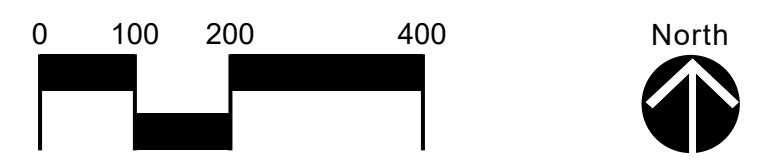
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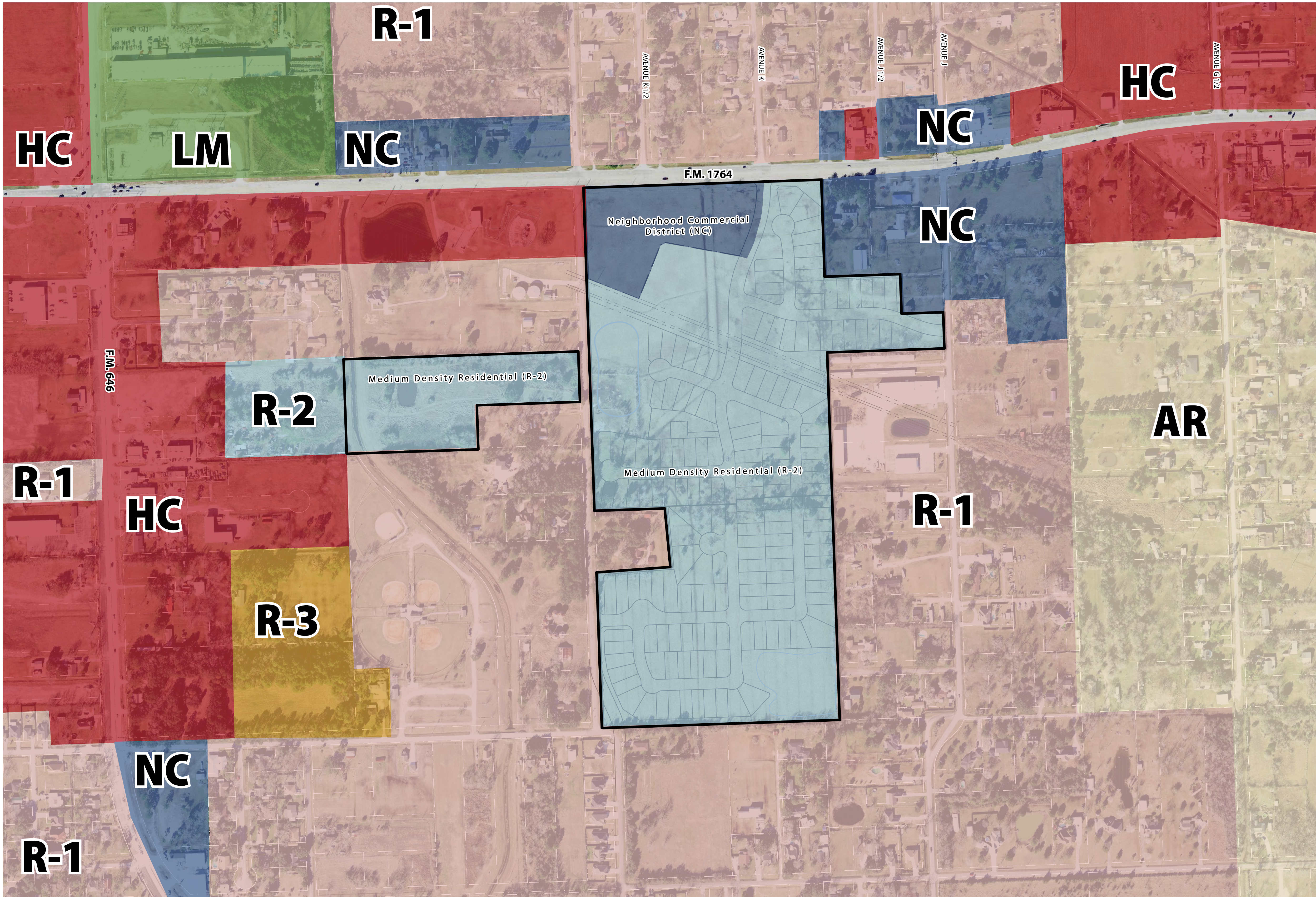
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**EXHIBIT
 B**

PROJECT AERIAL EXHIBIT
MULBERRY FARMS
 ±65.6 Acres of Land
 Santa Fe, Texas



- Zoning Districts**
- Agricultural/Residential District (AR)
 - Single-Family Residential District (R-1)
 - Medium Density Residential District (R-2)
 - Multi-Family Residential District (R-3)
 - Neighborhood Commercial District (NC)
 - Highway Commercial (HC)
 - Light Manufacturing (LM)

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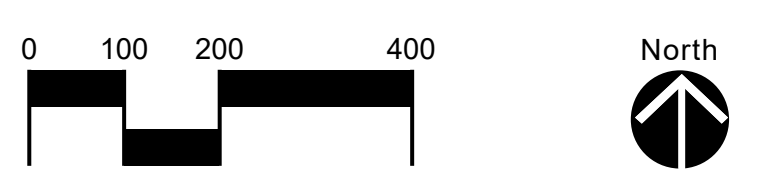


