



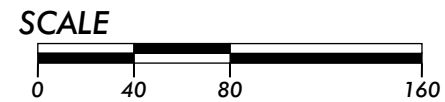
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an area map for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-651
OCTOBER 04, 2021

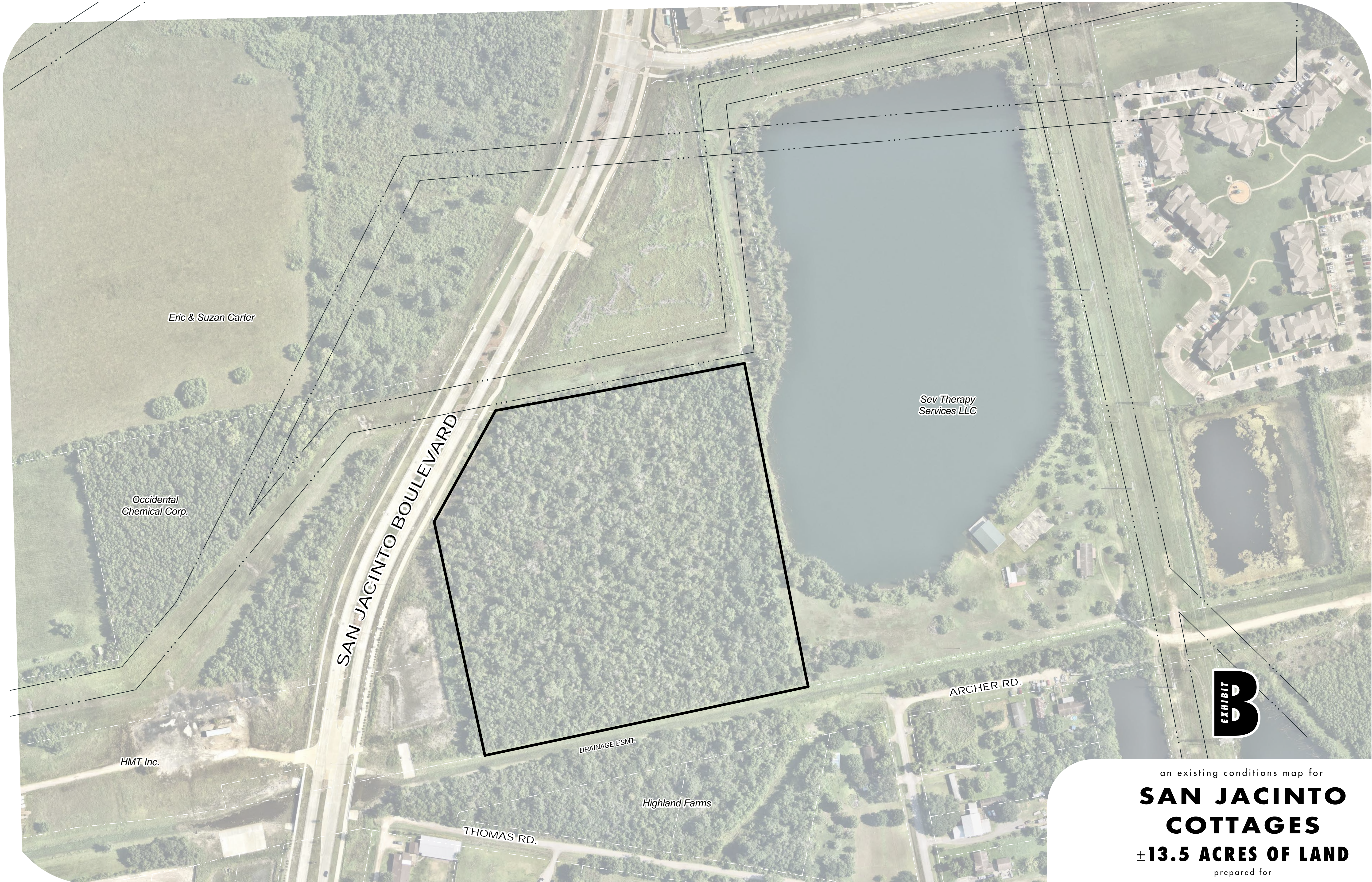


EXHIBIT
B

an existing conditions map for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



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Katy, Texas 77494
Tel: 281-810-1422

NOT TO SCALE

MTA-I-651
OCTOBER 04, 2021

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EXHIBIT C

LEGAL DESCRIPTION 13.5093 ACRES
W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 13.5093 ACRES (588,466 SQUARE FEET) OF LAND SITUATED IN THE W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899, HARRIS COUNTY, TEXAS, BEING A COMBINATION OF A THE REMAINDER OF A CALLED 7.0092 ACRE TRACT CONVEYED FROM TEXAS WESLEYAN UNIVERSITY TO ESV PROPERTIES, LP. RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0365414 AND ALL OF A CALLED 7.010 ACRE TRACT CONVEYED FROM FRESHWATER JUNIOR ANGLERS CLUB, INC. TO SEV THERAPY SERVICES, LLC. RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0040928, SAID 13.5093 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF ARCHER ROAD (60 FOOT UNIMPROVED RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE CITY OF BAYTOWN CALLED 2.4031 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2018-117420, BEING THE SOUTHWEST CORNER OF SAID 7.0092 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, HAVING TEXAS STATE PLANE COORDINATES OF NORTH: 13855149.80 AND EAST: 3240413.18, SOUTH CENTRAL ZONE, NAD 83;

