

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 10, 2007
AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY
DRIVE, PEARLAND, TEXAS**

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COMMISSION INPUT AND DISCUSSION: REGARDING
PROPOSED WATER LIGHTS DISTRICT DEVELOPMENT (Planned
Development), *Presented by Lata Krishnarao, Planning Director.***

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.



CITY OF PEARLAND PLANNING & ZONING

MEMO

DATE: December 6, 2007

TO: City Council & P & Z Commissioners

FROM: Planning Staff (LK)

SUBJECT: Waterlights – Planned Development – Number of Multi Family Units

As you are aware, this PD is on the agenda of December 10, 2007 for a joint workshop.

I am sending this memo to convey the applicant's message sent on December 4, 2007 to let you all know that the number of multi family units proposed is **1340** and not **340** as mentioned in the PD.



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**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: December 10, 2007	ITEM NO.:
DATE SUBMITTED: November 29, 2007	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao,
REVIEWED BY: Nicholas Finan, ACM	REVIEW DATE: Dec. 3, 2007
SUBJECT: Joint Workshop - Proposed Water Lights District Development (Planned Development)	
EXHIBITS: PD Document	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

The purpose of this workshop is to discuss proposed Planned Development called Water Lights District. This development is proposed on 57.7 acres of land generally located south of Beltway 8 and west of SH 288 in the Spectrum area. The development is proposed to be a mixed use development with office, retail, restaurants, hotel and 340 residential unites. Additionally 12 acres of park and garden areas are proposed. A grand canal and waterway is proposed as part of this development. The attached PD document has a Conceptual master Plan that shows the layout. The land is currently zoned SP1, SP3 and SH 288. The applicant is proposing a PD with underling zones of SP 1 and BP 288.

The PD will provide an opportunity to develop the land in a comprehensive manner and in compliance with the City's comprehensive plan that designates this area for multi – use developments with a mix of retail, offices, hotels and multiple family residential. A gross residential density of 35 to 40 unites per acre is being proposed.

The PD proposed to follow all requirements of the UDC for the underlying zones except for:

1. Additional uses as listed on page 4 of the PD – multi-family, commercial swimming pool, tennis court, dance/drama/music school, parking lot or garage, ATMs, child care nursery, places of public assembly, antique shop and art studio and/or gallery.
2. Reduce the minimum lot area to 0.4 acres from 1 acre in SP1 and BP 288.
3. Exempt lots from minimum width requirement of 100'.
4. Exempt lots from minimum lot depth of 200'.
5. Setbacks:
 - a. Exempt lots not located along public street from yard setback requirements.
 - b. Reduce setback along Spectrum Boulevard from 50' to 20'.
 - c. Reduce setback along internal roads from 20' to 0'.
 - d. Exempt from front, rear and side yards for lots not adjacent to public streets.
6. Reduce minimum distance requirements from 50' (side setbacks) to 0'.
7. Allow on street parking on private streets.
8. Allow a maximum of 25 stories for residential buildings, 10 stories for hotel, and 10 stories for others. S1 zone allows maximum of 10 stories.

Staff is in the process of reviewing the PD. However staff has the following preliminary comments and would need input from the Council and Commission.

1. For 340 units, approximately 7 acres of open space is required. The applicant is proposing 6.5 acres of parkland to be dedicated to the city and common open space.
2. The PD needs to include a pedestrian circulation plan showing clearly where the walkways and sidewalks are going to be located. Also the PD needs to indicate that sidewalks shall be provided on both sides of all public and private streets. Width and material needs to be specified also. This will assist staff during implementation.
3. The proposed street layout does not conform to the Thoroughfare Plan with regards to Business Center Drive. This needs to be discussed.
4. Exhibit E (Conceptual Design Plan) does not match the proposed Zoning Plan on page 4. Also Exhibit E does not match Exhibit C in terms of right of ways. Please clarify.
5. The property needs to meet all the subdivision requirements when platted. The applicant needs to make sure that parcels are configured accordingly.
6. Public and private streets need to be specifically mentioned in the document.
7. The PD states that all landscaping requirements shall be met. However the setback along BP 288 is specified as 20' while the SP1 zone requires 35' landscaped buffer. Such discrepancies between building setbacks and landscaping setbacks need to be addressed in the PD to avoid confusion at a later date.
8. Under Landscaping, PD states that 20' landscaped buffer shall be provided along street ROW. Does this include all private and public streets?
9. Staff recommends that height limits be specified in feet and not stories.
10. The PD states that a total of 340 units are permitted on this 57.7 acres. It is not clear how the density of 35 to 40 units per acre (page 6) was calculated.