EXHIBIT C

PROPOSED LAND USE MAP
MULBERRY FARMS
 ±65.6 Acres of Land
 Santa Fe, Texas



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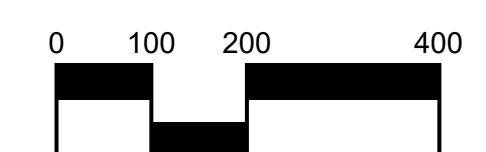
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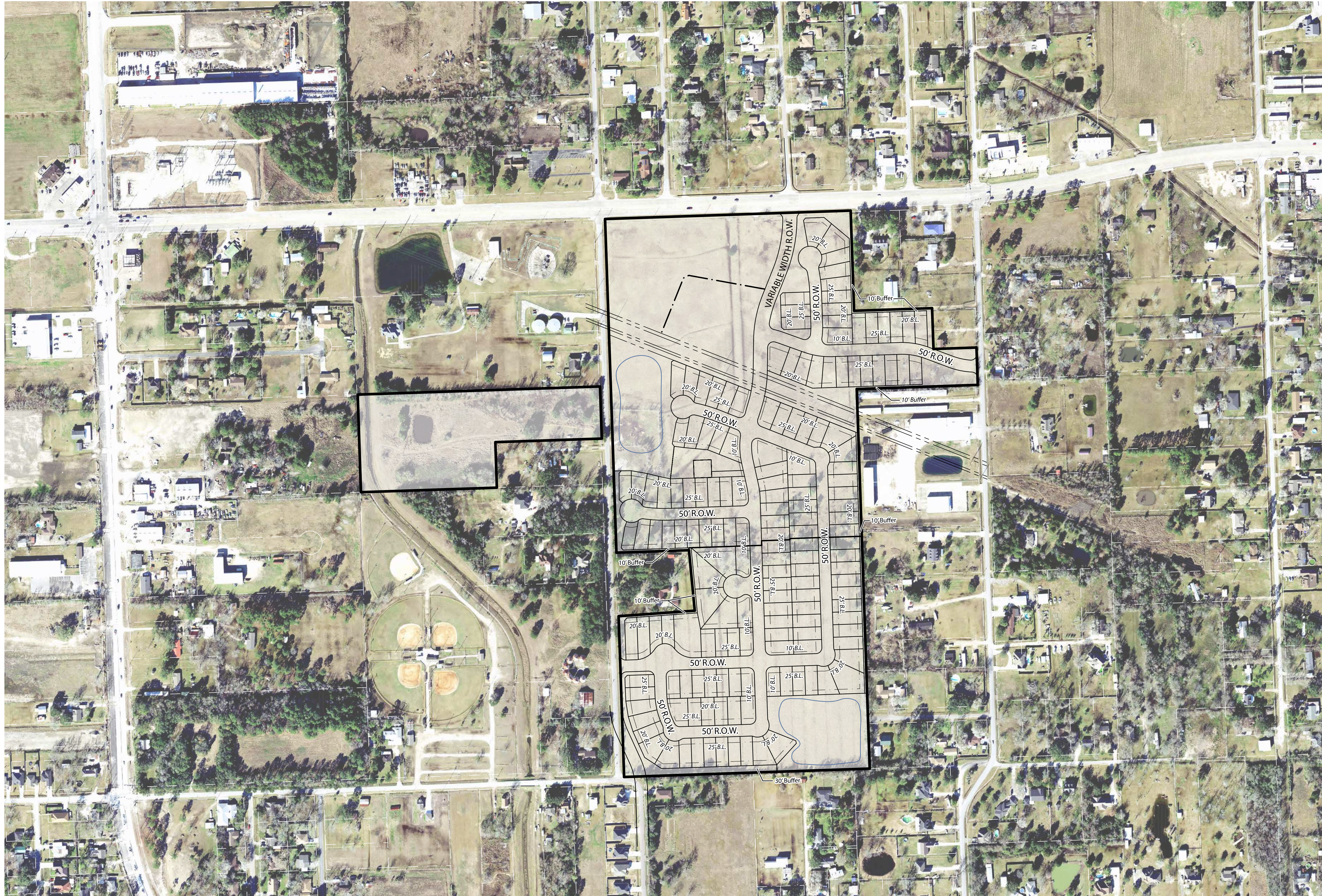
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**EXHIBIT
 D**

CONCEPTUAL PLAN EXHIBIT
MULBERRY FARMS
 ±65.6 Acres of Land
 Santa Fe, Texas



Deviations from Zoning Ordinance

\$4.03.05.B. requires a front yard building line setback of not less than twenty-five (25) feet from the front property line.

PROPOSED: front yard building line setback of twenty (20) feet on cul-de-sacs and knuckles.

\$4.03.05.C. requires a rear yard building line setback of not less than twenty-five (25) feet.

PROPOSED: rear yard building line setback of twenty (20) feet.

\$4.03.08.A.4. requires a side yard of not less than six (6) feet on each side.

PROPOSED: exterior side yard building line setback of ten (10) feet.

Deviations from Subdivision Ordinance

\$6.3.2.C.3. requires a minimum of sixty (60) feet of right-of-way; minimum twenty-nine (29) feet of pavement on local streets.

PROPOSED: minimum of fifty (50) feet right-of-way; minimum twenty-eight (28) feet of pavement from back of curb to back of curb on local streets.