THENCE NORTH 11 DEGREES 39 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID CITY OF BAYTOWN CALLED 2.4031 ACRE TRACT AND THE EAST LINE OF THE CITY OF BAYTOWN CALLED 2.7935 ARE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2018-154089, A DISTANCE OF 557.74 TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTHEAST RIGHT OF WAY LINE OF SAN JACINTO BOULEVARD (125 FOOT RIGHT OF WAY) FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 27 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID SAN JACINTO BOULEVARD, A DISTANCE OF 302.21 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE DIAMOND SHAMROCK CORPORATION CALLED 1.0502 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. F036939 FORT HE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 34 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DIAMOND SHAMROCK CORPORATION CALLED 1.0502 ACRE TRACT, PASS AT 194.84 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 7.0092 ACRE TRACT AND SAID 7.010 ACRE TRACT, IN ALL A DISTANCE OF 582.34 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2012-0040928, AND BEING THE NORTHEAST CORNER OF SAID 7.010 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 11 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT, A DISTANCE OF 788.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF SAID ARCHER ROAD FOR THE SOUTHWEST CORNER OF SAID SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 7.010 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 77 DEGREES 34 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID ARCHER ROAD, PASS AT 387.50 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID 7.010 ACRE TRACT AND SAID 7.0092 ACRE TRACT, IN ALL A DISTANCE OF 775.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.5093 ACRES OF LAND, MORE OR LESS.

SURVEYED JUNE 03, 2021
TIM WELLS WHITE, RPLS # 5742

WLS JOB NO. 352-21
WELLS LAND SURVEY, LLC

EXHIBIT C

SCALE: 1"= 80'



CALLLED 0.3028 ACRES (R.O.W. PARCEL 2)
AS SHOWN ON R.O.W. MAP FOR
THE CITY OF BAYTOWN FOR
KHA PROJECT #087466019

SAN JACINTO BLVD.
(125' RIGHT-OF-WAY)

N 27° 56' 34" E 302.21'
HCCF NO. 2018-3856

N 11° 39' 35" W 557.74'

CITY OF BAYTOWN
2.7935 ACRES
HCCF NO.
2018-154089

CITY OF BAYTOWN
2.4031 ACRES
HCCF NO.
2018-117420

POB
SOUTHEAST
CORNER
N: 13855149.80
E: 3240413.18

RESIDUE OF
7.0092 ACRES
HCCF NO.
2012-0365414

DIAMOND SHAMROCK CORPORATION
1.0502 ACRES
CLERK'S FILE NO.
F036939

PIPELINE CORRIDOR
N 77° 34' 20" E 582.34'

7.010 ACRES
HCCF NO.
2012-0040928

13.5093 ACRES
588,466 SQ. FEET

SEV THERAPY SERVICE, LLC
24.903 ACRES
HCCF NO.
2012-0040928

S 11° 39' 35" E 788.00'

387.50'
DITCH

ARCHER ROAD
(60' UNIMPROVED RIGHT-OF-WAY)
S 77° 34' 20" W 775.00'

LEGAL DESCRIPTION 13.5093 ACRES
W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899
HARRIS COUNTY, TEXAS

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LEGEND:

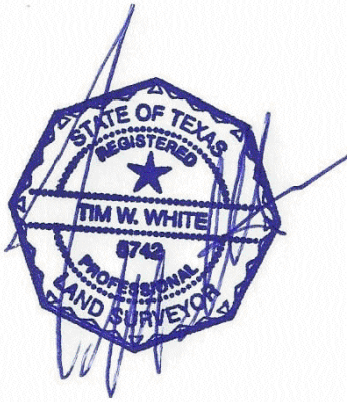
- HCCF - HARRIS COUNTY CLERKS FILE
- CONCRETE
 - LIGHT POLE
 - MANHOLE
 - PIPELINE MARKER
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - POB - POINT OF BEGINNING

- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2129542-VGHF OF INDEPENDENCE TITLE.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
 - SUBJECT TO ZONING REGULATIONS IN CITY OF BAYTOWN'S GENERAL COMMERCIAL ZONING PACKET.

SURVEYOR'S CERTIFICATION

TO: INDEPENDENCE TITLE AND REME DEVELOPMENT LP. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDE ITEMS 1, 3, 4, 8, 13, AND 14, OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON JUNE 03, 2021.

REGISTERED SURVEYOR
STATE OF TEXAS
REGISTRATION NO. 5742



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742

PROPERTY LIES WITHIN FLOOD ZONE 'X'. ACCORDING TO F.I.R.M. NO. 48201C0765M, DATED JAN. 06, 2017. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 13.5093 ACRES (588,466 SQUARE FEET) OF LAND SITUATED IN THE W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899, HARRIS COUNTY, TEXAS, BEING A COMBINATION OF A THE REMAINDER OF A CALLED 7.0092 ACRE TRACT CONVEYED FROM TEXAS WESLEYAN UNIVERSITY TO ESV PROPERTIES, LP, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0365414 AND ALL OF A CALLED 7.010 ACRE TRACT CONVEYED FROM FRESHWATER JUNIOR ANGLERS CLUB, INC. TO SEV THERAPY SERVICES, LLC, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0040928.


ADDRESS: 0 W. ARCHER & SAN JACINTO BLVD. BAYTOWN, TX 77521		BUYER: REME DEVELOPMENT LP	
		TBPLS LICENSE # 10193901 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
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JOB NO: 352-21		DATE: 06-03-21	
DRAWN BY: AL		SCALE: 1"= 80'	



EXHIBIT
D






PLAN DESIGNED BY:



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LOT SUMMARY

	1BR	19 UNITS	12%
	1BR w/ GARAGE	41 UNITS	25%
	2BR	37 UNITS	22%
	2BR w/ GARAGE	35 UNITS	21%
	3BR w/ GARAGE	32 UNITS	20%

TOTAL 164 UNITS

Sev Therapy
Services LLC

ARCHER RD.