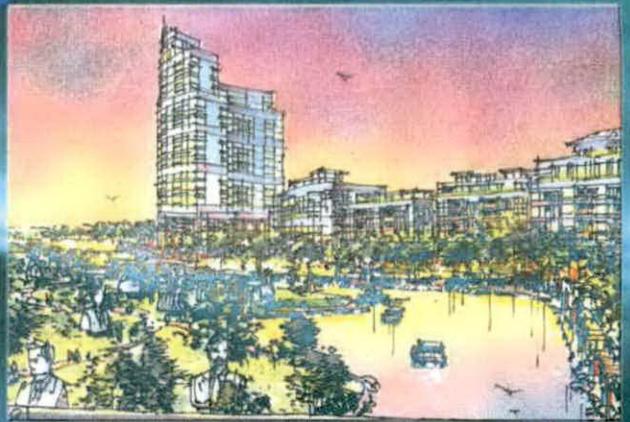
11. Staff is concerned about the statement on page 7 that “adjustments to the master plan that do not alter the development mix presented herein shall not require a separate or additional approval process from the City Council or the Planning and Zoning Commission.” While staff understands the need for flexibility, it seems that the concept plan that shows desirable features such as buildings along the street, parking lots located behind the building, a boulevard entry way from South Spectrum Drive, Water town Commercial district, landscaping scheme, layout of streets and walkways etc. is subject to change as long as the percentages of land uses do not change. There is no indication that there would be any changes, but staff seems to recall that there was some percentage that would be acceptable to change as most PDs provide (that would need to be clarified if that is the case).
12. The UDC requires that the Design Plan show uses, access, streets, alleys, location of public facilities, amenities, location of building, landscaping, proposed phasing and scheduling. The concept plan should, at the minimum, indicate what elements will be implemented. If the applicant is not sure how the development will proceed, then a straight zone change might be more beneficial to the applicant.
13. Without further guidelines in the PD, each parcel in this development could potentially develop as a typical big box retail with parking in the front yard. Lack of some guidelines might pose problems when staff reviews the permit applications. Further input from the Council and Commission is requested on this issue.

The conceptual plan with the mixed use development and activities goes well with both the 288 corridor as our gateway on the west side and with the spectrum district's requirements, but the PD speaks specifically that the plan is not in any way a commitment to be done in this manner. In fact, the PD is worded in such a way that anything could develop on this tract including big box developments, stand alone apartments, strip centers, etc. with relaxations of the setbacks, list of acceptable activities, etc. In the past, we usually require the PD conceptual plan be followed and allow at least a city council approval of minor changes, and P&Z recommendations and council approval of major changes.

RECOMMENDED ACTION

Consider the proposed modifications.

Water Lights District Development



The Planned Development Zoning District (PD) Document

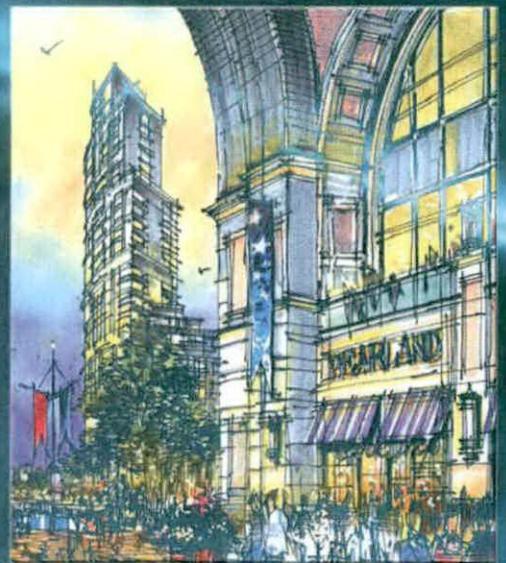
Submitted to:

City of Pearland
3519 Liberty Drive
Pearland, TX 77581

Submitted by:

Historic Real Estate, Inc
14326 Highway 288 South
Houston, Texas 77047

November 21, 2007



Prepared By:



GC Engineering, Inc.
2505 Park Avenue
Pearland, Texas 77581



GC Engineering, Inc.

