

REV: AUGUST 19, 2002 (LEGAL DESCRIPTION)
 REV: AUGUST 20, 2002 (CERTIFICATION)
 REV: JANUARY 11, 2005 (WALKER STREET ALIGNMENT)
 REV: MARCH 03, 2005 (VICTORY DRIVE LOCATION)



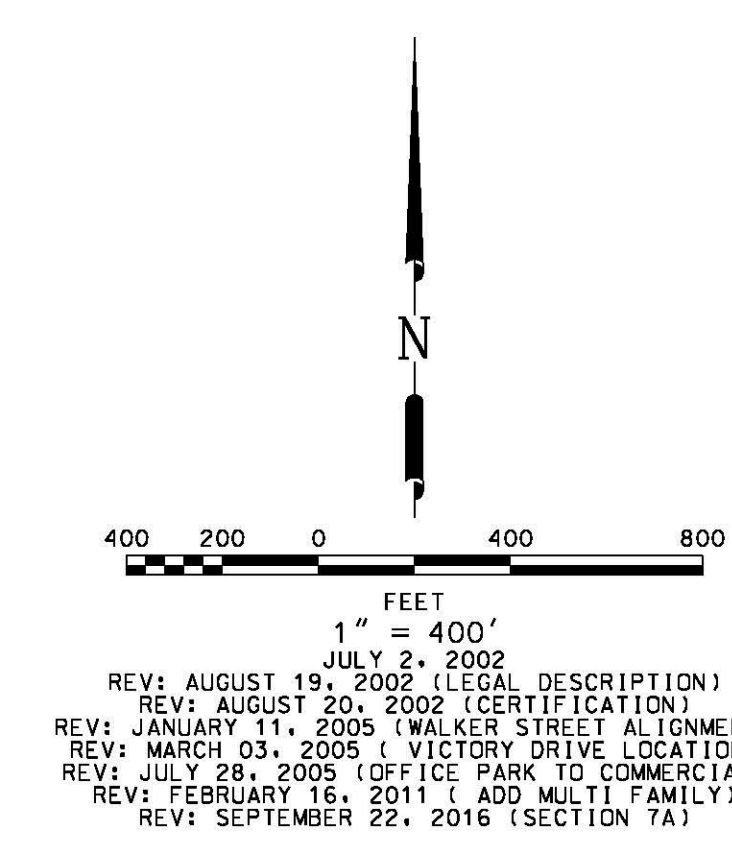
APPROVED BY
 P+Z
 03-21-05

REVISED MASTER PLAN
 VICTORY LAKES
 OF
 542.126 ACRE TRACT
 OUT OF
 SUBDIVISION NO. 11
 IN THE
 STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3
 PERRY & AUSTIN LOWER LEAGUE, ABSTRACT NO. 19
 GALVESTON COUNTY, TEXAS.

PROJECT 02-01

Civil Concepts, Inc.
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 ARCHITECTURAL, CONSTRUCTION
 3425 FEDERAL STREET, PASADENA, TEXAS 77504
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**SECTION 7b
 PER PAGE 3
 MASTER PLAN**

**SECTION 7a
 5.857 ACRES**

**SECTION 7a
 LOTS 14
 RESTRICTED RESERVES
 0.47 ACRES**

NOTE:

1. THE REVISION IS AMENDING THE SECTION LINE BETWEEN SECTION 7A AND SECTION 7B. THE TOTAL NUMBER OF LOTS IS REDUCED BY FIVE (5) LOTS AND THE DEDICATED PARK SPACE SHALL REMAIN THE SAME.
2. NO PUBLIC ACCESS WILL BE ALLOWED BETWEEN THE VICTORY LAKES SUBDIVISION AND THE ORANGE GROVES SUBDIVISION. THIS ACCESS IS TO BE FOR EMERGENCY SERVICE ONLY. SUCH EMERGENCY ACCESS AND RELATED APPURTENANCES AT THE EASTERN TERMINUS OF ORANGE GROVE ROAD SHALL BE CONSTRUCTED BY DEVELOPER AND MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION OF THE PROPERTY CONTAINED HEREIN.

3. A sidewalk connecting the terminus of the Leisure Lane right-of-way with Kessler's Crossing will be provided, subject to the following conditions:
 - a. The sidewalk will only be constructed if Gehan Homes completes the purchase of the lots in Victory Lakes, Section 7A.
 - b. The sidewalk connection will only be built within Restricted Reserve "A" of the Victory Lakes, Section 7A subdivision, subject to approval by the Victory Lakes Homeowner's Association and will not construct the sidewalk on private property or off-site.
 - c. The final alignment of the connection shall be based upon field conditions and survey of the property.

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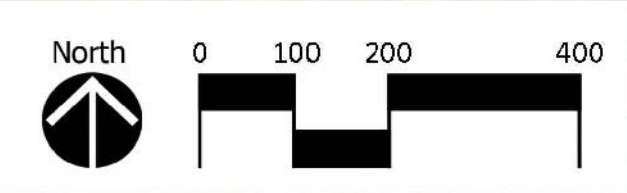


Estimated Site Data:
Typical Product Size: 60'x120'
Estimated Yield: ± 78 Lots
Open Space Provided: +/- 26.9 Ac.

Note:
A sidewalk for pedestrian access shall be constructed at the terminus of Orange Groves Street into Section 7B.

Reference Date: 07.24.17

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Conceptual Land Plan for: Victory Lakes Section 7B

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