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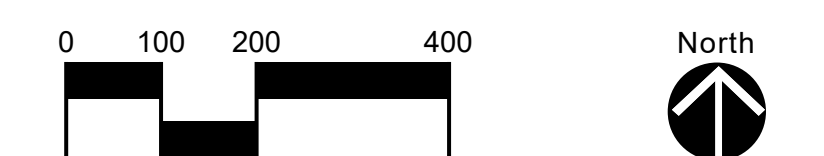
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EXHIBIT

INTERNAL STANDARDS EXHIBIT
MULBERRY FARMS
±65.6 Acres of Land
Santa Fe, Texas



Proposed Trail System

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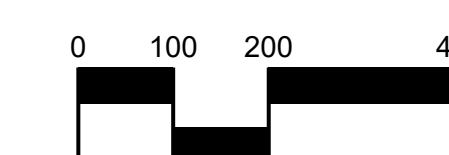
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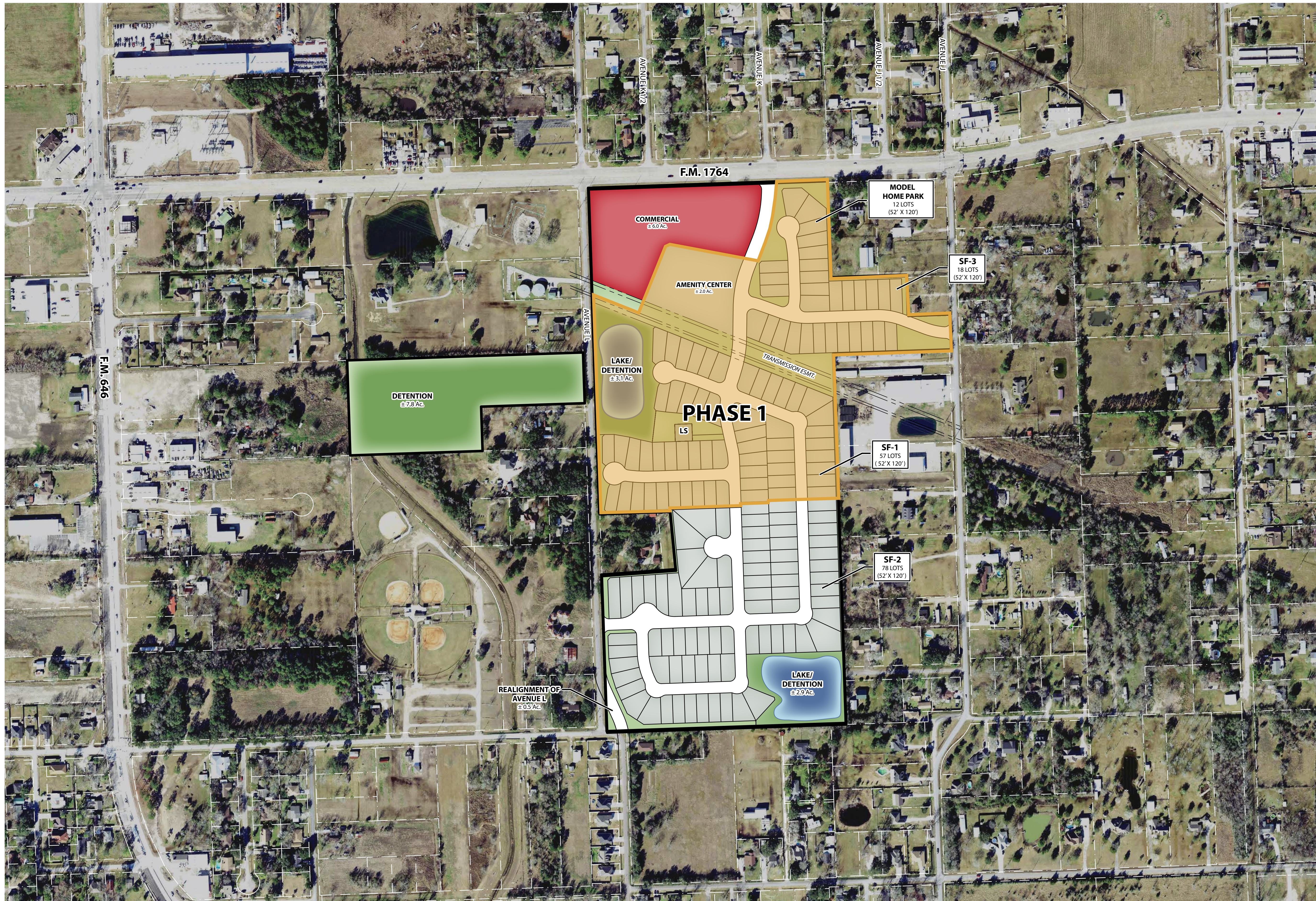


CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

MULBERRY FARMS

±65.6 Acres of Land
Santa Fe, Texas

EXHIBIT



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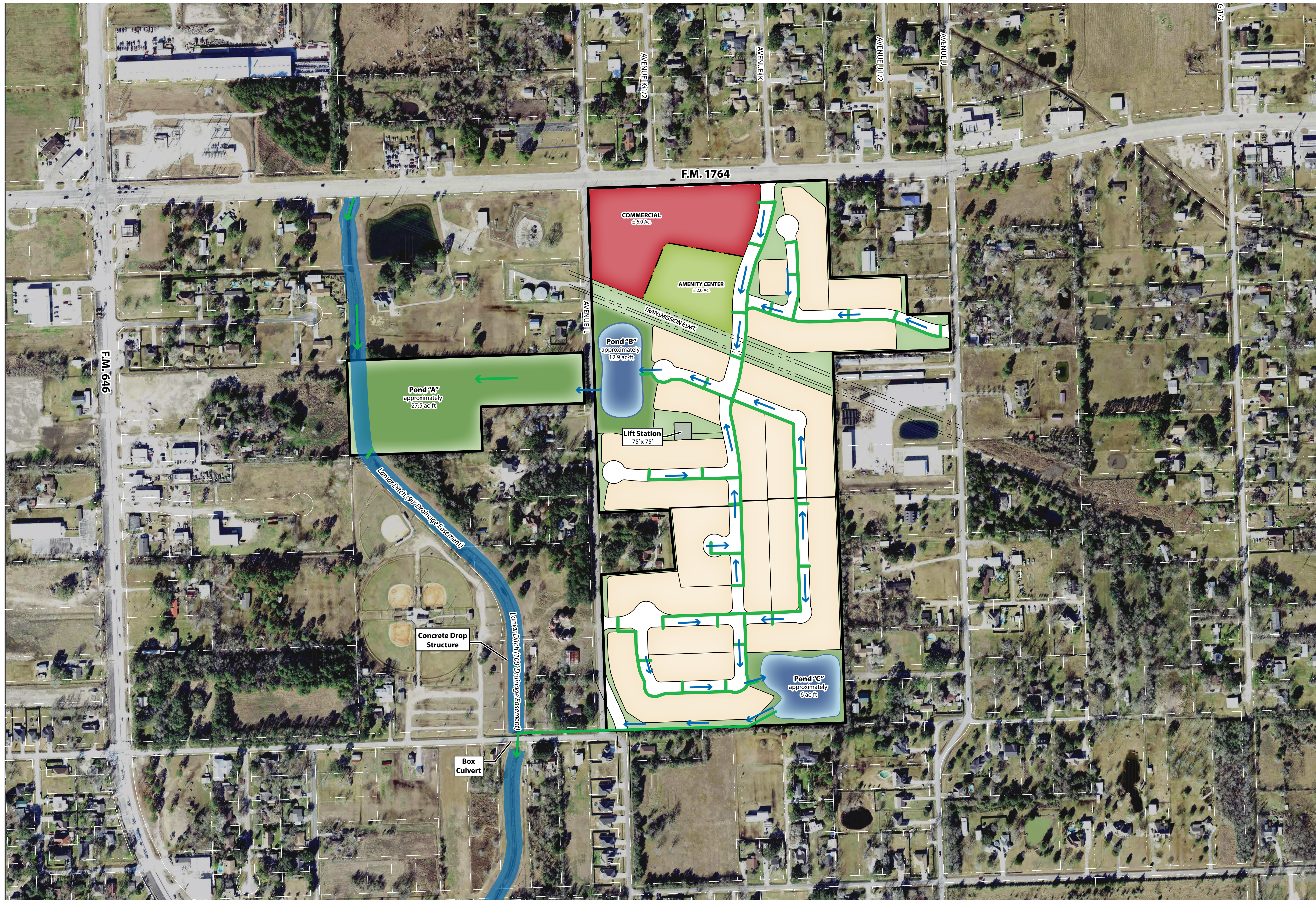
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PHASING PLAN EXHIBIT
MULBERRY FARMS
 ±65.6 Acres of Land
 Santa Fe, Texas





Legend

- Stormwater Drainage System
- Direction of flow
- Lamar Ditch

Preliminary Detention Calculations

Galveston County Drainage District minimum detention rate: **0.75 acre-feet/acre** for developed area

Total Site Area: 65.639 acres
 Less Overhead Power Easement: 2.764 acres
 Less Lamar Ditch Easement: 0.934 acres
 Total Disturbed Area: 61.932 acres

Detention Required: $61.932 \times 0.75 = 46.4$ ac-ft
Detention Provided: 46.4 acre-feet