2505 Park Avenue, Pearland, Texas 77581
Phone: (281) 412-7008, Fax: (281) 412-4623
www.gc-engineering.com

November 21, 2007

Ms. Lata Krishnarao, AICP
Planning Director
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

**RE: The Planned Development Zoning District (PD) Document for the
WaterLights District
GCE Project No: C-0662**

Dear Ms. Krishnarao:

GC Engineering, Inc. (GCE) is pleased to submit the application for zone change with planned development for the above property for your review. Enclosed, please find the following:

- Completed zone change Application;
- Boundary survey for the property;
- Legal Description;
- Conceptual Design Plan;
- Conceptual Master Plan;
- PD document; and
- A check for \$500.00.

If you have any questions or need additional information, please contact me at (281) 412-7008 Ext. 104.

Thank You,

Sincerely,
GC Engineering, Inc.

A. Mahendra Rodrigo, P.E.
Principal

Enclosure:

C. Mr. Richard Browne, P.E.



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: SPD, Spectrum District, S3

Proposed Zoning District: SPD, Spectrum District, S1 with PD

Property Information: West of SH-288, North of Clear Creek, and South of South Spectrum Boulevard
Address or General Location of Property: _____

Tax Account No. _____

Subdivision: _____ Lot: _____ Block: _____

A Complete Application must include all of this information:

- Fee (see Zoning Change Fee Schedule)
- Legal Description and/or Survey of the Property
- Letter Explaining the Zoning Change Request in detail (specify the existing zoning and why the zone change is being requested, current use of the property, and the proposed use of the property; if a PD is requested, see PD Format and Guidelines)

PROPERTY OWNER INFORMATION:

NAME Historic Real Estate, Inc.
ADDRESS 14326 Highway 288 South
CITY Houston STATE TX ZIP 77047
PHONE() _____
FAX() _____
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME GC Engineering, Inc.
ADDRESS 2505 Park Avenue
CITY Pearland STATE TX ZIP 77581
PHONE() (281) 412-7008
FAX() (281) 412-4623
E-MAIL ADDRESS _____

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Agent's Signature: [Signature] Date: 11/21/07

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No.

The Planned Development Zoning District (PD) Document for the Proposed WaterLights District Development

I. INTRODUCTION

The WaterLights™ District is the Greater Houston area's next major economic district. WaterLights is a \$700 million-plus, 1.9 million square foot next generation planned Mixed-Use Lifestyle Center Development located only 15 minutes from the world's largest Medical and Research Center and Downtown Houston. The development will feature residential condos, brownstones, luxury apartments, office buildings, retail boutiques, a fresh market, 10 restaurants, two luxury hotels, a conference facility, a water wall and public park along a Grand Canal waterway. The entire community is pedestrian-friendly featuring walkable, environmentally friendly, sustainable, healthier, technologically advanced features to enhance the quality of human life. WaterLights District is a private-public partnership within the Spectrum Special Management District.

Site Description

The WaterLights District property, a 57.7-acre area, is located on the west side of State Highway 288 (SH-288), east of Kirby Drive, south of South Spectrum Boulevard, and north of Clear Creek within the City of Pearland, Harris County, Texas.

The access to the site is through South Spectrum Boulevard and the access driveway off of SH-288 South Frontage Road. No manmade structures are present at the site except for a temporary project trailer for the WaterLights District site office, and a metal barn, approximately 15'X70' area located to the south of the project site.

The project site is primarily wooded with an approximately 20-acre open area located to the east adjacent to SH-288. The project site lies within the 100-year floodplain of Clear Creek. Clear Creek traverses through and adjacent to the site near the southern boundary. The project site is relatively flat with site elevations varying from Elevation 54.0 to El. 56.0 feet NAVD 1988.

Proposed Development

The WaterLights District master plan creates an outstanding visionary development, a dramatic residential and mixed-use destination with a contemporary style and traditional spirit. The master plan will focus on an extensive waterfront which will cater to all types of recreational, commercial, entertainment, tourism, and residential needs in a pedestrian oriented, urban environment that will be seen as an alternative to suburban

sprawl. The conceptual master plan for the WaterLights District includes the following components:

Office: 390,000 square feet

Retail Shopping: 93,000 square feet

Restaurants: 125,000 square feet

Hotel: 500 keys

Residential: 340 units

Parking: 5100 to 5900 spaces

Presidential Park & Gardens: approx 12 acres (Include off-site areas)

Grand Canal & Waterway

Purpose and Intent of the PD District

- *Create symbiotic mix of uses that promote day and evening activity.*

With a mix of office workers, residents, shoppers and visitors, The Water Lights District will be an active community, regardless of the time of the day.