Highland Farms

All design is preliminary and subject to change. This does not constitute a final site plan, uses, building footprint or street and lot layout. All final design and development shall be in accordance with the regulations in the PUD.

a conceptual development plan for

**SAN JACINTO
COTTAGES**

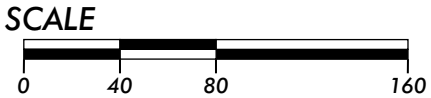
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



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DECEMBER 09, 2021



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LEGEND

LIVABLE CENTERS

an land use plan for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES

META
PLANNING + DESIGN

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SCALE
0 40 80 160

MTA-I-651
DECEMBER 09, 2021



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EXHIBIT
F1

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

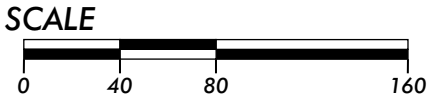
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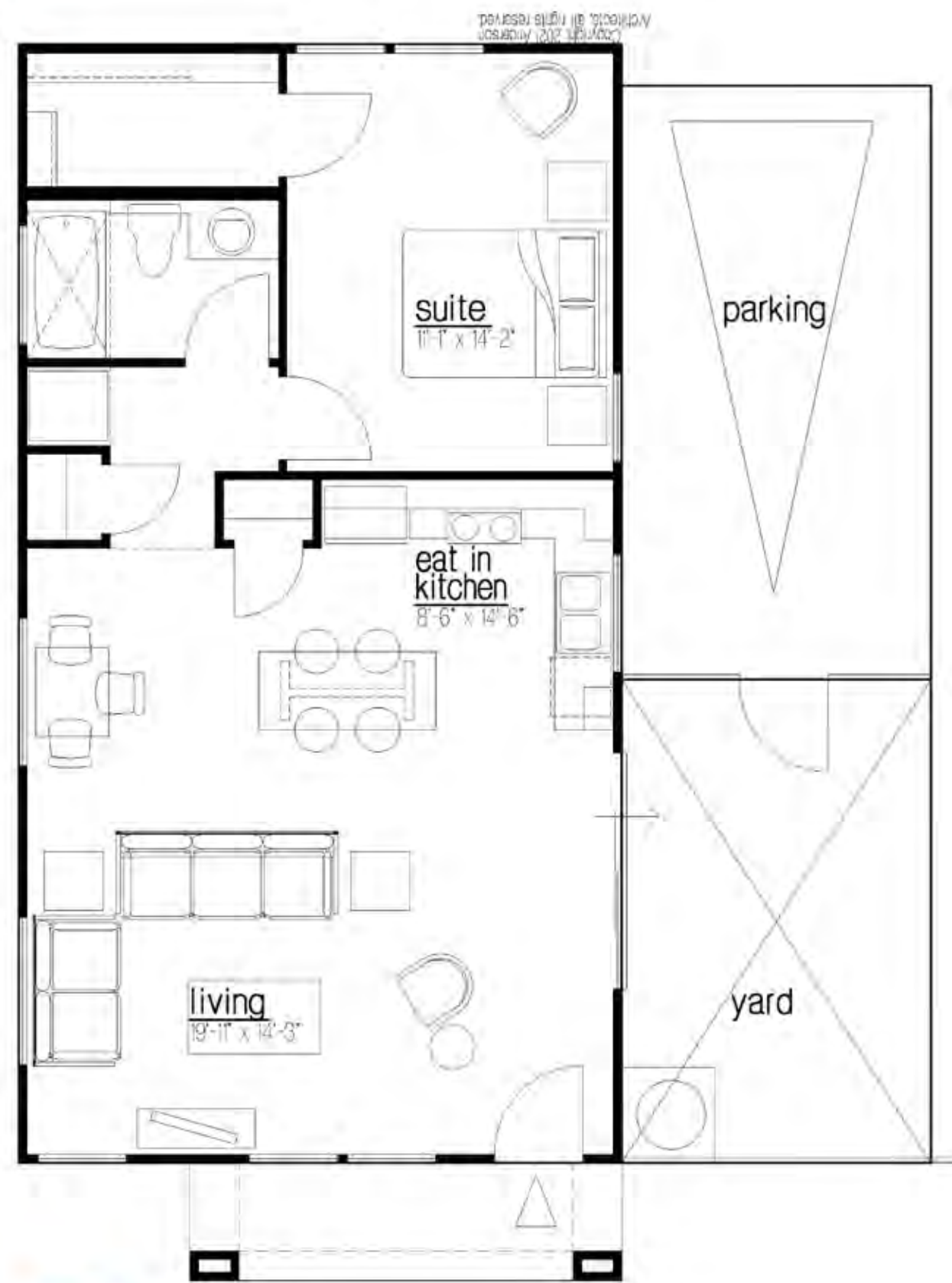
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MTA-I-651
OCTOBER 10, 2021