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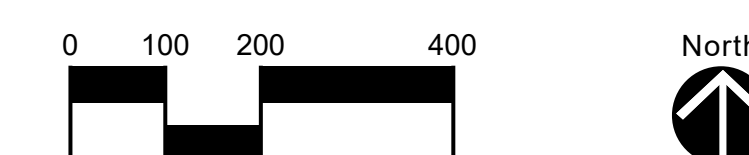
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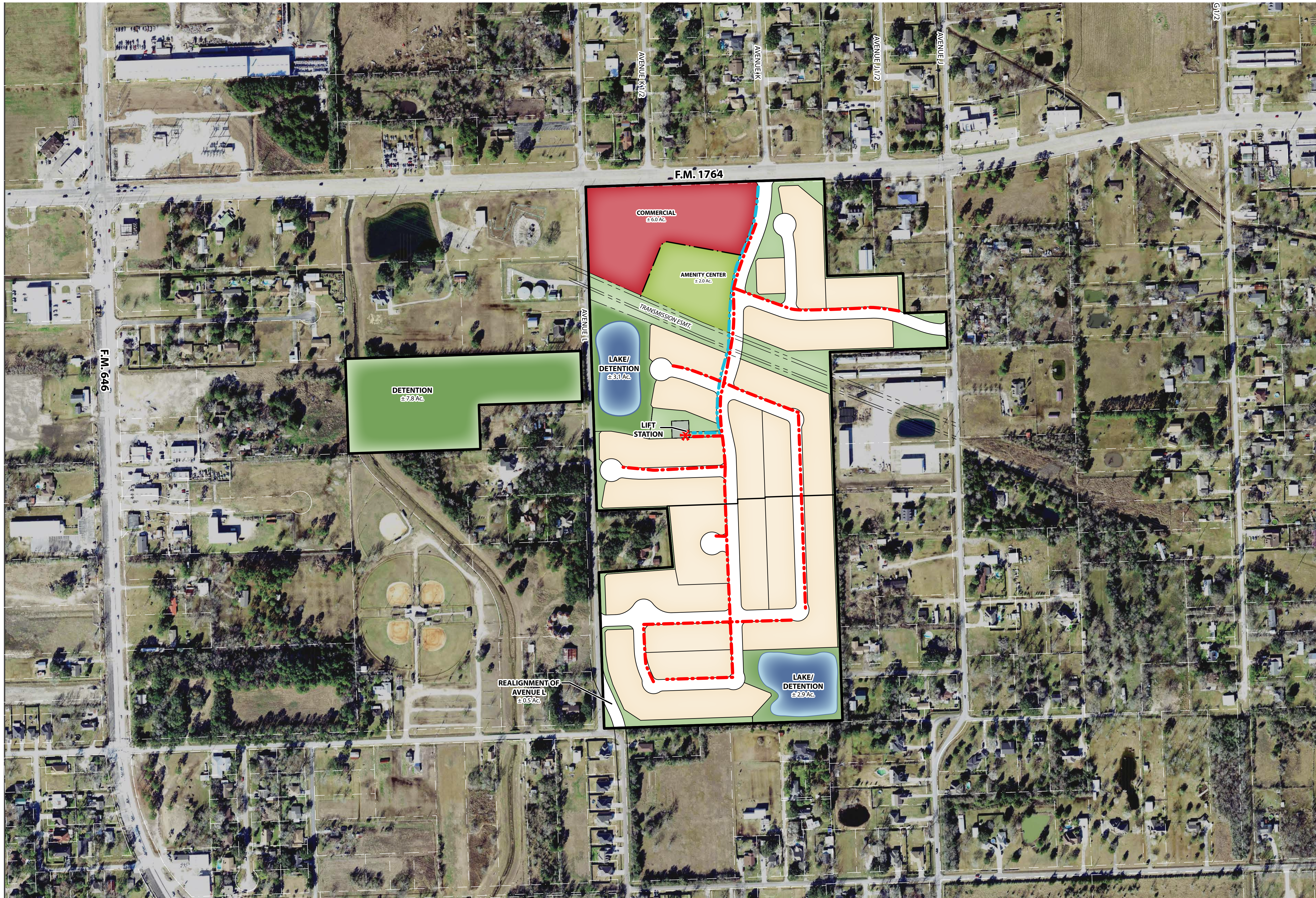
EXHIBIT

CONCEPTUAL STORMWATER DRAINAGE SYSTEM

MULBERRY FARMS

±65.6 Acres of Land

Santa Fe, Texas



Legend

- - - Gravity Sanitary Sewer
- - - Force Main

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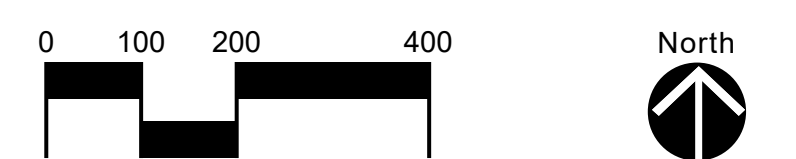
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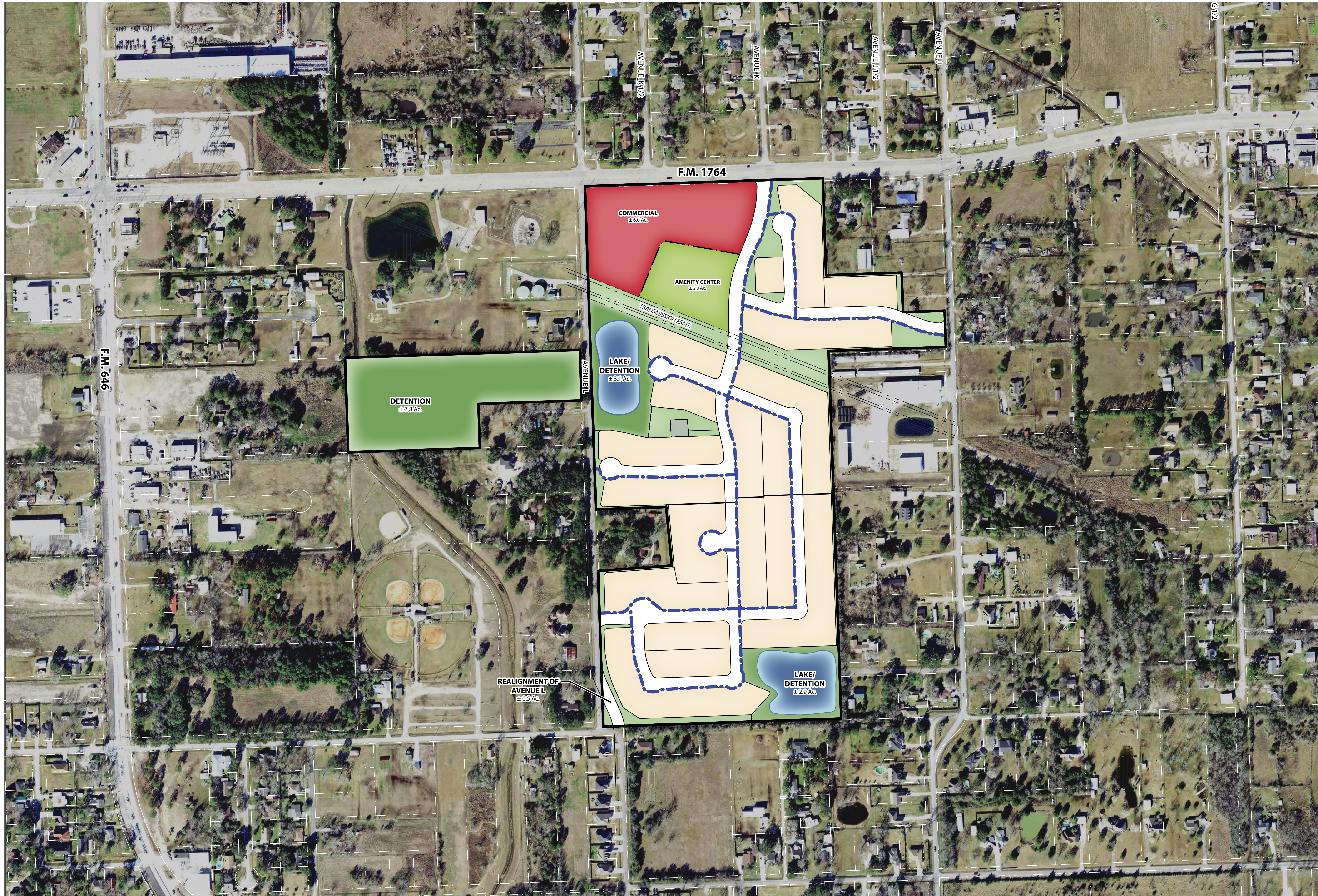
CONCEPTUAL WASTEWATER COLLECTION SYSTEM