- *Keep the waterfront as accessible to the public as possible.*

By leaving the waterfronts open to the public, the repeat visitors to the community distribute the value of this resource throughout The Water Lights District.

- *Create a new urban center for Pearland, Texas.*

The Water Lights District will provide a place for residents to live, work, dine, shop, and enjoy the Water Lights Lake.

- *Organize the site around a central open space.*

The lake serves many purposes within the context of The Water Lights District development. Two of its most important functions will be to anchor the development of each of Water Lights district and to provide a desirable address that commands a premium for retail, office and residential uses.

- *Bring vitality to the waterfront*

This new community will be a place where people can gather to stroll, enjoy beautiful water views, engage in seasonal activities, and experience an exciting mixed-use atmosphere.

- *Create a truly sustainable community.*

The Water Lights District will strive to create an environmentally friendly, economically profitable and socially sustainable development.

- *Build sidewalk environments that are extensions of the park system.*

More than a pedestrian route, the sidewalks of The Water Lights District should be regarded as a series of linear parks and plazas. Including landscaping, cafes, and decorative lighting, this community's sidewalks should function as the stage for regular, casual neighborhood activity in the same manner as a great urban open store.

- *Make the Water Lights District's arrival sequence unforgettable.*

The Water Lights District parks, waterfront, sidewalks, events, and buildings will create a memorable destination. The process of entering this community should be equally engaging and breathtaking. A unique "Water Lights vocabulary" will be created to support the development's identity.

- *Identify Highway 288 onto South Spectrum Boulevard as the primary entrance.*

This intersection is an opportunity to make a first impression for the Water Lights District as well as The Spectrum development visitor. As a symbol of the district, the iconic message at this location must be representative, significant, memorable and distinctive. This entrance will incorporate elements of the development's design vocabulary.

- *Establish the reflecting pool as the "main event" for Water Lights District.*

WaterLight's distinguishing characteristic is the water. Along the water, this neighborhood must create a lasting impression with well designed buildings, sidewalks, piers, and beaches that inspire active and passive community activity.

- *Extend the waterfront with the Waterfront Promenade.*

As a grand piazza, the promenade will allow view corridors throughout the center of The Water Lights District that connect most portions of the neighborhood with the water.

II. ZONING AND LAND USE

Existing Zoning Districts

The existing zoning districts and land area within each district within WaterLights District are as follows:

Zoning	Approximate Site Area within the District (Acres)
SP1: The Beltway District	44.7
SP3: The Mixed Use-High Density Residential District	9.0

Zone SP1 is bounded by Spectrum PUD to the north, SP2 and SP3 to the west, Clear Creek to the South and SH-288 to the East.

Zone SP3 is bounded by a PUD and SP1 to the north, SP1 to the east, Clear Creek to the south, and R-3 to the West. The R-3 area is located approximately 2500 west of the project site.

Proposed Zoning Districts

The base zoning districts to be overlaid, together with the boundaries of the districts, and land areas in each district are as follows:

Existing Zoning	Approximate Site Area within the District (Acres)	Proposed Zoning
SP1:	44.7	SP1 with PD
SP3:	9.0	SP1 with PD
BP-288	4.0	BP-288

The following uses, in addition to those listed in the Pearland Uniform Development Code, are proposed for zoning areas SP1 with PD:

- Dwelling – Multiple-Family
- Swimming Pool, Commercial
- Tennis Court (Private/Lighted)
- Dance/Drama/Music School (Performing Arts)
- Parking Lot or Garage for passenger cars and trucks of less than one ton capacity
- Automatic Teller Machine (ATM)
- Child Day Nursery
- Public Assembly (Auditorium, Gymnasium, Stadium Etc.)
- Antique Shop (No outside storage)
- Art Studio and/or Gallery

Development Standards

The WaterLights District shall conform to all provisions of the City of Pearland Unified Development Code, except as addressed herein.