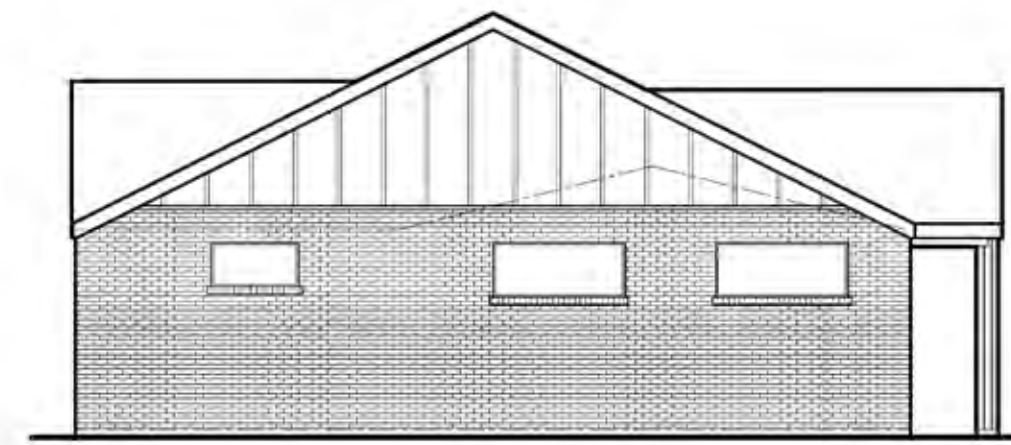
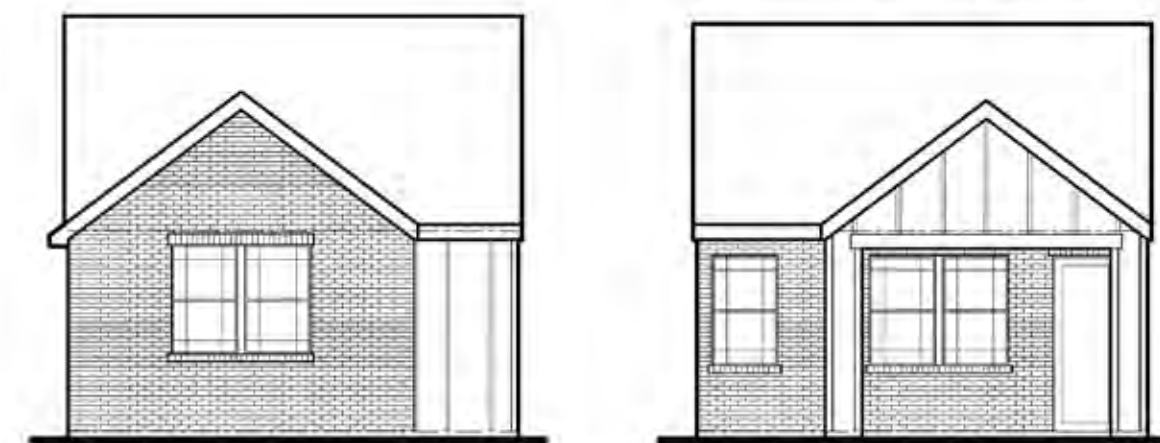
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THE COTTAGES AT SAN JACINTO 1 BR - 1 BA



REAR AXON



FRONT AXON



RIGHT



LEFT



REAR



FRONT

EXHIBIT F2

a residential architectural character exhibit for