MULBERRY FARMS

±65.6 Acres of Land
 Santa Fe, Texas

EXHIBIT





Legend

--- Water Distribution System

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CONCEPTUAL WATER DISTRIBUTION SYSTEM

MULBERRY FARMS

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Santa Fe, Texas



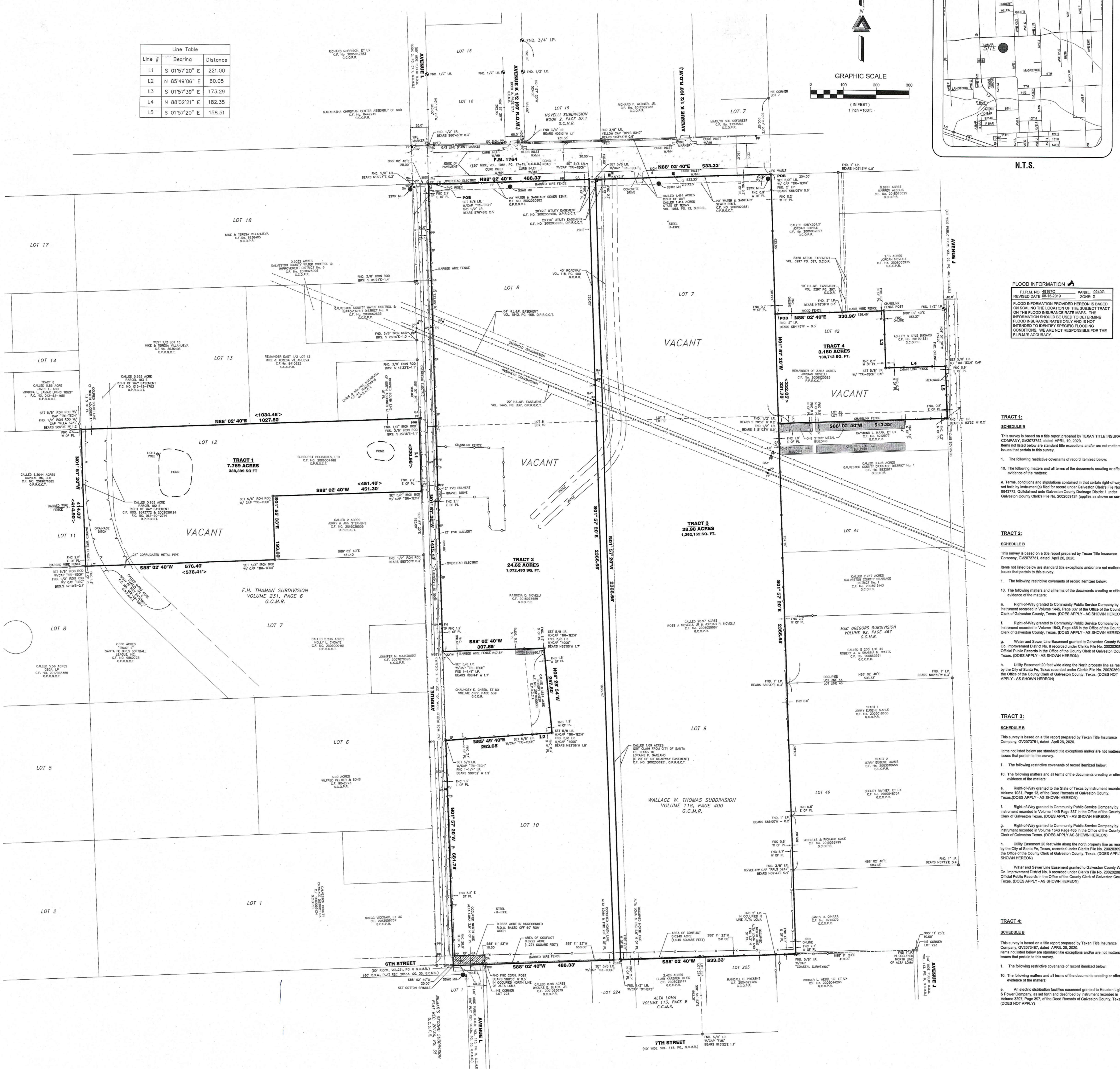
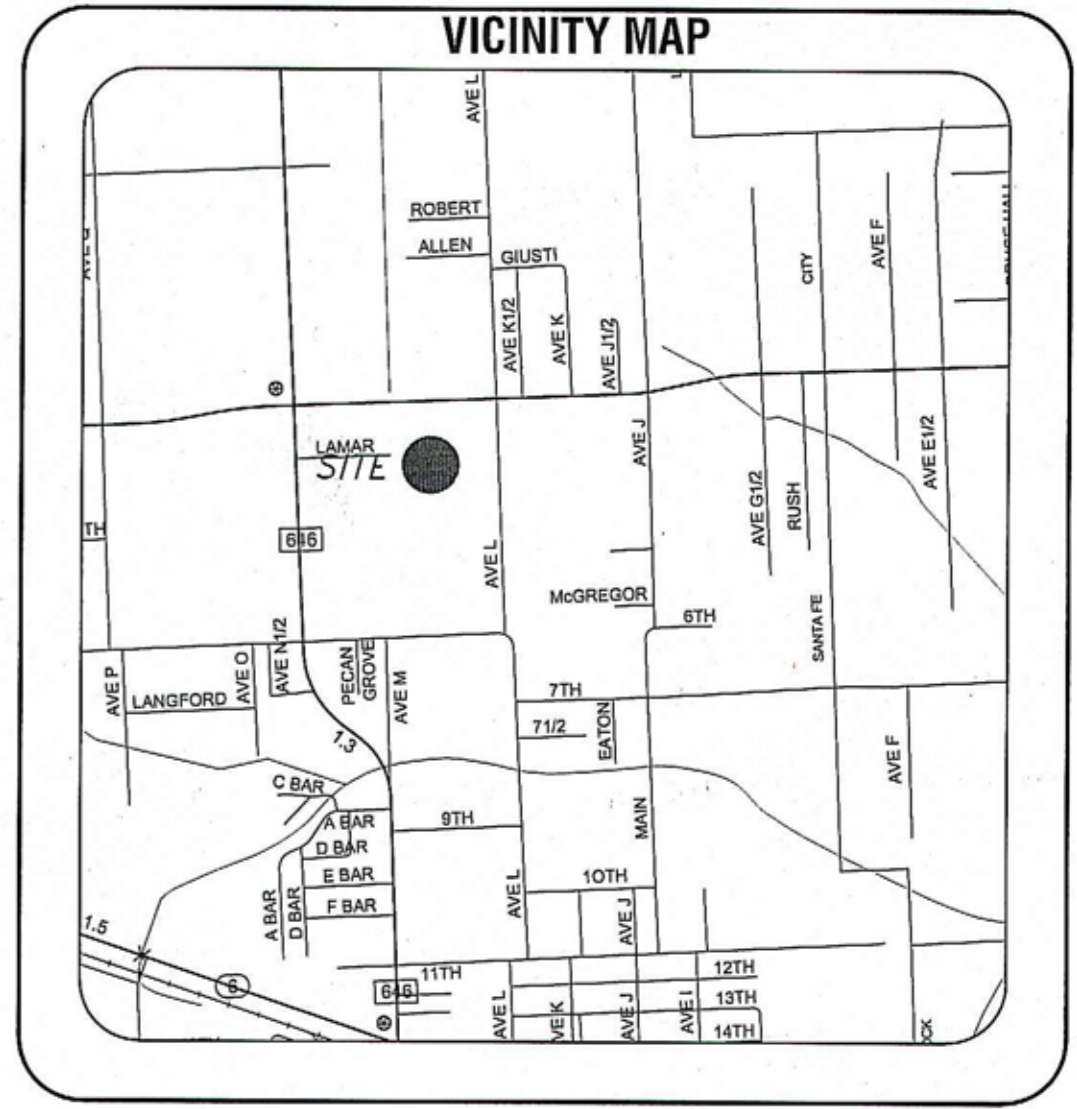
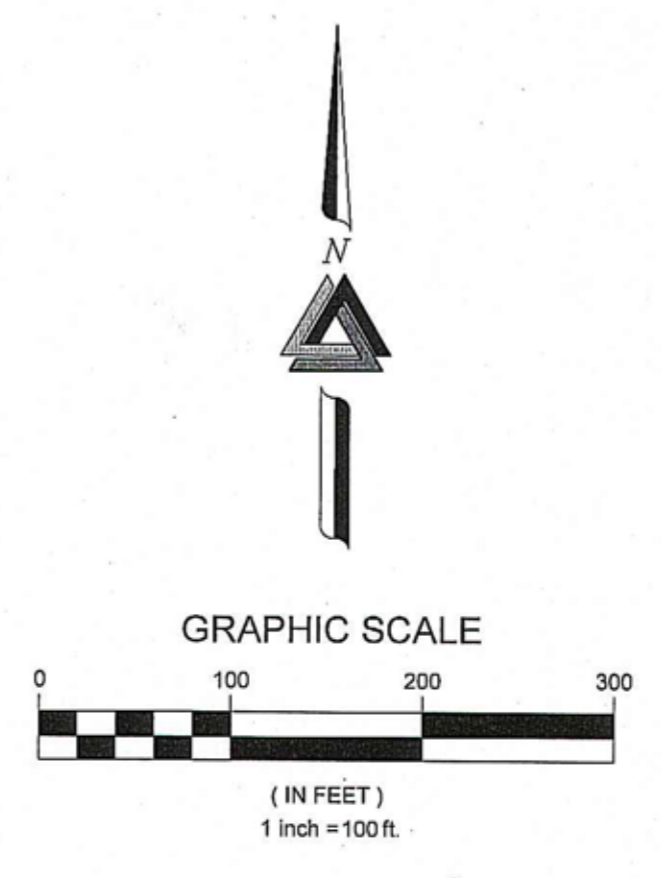
LEGEND