Area Requirements

- **Minimum Lot Size** – The minimum lot size within WaterLights District shall be 0.40 Acres.
- **Minimum Lot Width** – There shall be no minimum lot width requirement within the WaterLights District.
- **Minimum Lot Depth** - There shall be no minimum lot depth requirement within the WaterLights District.

Yard Setback Requirements

With the exception of those lots situated adjacent to an external public street, front, rear, and sideyard setbacks shall not be applicable within the WaterLights District PUD. Setback requirements measured from the right-of-way line of the following roadways shall be applicable to buildings and parking structures:

- Lots abutting SH-288 – 20 feet
- Lots abutting Spectrum Boulevard - 20 feet
- Lots abutting Fruge Road – 20 feet
- All other internal roads (private) – 0 feet

The minimum distance between buildings shall be fifteen feet (15'), however, there shall be no minimum distance between buildings housing restaurants or entertainment facilities clustered around a central plaza.

Parking and Loading

Parking and loading shall be in accordance with the requirements of Pearland Uniform Development Code.

Parking adjacent to private streets and drives within the project shall not be considered “on-street” parking and will be allowed subject to meeting the minimum size standards.

Parking garages and decks shall be permitted for meeting off-site parking requirements.

Landscaping Requirements

- Along SH-288 – A minimum 20-foot landscape buffer shall be provided along the street R.O.W.

Building Height

- The residential buildings shall be a maximum of 25 stories.
- The hotel buildings shall be a maximum of 10 stories.
- All other nonresidential buildings shall be a maximum of 10 stories.

Land Use Summary

Land Use Summary			
Use	Acres	Percentage of Total Acres	Zoning District
Single Family	0.0	0.0%	
Multiple Family	9.0	15.6%	SP1 w/ PD
General Business/Commercial	26.1	45.2%	SP1 w/ PD
Parkland to be dedicated to the City	4.0	6.9%	SP1 w/ PD
Common Open Spaces / Trails / Recreation to be maintained by HOA	2.5	4.3%	SP1 w/ PD
Detention	5.0	8.7%	SP1 w/ PD
Thoroughfares / ROW	1.1	1.9%	SP1 w/ PD
Internal Streets / Vehicular Circulation	6.0	10.4%	SP1 w/ PD
Others - Area South of Clear Creek	4.0	6.9%	BP-288
Total	57.7	100.0%	

Multi-family residential use will include a high-rise building (approximately 25 stories) in the waterfront. In addition, first floor retail establishments will be located in some of the multi-family residential structures. As a result, the overall gross residential density will be between 35 to 40 units per acre.

III. Design Standards Applicable to the Development

Signage, Landscaping, Fencing, Parking, Screening, Trees, etc.

Signage, Landscaping, Fencing, Parking, Screening, Trees, etc. shall conform to Pearland Uniform Development Code except as modified herein.

Design Plan Changes

The enclosed Design Plan depicts the property boundary, proposed park and water features to be dedicated to the City of Pearland, as well as approximate location of the proposed thru roads within the WaterLights District. All locations shown are conceptual; however, the design intent will remain throughout the project development.

The conceptual master plan presented is for the sole purpose of establishing general concept as to the basic character and physical relationships of the planned uses and facilities. Adjustments to the master plan that do not alter the development mix presented herein shall not require a separate or additional approval process from the City Council or the Planning and Zoning Commission. It is essential to the success of the WaterLights District PUD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demands.

Design Guidelines

The proposed development will meet all requirements of the City of Pearland Uniform Development Code unless other indicated in this WaterLights District Planned Development.

IV. Required Dedications of Land or Public Improvements

The portion of the proposed Presidential Park and water features including WaterLights Lake and Reflection Pool located within the proposed Planned Development will be dedicated to the City of Pearland.

V. Project Phasing

Phasing schedule for the project is not available at this time.