SAN JACINTO COTTAGES

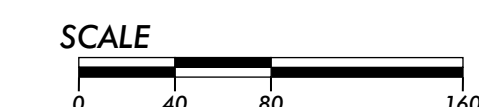
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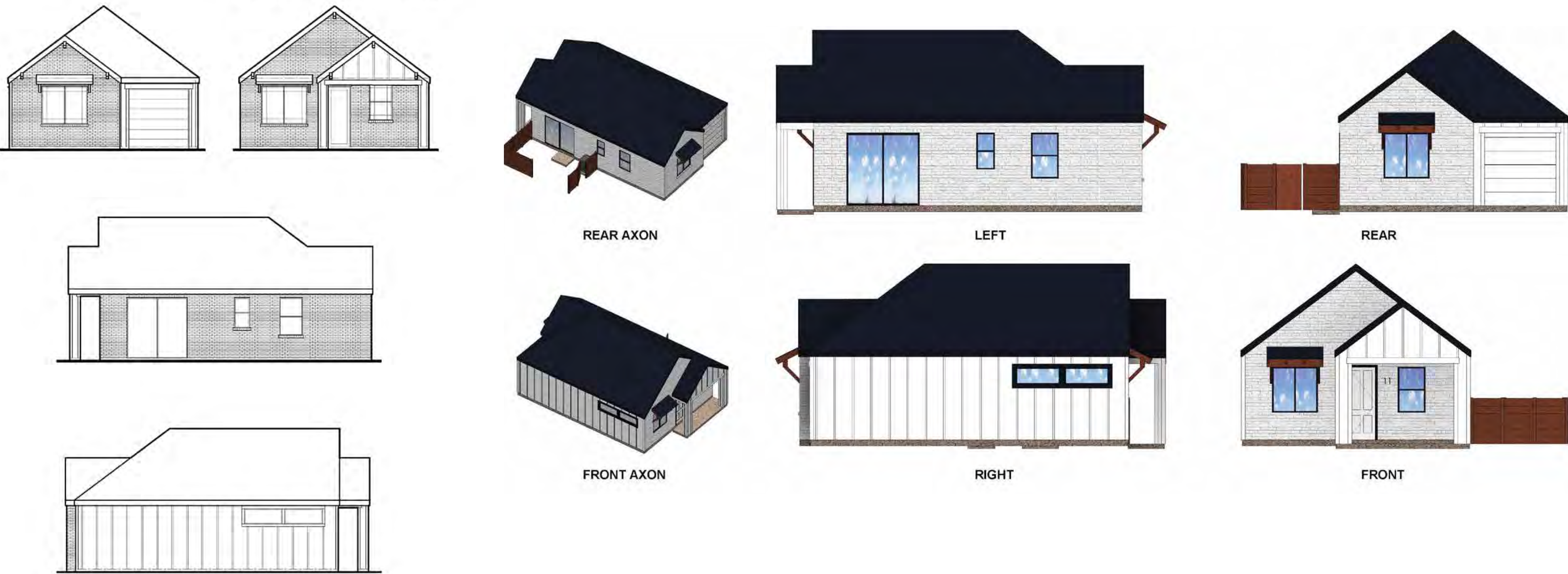
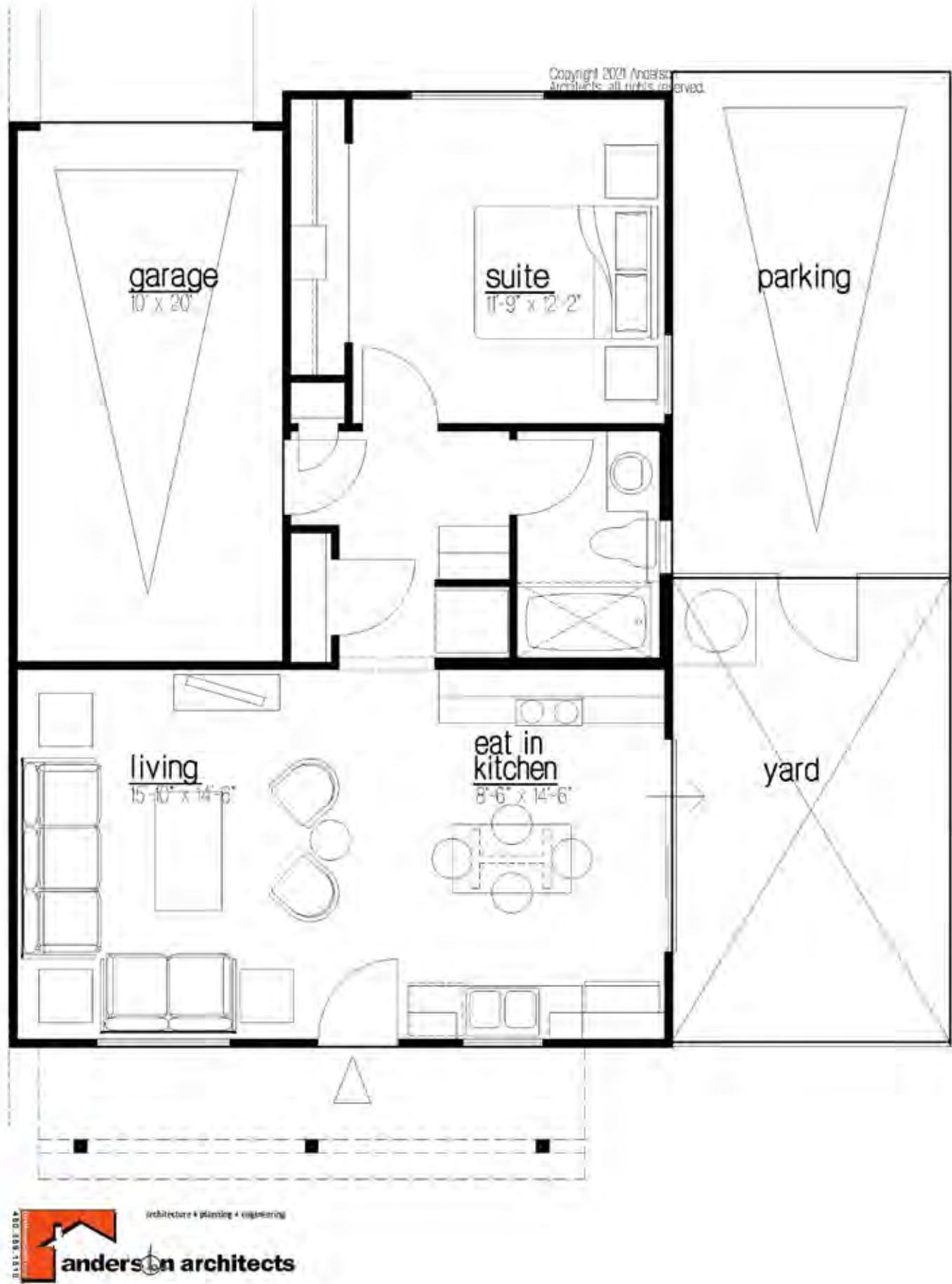
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THE COTTAGES AT SAN JACINTO
1 BR - 1 BA GAR



