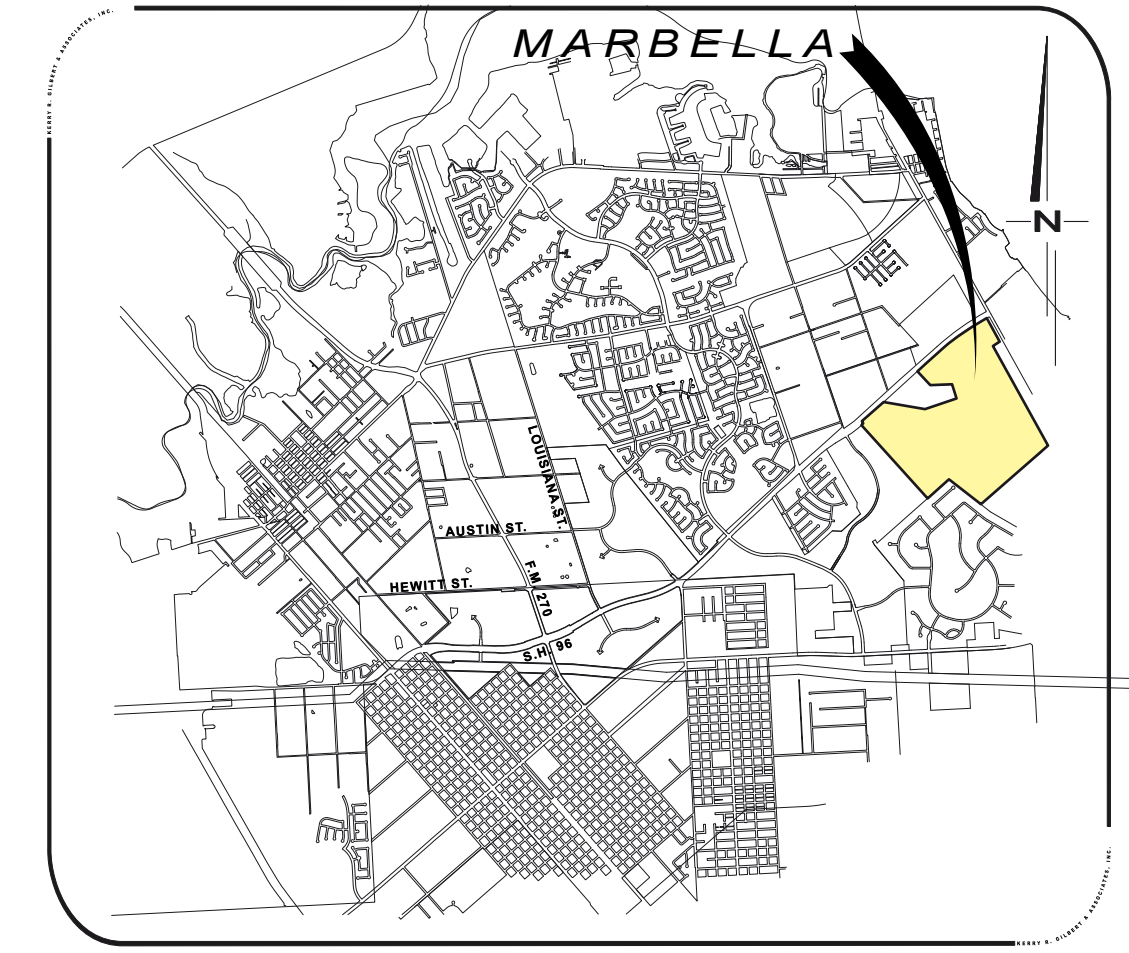


**Marbella**  
PUD and Master Plan Comparison

Land Use/ Zoning District	Reflection Bay PUD Acreage	Percentage of Reflection Bay PUD Acreage	Master Plan Revision #14 Acreage	Percentage of Master Plan Revision #14 Acreage	Percentage of Change from Original PUD
Commercial	34.8 acres		32.1 acres		
<b>Total General Commercial (CG)</b>	<b>34.8 acres</b>	<b>7.2%</b>	<b>32.1 acres</b>	<b>6.7%</b>	<b>0.0%</b>
Recreation Center	3.2 acres		3.7 acres		
Trails (Linear Parks)	6.8 acres		10.9 acres		
Tot Lots	4.4 acres		2.3 acres		
Park	1.2 acres		4.2 acres		
Proposed Detention Basins/Lakes	66.2 acres		64.8 acres		
Amenity Lake	3.7 acres		0.0 acres		
Single-Family Residential	344.4 acres		344.1 acres		
<b>Total Single-Family Residential (RSF)</b>	<b>429.9 acres</b>	<b>89.1%</b>	<b>430.0 acres</b>	<b>89.1%</b>	<b>0.0%</b>
Constraints (Includes Street R.O.W.'s, Major Utility Easements and Landscape Reserves/Open Spaces)	17.8 acres	3.7%	20.4 acres	4.2%	0.0%
<b>TOTAL ACREAGE</b>	<b>482.5 acres</b>	<b>100%</b>	<b>482.5 acres</b>	<b>100%</b>	<b>100%</b>



VICINITY MAP  
N.T.S.

**LEGEND**

- Commercial
- Drainage / Detention
- Recreation Center / Linear Park
- Landscape / Open Space
- 50' Lots
- 55' Lots (Patio Homes)
- 60' Lots
- 65' Lots
- 70' Lots
- 80' Lots



**NOTES:**

- THE LOT SIZES INDICATED ON THIS MASTER PLAN ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE REFLECTION BAY PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2004-22).
- THE REFLECTION BAY PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2004-22), DOES NOT SPECIFY NOR SET ANY RESIDENTIAL UNIT DENSITY MAXIMUM.
- ALL LANDSCAPE, OPEN SPACE AND RECREATIONAL AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PRIOR MASTER PLAN APPROVALS:
 

REVISION #2	JUNE, 2006