VI. Exhibits

The following exhibits are attached:

- Exhibit A Location Map
- Exhibit B Survey
- Exhibit C. Legal Description
- Exhibit D. Conceptual Master Plan
- Exhibit E. Conceptual Design Plan

G:\Projects\C - 0662 - WaterLights Transportation Study\PUD\071121 C0662 PD Doc.doc

LEGAL DESCRIPTION

D

That portion of Lot 5 of the Subdivision of the James Hamilton Survey, Abstract No. 881, a portion lying within Harris County, Texas and the remainder lying within Brazoria, Texas, according to the map or plat thereof recorded in Volume 83, Page 342 of the Deed Records of Harris County, Texas, being described by metes and bounds description as follows;

Being a tract of land containing 48.4712-acres (2,111,404 square feet) out of 50.4429-acre tract situated in the James Hamilton Survey, A-881 in Harris County, Texas and said 50.4429-acre tract being all of a tract described as a 50.4589-acre tract as conveyed unto Ruth Y. Fruge, Dennis D. Fruge, Paul Fruge Jr. And Gary A. Fruge as recorded in Volume 63, Page 342 D.R.H.C.deed and also being out of a called 80.00-acre tract conveyed unto Paul Fruge as recorded in Volume 3298, Page 117 D.R.B.C and Volume 683, Page 471 D.R.B.C and all being out of Harris County and Brazoria County, Texas. Said 48.4712-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the Southwest corner of said 50.4429-acre tract and for a point in the North line of a 39.0027-acre tract of land as conveyed unto Elizabeth M. Powers in File No. R564784 O.P.R.R.P.H.C. and for a the Southeast corner of a 10-acre tract as conveyed unto E.A. Mayor et Al as recorded in Volume 5775, Page 89 D.R.H.C. and for the Southwest corner of said tract herein described;

THENCE North 02 18' 50" West coincident with the East line of said 10-acre tract and the West line of said 50.4429-acre tract, a distance of 1,235.18 feet to a 1/2-inch iron rod set for the Southwest corner of a 1.9718-acre tract as conveyed unto the City of Pearland in a deed as recorded in File no. 20050103333 O.P.R.R.P.H.C. and for the Southernmost Northwest corner of said tract herein described;

THENCE North 87 38' 49" East coincident with the South line of said 1.9718-acre tract, a distance of 50.00 feet to a 1/2-inch iron rod set for a cutback corner of said 1.9718-acre tract and for a corner of said tract herein described;

THENCE North 42 37' 02" East coincident with the South line of said 1.9718-acre tract, a distance of 49.53 feet to a 1/2-inch iron rod set for a the northernmost Southwest cutback corner of said 1.9718-acre tract and for a corner in the North line of said tract herein described;

THENCE North 87 35' 14" East coincident with the South line of said 1.9718-acre tract, a distance of 1,538.60 feet to a 1/2-inch iron rod set for a Northernmost Southeast cutback corner in the South line of said 1.9718-acre tract and for the Northernmost Northeast corner of said tract herein described;

THENCE South 47 42' 04" East coincident with said South line of said 1.9718-acre tract, a distance of 49.75 feet to a 1/2-inch iron set for the Southernmost Southeast cutback corner of said 1.9718-acre tract and for a point in the West right-of-way line of State Highway 288 being a 10.105-acre as conveyed unto the Texas State Highway Department in Volume 7709, Page 340 D.R.H.C. and for the Southernmost Northeast corner of said tract herein described;

THENCE South 02 51' 39" East coincident with said West right-of-way of State Highway 288, a distance of 1235.11 feet to a 1/2-inch iron rod set for the Southeast corner of said 50.4429-acre tract and for the Northeast corner of said Powers tract and for the Southeast corner of said tract herein described;

THENCE South 87 35' 07" West coincident with the South line of said 50.4429-acre tract and the North line of said Powers tract, a distance of 1,670.00 feet to the POINT OF BEGINNING, containing in all 48.4712-acre (2,111,404 square feet) of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