GRATE INLET	FIRE HYDRANT	POWER POLE	LIGHT STANDARD	IRON FENCE	CONCRETE	CONTROLLING MONUMENT	AE = AERIAL EASEMENT	MH = MANHOLE	SAN MH = SANITARY SEWER MANHOLE
B-INLET	WATER VALVE	GUY ANCHOR	GAS VALVE	WOOD FENCE	COVERED	(1:27.77)	BL = BUILDING LINE	CHU = OVERHEAD UTILITIES	STM MH = STORM SEWER MANHOLE
STORM MANHOLE	WATER METER	SERVICE POLE	TELEPHONE PEDestal	STEEL FENCE	<> CALL		FNC = FENCE	P.V.C. = POLYVINYL CHLORIDE PIPE	STM = STORM SEWER MANHOLE
TREE (SIZE SHOWN IF KNOWN)	SANITARY MANHOLE	GAS METER	TELEPHONE MANHOLE	CHAIN LINK FENCE	STW. SWR. LINE		L.P. = FOUND	PL = BOUNDARY LINE	U.E. = UTILITY EASEMENT
	CLEAN OUT	ELECTRIC BOX	MAIL BOX	BARBED WIRE FENCE	GAS LINE		I.R. = IRON ROD	PP = POWER POLE	WLE = WATERLINE EASEMENT
	SIGN	ELECTRIC MANHOLE	BOLLARD	POWER LINE	WATER LINE			R.C.P. = REINFORCED CONCRETE PIPE	TP = TELEPHONE POLE

COMMON ABBREVIATIONS

Line Table

Line #	Bearing	Distance
L1	S 01°57'20" E	221.00
L2	N 85°49'06" E	60.05
L3	S 01°57'39" E	173.29
L4	N 88°02'21" E	182.35
L5	S 01°57'20" E	158.51



FLOOD INFORMATION

F.L.M. NO. 200205124
 REVISION DATE: 08-15-2019
 ZONE: 2

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.L.M.'S ACCURACY.

TRACT 1:
SCHEDULE B

This survey is based on a title report prepared by TEXAN TITLE INSURANCE COMPANY, 07/27/21, dated April 26, 2020.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

1. The following restrictive covenants of record remain in effect:

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Terms, conditions and stipulations contained in the certain right-of-way, as set forth by Instrument(s) filed for record under Galveston Clerk's File No. 200205124, Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

TRACT 2:
SCHEDULE B

This survey is based on a title report prepared by Texan Title Insurance Company, 07/27/21, dated April 26, 2020.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

1. The following restrictive covenants of record remain in effect:

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Right-of-Way granted to Community Public Service Company by Instrument recorded in Volume 1443, Page 337 in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

f. Right-of-Way granted to Community Public Service Company by Instrument recorded in Volume 1543, Page 466 in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

g. Water and Sewer Line Easement granted to Galveston County Water Co. Improvement District No. 8 recorded under Clerk's File No. 200205124 of Official Public Records in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

h. Utility Easement 20 feet wide along the north property line as reserved by the City of Santa Fe, Texas, recorded under Clerk's File No. 200205124 in the Office of the County Clerk of Galveston County, Texas, (DOES NOT APPLY - AS SHOWN HEREON).

TRACT 3:
SCHEDULE B

This survey is based on a title report prepared by Texan Title Insurance Company, 07/27/21, dated April 26, 2020.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

1. The following restrictive covenants of record remain in effect:

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Right-of-Way granted to the State of Texas by Instrument recorded in Volume 1081, Page 13 of the Deed Records of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

f. Right-of-Way granted to Community Public Service Company by Instrument recorded in Volume 1443, Page 337 in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

g. Right-of-Way granted to Community Public Service Company by Instrument recorded in Volume 1543, Page 466 in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

h. Utility Easement 20 feet wide along the north property line as reserved by the City of Santa Fe, Texas, recorded under Clerk's File No. 200205124 in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

i. Water and Sewer Line Easement granted to Galveston County Water Co. Improvement District No. 8 recorded under Clerk's File No. 200205124 of Official Public Records in the Office of the County Clerk of Galveston County, Texas, (DOES APPLY - AS SHOWN HEREON).

TRACT 4:
SCHEDULE B

This survey is based on a title report prepared by Texan Title Insurance Company, 07/27/21, dated April 26, 2020.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

1. The following restrictive covenants of record remain in effect:

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. An electric distribution facilities easement granted to Houston Lighting & Power Company, as set forth and described by Instrument recorded in Volume 2397, Page 397, of the Deed Records of Galveston County, Texas, (DOES NOT APPLY).

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EXISTING AND RECORDED LOTS EXHIBIT
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EXHIBIT

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