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EXHIBIT
F3

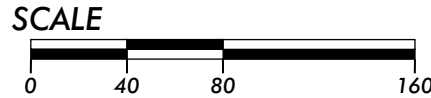
a residential architectural character exhibit for
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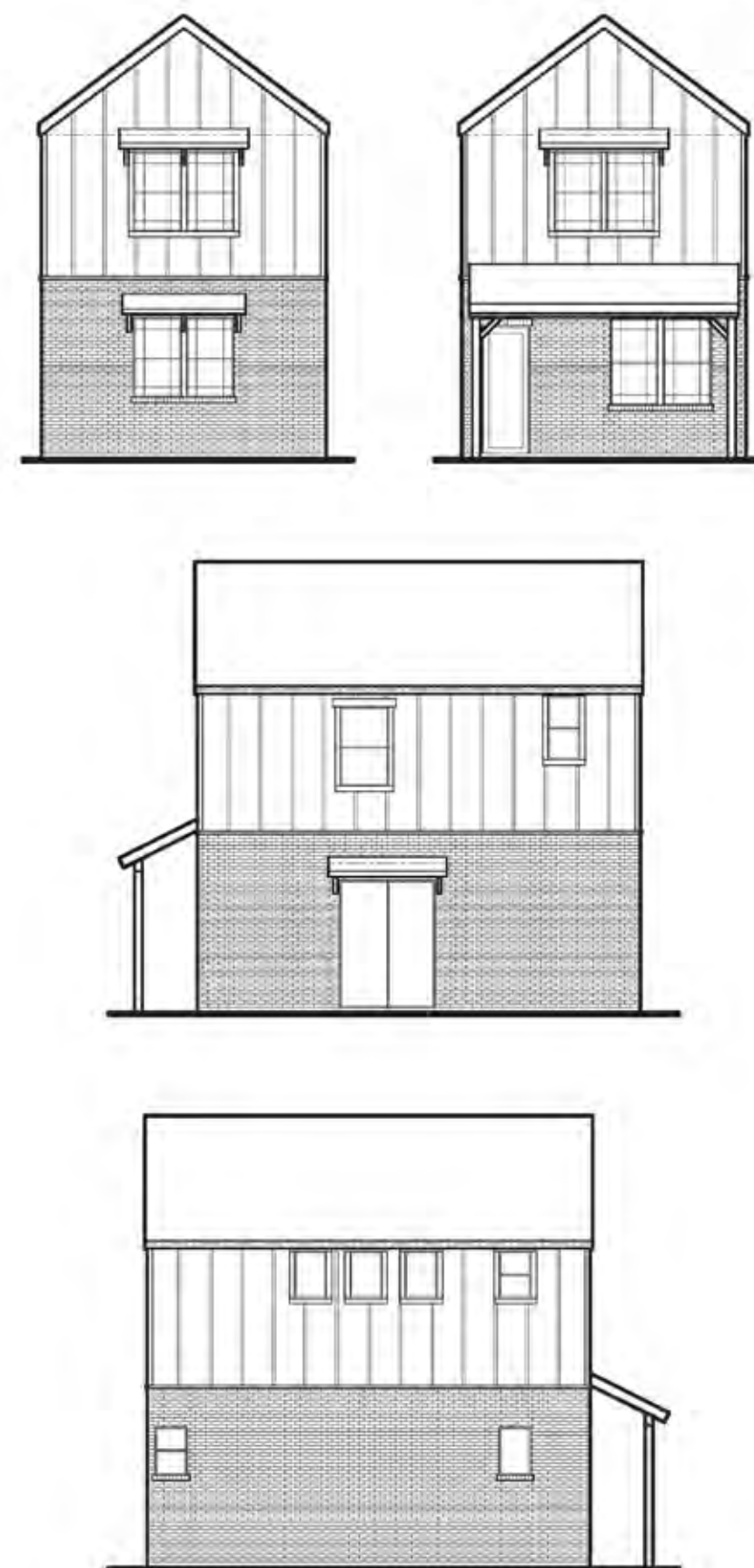
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OCTOBER 10, 2021