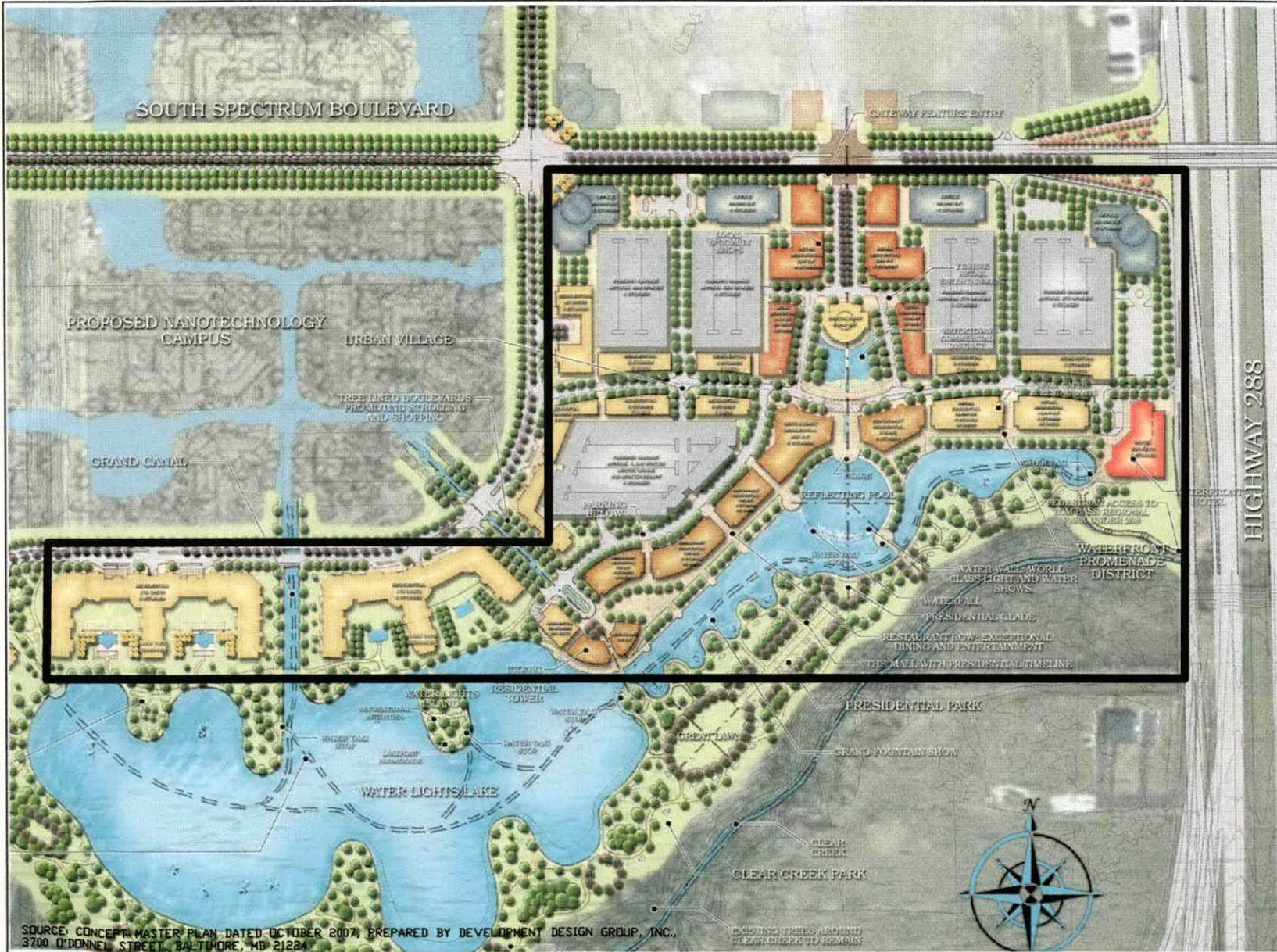
Return To
Texas Nations Title
3 Riverway, Suite 725
Houston, TX 77056

ANY PROVISION HEREIN WHICH PERTAINS TO THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I solemnly swear that the foregoing map FEELS is the number thereon on the date and at the place shown by me, and was duly RECORDED in the Official Public Records of said County of Harris County, Texas on

FEB 26 2007



County Clerk
HARRIS COUNTY, TEXAS



NOTES

DATE	REVISION

WATERLIGHTS DISTRICT DEVELOPMENT

**EXHIBIT D
CONCEPTUAL MASTER PLAN**

GC ENGINEERING, INC.
 2505 PARK AVENUE, Phone: (281) 413-7006
 PEARLAND, TEXAS 77581 FAX: (281) 413-4523

GC ENGINEERING, INC. PROJECT NO.: C-0662

SUBMITTED:	DRAWN BY:
SCALE:	CHECKED BY:
DATE: 11/21/2007	SHEET NO.:
DESIGNED BY:	CITY DWG NO.:

SOURCE: CONCEPT MASTER PLAN DATED OCTOBER 2007, PREPARED BY DEVELOPMENT DESIGN GROUP, INC., 3700 O'DONNELL STREET, BALTIMORE, MD 21224

EXISTING TREES AROUND CLEAR CREEK TO REMAIN