REVISION #3	MAY, 2008
REVISION #4*	OCTOBER, 2008
REVISION #5	MAY, 2009
REVISION #6*	NOVEMBER, 2009
REVISION #7	MARCH, 2010
REVISION #8*	JUNE, 2010
REVISION #9	JANUARY, 2011
REVISION #10*	OCTOBER 2011
REVISION #11	FEBRUARY 2012
REVISION #12	JUNE, 2013
REVISION #13	APRIL, 2014
REVISION #14	OCTOBER, 2015

(\*Administrative Master Plan Update Only)

**EXISTING & PROJECTED EDU'S FOR REFLECTION BAY P.U.D.**

DESCRIPTION	EDU'S
COMMERCIAL	140
SINGLE FAMILY RESIDENTIAL	1,325
<b>TOTAL</b>	<b>1,465</b>

\* - PROJECTIONS FOR FUTURE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL ACRESAGES REFLECT THE ESTIMATED NUMBER AS SHOWN ON THE CURRENT APPROVED MASTER PLAN. THESE PROJECTIONS AND THE DEVELOPMENT SCHEDULE OF THESE PARCELS ARE SUBJECT TO CHANGE AS MARKET CONDITIONS DICTATE AS STATED IN THE REFLECTION BAY PUD DOCUMENT.

**MASTER PLAN REVISION #15**

a master plan update for

**MARBELLA**

**BEING ±482.5 ACRES OF LAND**

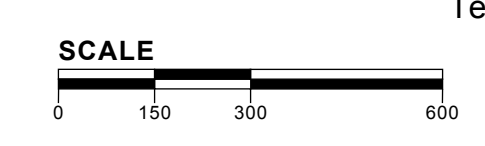
OUT OF THE  
RAFAEL BASQUEZ SURVEY, ABSTRACT 32 AND  
NATHAN FULLER SURVEY, ABSTRACT 67  
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

OWNER:  
**TAYLOR WOODROW COMMUNITIES - LEAGUE CITY, LTD.,**  
A TEXAS LIMITED PARTNERSHIP

PLANNER:



— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340



OCTOBER 2016  
KGA #05702A

THIS MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE REFLECTION BAY PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2004-22) IN EFFECT AT THE TIME THIS MASTER PLAN WAS PREPARED, ALONG WITH ANY VARIANCES TO THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING & ZONING COMMISSION. THIS MASTER PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT AND ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER AND UNDER THE PREMISES INDICATED IN THE MASTER PLAN.