THE COTTAGES AT SAN JACINTO 2 BR - 2 BA



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EXHIBIT F4

a residential architectural character exhibit for

SAN JACINTO COTTAGES

±13.5 ACRES OF LAND

prepared for

REME COMPANIES



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Katy, Texas 77494
Tel: 281-810-1422



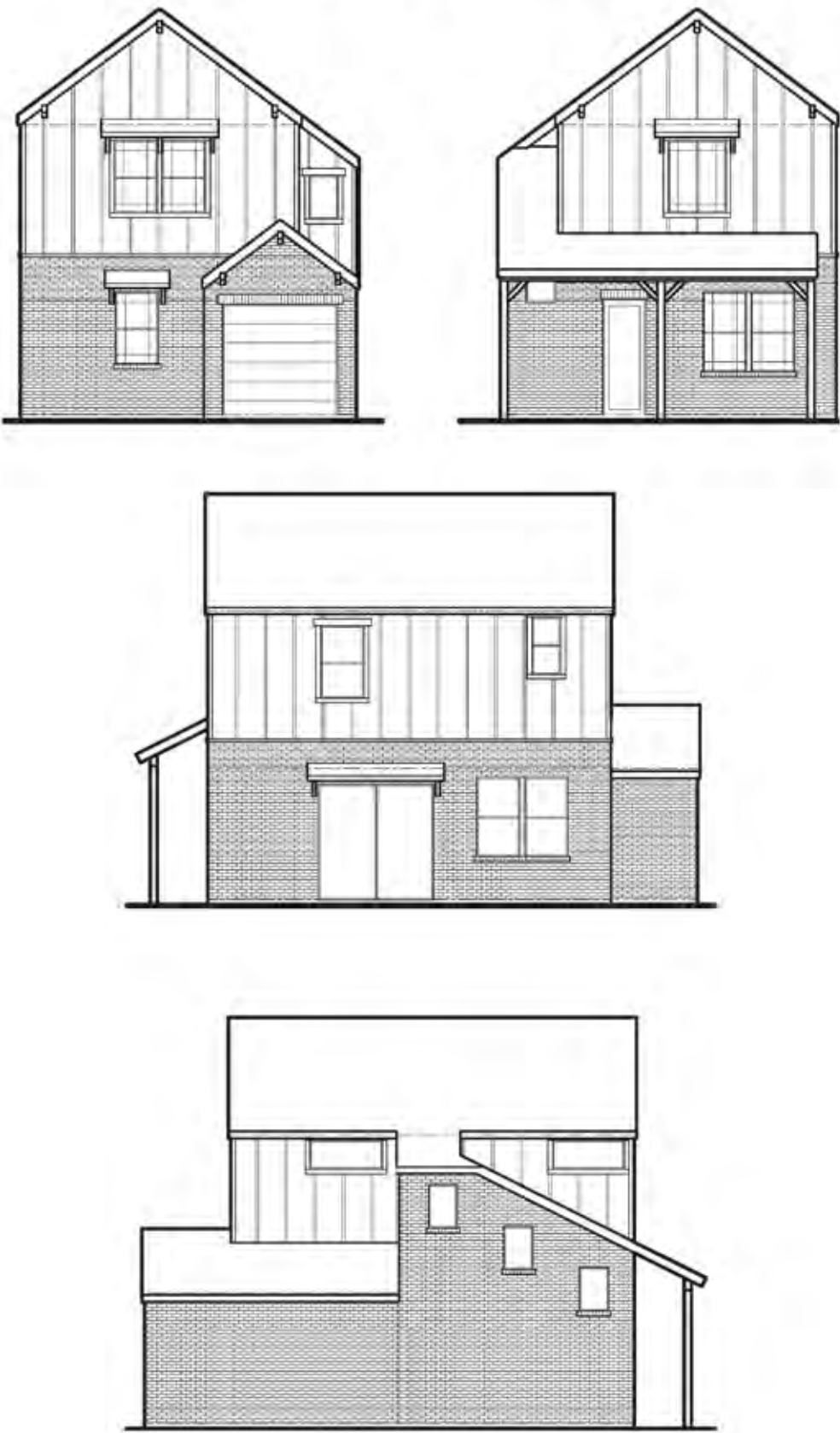
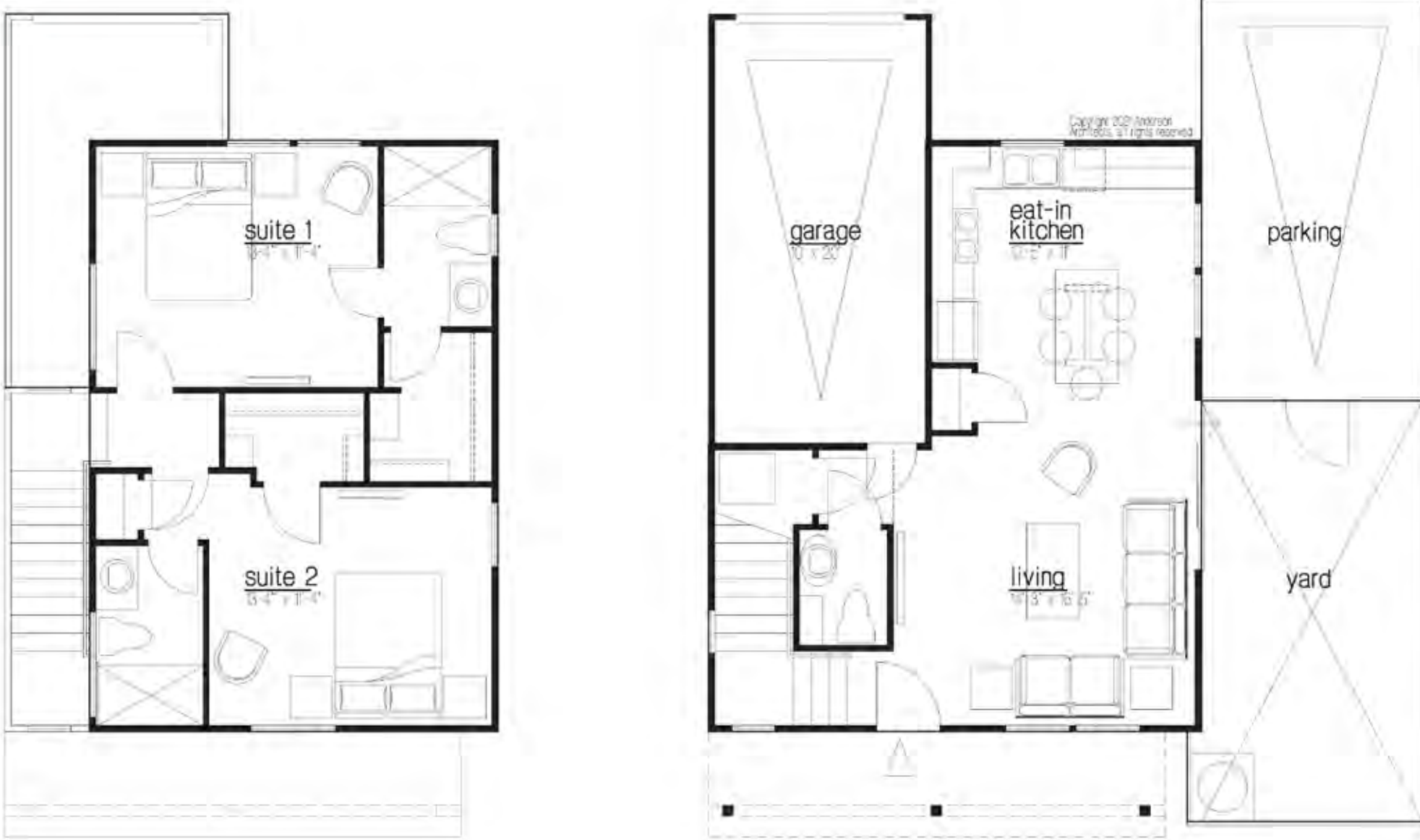
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THE COTTAGES AT SAN JACINTO
2 BR - 2 BA GAR



REAR AXON



RIGHT



REAR



FRONT AXON



LEFT



FRONT



All images are conceptual and preliminary in nature. They represent the intended architectural components but do not constitute final architectural design or materials.

EXHIBIT
F5

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

±13.5 ACRES OF LAND

prepared for

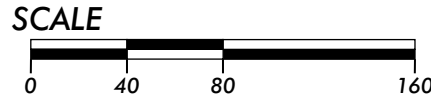
REME COMPANIES



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THE COTTAGES AT SAN JACINTO
3 BR - 2 BA GAR



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EXHIBIT
F6

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

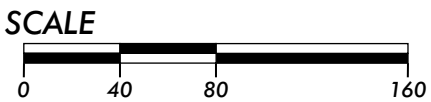
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



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OCTOBER 10, 2021

THE COTTAGES AT SAN JACINTO



SOUTHERN LIVE OAK



SOUTHERN MAGNOLIA



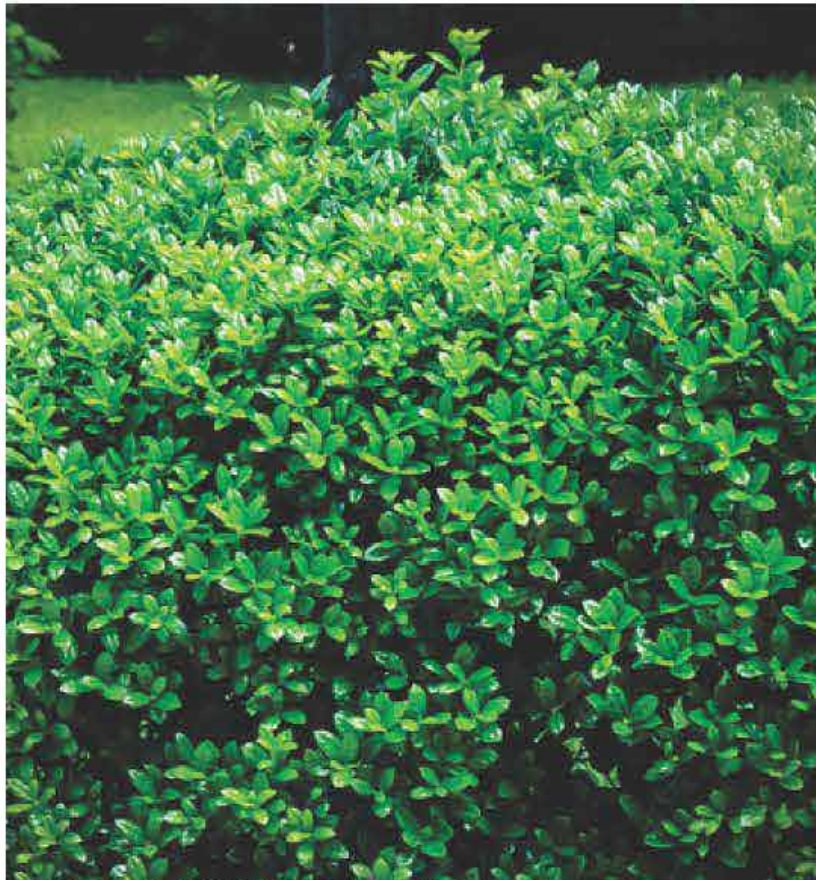
LITTLE GEM MAGNOLIA



GRAPE MYRTLE



YAUPOH HOLLY



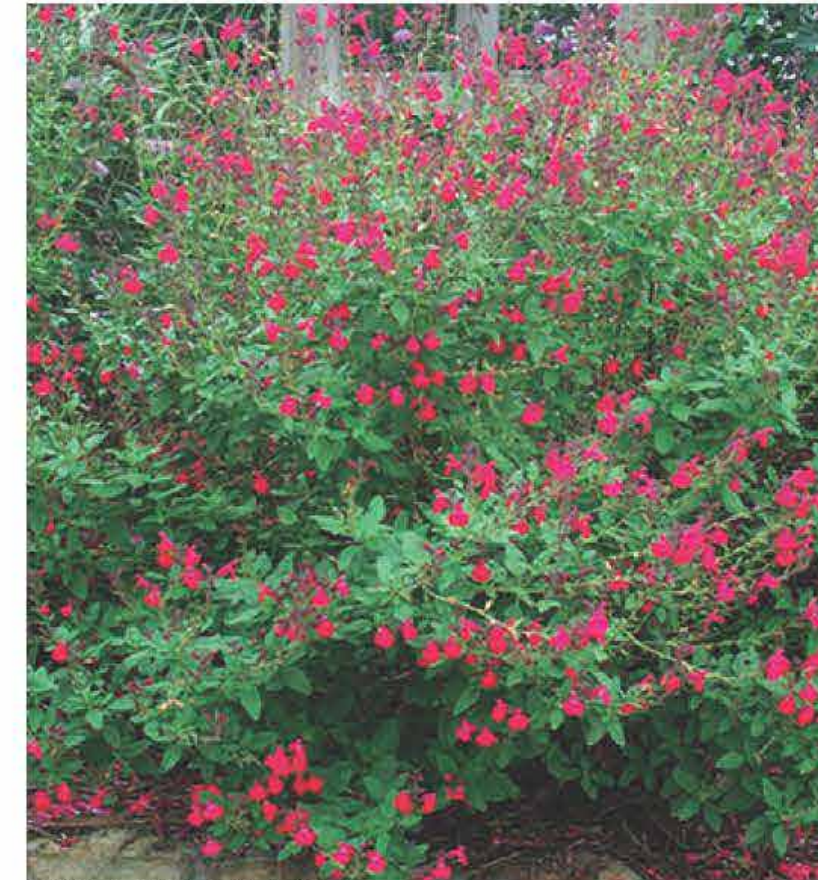
DWARF BURFORD HOLLY



DWARF PODOCARPUS



PINK MUHLY GRASS



AUTUMN SAGE



LITTLE KITTEN GRASS



ASAPARGUS FERN



TEXAS SAGE



TEXAS LANTANA



SILVER PONYFOOT



LIRIOPE

Kimley»Horn

EXHIBIT
G

an planting palette for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES

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SCALE
0 40 80 160

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OCTOBER 04, 2021

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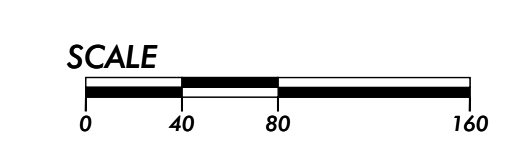
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an open space and amenities plan for
SAN JACINTO COTTAGES
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



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DECEMBER 09, 2021

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LEGEND



THE COTTAGES AT SAN JACINTO



STONE BASE WITH METAL CUTOUT



SIGN PERPENDICULAR TO FENCE



STONE SIGN WITH TOWER



ILLUMINATED STONE SIGN RECTANGLE SHAPE



STONE SIGN WITH TOWER AND FOUNTAIN

ENTRY SIGN GUIDELINES

Ground signs shall not exceed 12' in height or 75 sq. ft. in size.

Proper anchoring shall be needed to attach the sign to masonry.

The sign area shall mean the entire advertising area of a sign excluding any framing, trim, or molding and the supporting structure.

Sign structure means any structure that supports or is capable of supporting any sign. A sign structure may be a single pole and may or may not be an integral part of a building.

EXHIBIT

a monument signage exhibit for
SAN JACINTO COTTAGES
±13.5 ACRES OF LAND

prepared for
REME COMPANIES

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PLANNING + DESIGN

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SCALE
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DECEMBER 09, 2021

THIS EXHIBIT IS INTENDED TO REPRESENT THE PROPOSED CHARACTER OF MONUMENT SIGNS FOR THE DEVELOPMENT. FINAL DESIGN WILL BE SUBMITTED DURING THE CONTRUSTION AND PERMITTING PHASE.

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