



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/9/2026

File ID: 2026-731

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to enter into a Project Development Agreement between the City of Huntsville and Rochford Land Innovations, LLC.

Resolution No.

Finance Information:

Account Number: TBD

City Cost Amount: TBD

Total Cost: TBD

Special Circumstances:

Grant Funded: N/A

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: N/A

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

RESOLUTION NO. 26-612

WHEREAS, Rochford Land Innovations, an Alabama Limited Liability Company (LLC), presently operates as a residential developer focused on creating master planned “town based” residential communities containing high-end residential homes and walkable, town square style retail and commercial developments and related amenities; and

WHEREAS, the Company is planning to develop a master planned community on the Development Site, in multiple phases over a period of approximately twenty years, and

WHEREAS, the Company plans to implement the first three (3) Phases (each to include multiple sub-phases and, collectively “Area 1”) to occur over a period of up to fifteen (15) years and to include, upon full implementation, approximately 1,250 single-family residential homes, approximately 77,000 square feet of commercial space, and approximately 50 acres of greenspace, all as shown on Exhibit C hereto; and

WHEREAS, the Company plans for Phase I of the Development to occur over a period of five (5) years and include approximately 350 single-family houses, 27,000 square feet of commercial space, and 15 acres of greenspace, also as shown on Exhibit C hereto; and

WHEREAS, the City of Huntsville is growing rapidly in population fueled by strong performance in both the public and private sectors of the City’s economy, and the housing market is currently stretched to meet the housing demands fueled by the expanding City; and

WHEREAS, it is essential for the City’s continued growth, and in order to foster and maintain affordable housing within the corporate limits of the City, that there be a sufficient supply of housing to meet that demand; and

WHEREAS, the Company has reported that it will need certain public improvements to be made by the City consisting of repairs and improvements to certain existing public roads, and the extension of certain water, sewer and gas utilities up to, but not within (other than a sewer pump station) the Development Site (the "Public Improvements") in order for the Development, including particularly Area 1 thereof, to proceed; and

WHEREAS, the City has determined to enter into a Project Development Agreement with Rochford Land Innovations, LLC, of which form is attached and is called ("Project Development Agreement") in connection with the development of a multi-phase, large scale residential community with associated greenspace and “town square” style commercial improvements (collectively, the “Master Development”), over a period of approximately twenty (20) years; and

WHEREAS, the City, acting in concert with Huntsville Utilities ("HU"), will extend or have HU extend (as the case may be) necessary sewer, water, and natural gas infrastructure to an agreed upon point of delivery up to, but in no event within, Development Site, with the exception of the sewer force mains and pump station, and the City will also make certain public roadway improvements, all as more particularly described herein and at no cost to the Company; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville (the "Council"), that the Project Development Agreement is hereby authorized and approved, and that the Mayor be, and is hereby authorized and directed to execute, by and on behalf of the City, the ("Project Development Agreement") in substantially the form attached hereto, with such changes thereto as shall be approved by the Mayor, the Mayor herein authorized to act by and on behalf of the City for such purpose, and that the City Clerk is hereby authorized to execute, attest, and affix the corporate seal of the City to the Project Development Agreement; and

BE IT FURTHER RESOLVED, that the Mayor is hereby further authorized and directed to execute and deliver, by and on behalf of the City, such amendments, documents, instruments, and agreements as contemplated in the Project Development Agreement or as may be necessary to accomplish the agreements contained in or that are in furtherance of the intent of the Project Development Agreement, and the City Clerk is hereby authorized to execute, attest and affix the corporate seal of the City to any such amendments, documents, instruments and agreements; an executed copy of any said amendments, documents, instruments and agreements, together with the Project Development Agreement, being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 9th day of July, 2026.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 9th day of July, 2026.

Mayor of the City of Huntsville,
Alabama

PROJECT DEVELOPMENT AGREEMENT

THIS PROJECT DEVELOPMENT AGREEMENT (this "Agreement") is hereby made and entered into on July 9, 2026, by and between the **CITY OF HUNTSVILLE, ALABAMA**, an Alabama municipal corporation (the "City") and **ROCHFORD LAND INNOVATIONS, LLC**, a [Alabama] limited liability company (the "Company"). The City and the Company are herein together sometimes referred to collectively as the "Parties" and, individually, as a "Party".

RECITALS

WHEREAS, the Company is a residential developer focused on creating large "town based" residential communities containing high-end residential homes and walkable, town square style retail and commercial development and related amenities; and

WHEREAS, the Company has entered into a Purchase and Option Agreement for Real Property for approximately 377.31 acres of real property as outlined in the Memorandum of Agreement recorded RLPY 2024, 31014 to 31021 in Limestone County formerly known as the "McCrary Farms Property" located at the southeast quadrant of Interstate 65 and Interstate 565, and has acquired fee-simple title to approximately 34.221 acres of real property formerly Peebles Farm Hwy 20 Property, all as more particularly shown on Exhibit A-1 hereto (the "Development Site"); and

WHEREAS, the Company is planning to develop on the Development Site, in phases over a period of approximately twenty years, a large-scale residential community with associated green space and "town square" style commercial improvements (collectively, the "Master Development"), generally as depicted on Exhibit B hereof; and

WHEREAS, the Company plans to implement the first three (3) Phases (each to include multiple sub-phases and, collectively "Area 1") to occur over a period of up to fifteen (15) years and to include, upon full implementation, approximately 1,250 single-family residential homes, approximately 77,000 square feet of commercial space, and approximately 50 acres of greenspace, all as shown on Exhibit C hereto; and

WHEREAS, the Company plans for the first Phase I of the Development to occur over a period of five (5) years and include approximately 350 single-family houses, 27,000 square feet of commercial space, and 15 acres of greenspace, also as shown on Exhibit C hereto; and

WHEREAS, considerable demand exists in the City for residential housing, and the Company has reported that it will need certain public improvements to be made by the City consisting of the extension of certain water, sewer and gas lines up to, but not within (other than the pump station hereinafter described), the Development Site, in order for the Development, including particularly Area 1 thereof, to proceed; and

President or Pro Tem of the City Council of the
City of Huntsville, Alabama

Date: July 9, 2026

WHEREAS, the City may elect to make certain public roadway improvements necessary as a result of the Development and other needs of the City; and

WHEREAS, the City, acting in concert with Huntsville Utilities ("HU"), will extend or have HU extend (as the case may be) necessary sewer, water, and natural gas infrastructure to an agreed upon point of delivery up to, but in no event within, Development Site, with the exception of the sewer force mains and pump station, and the City may also elect to make certain public roadway improvements, all as more particularly described herein and at no cost to the Company.

NOW, THEREFORE, for and in consideration of the foregoing premises, the covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby covenant, agree and bind themselves as follows:

ARTICLE I

REPRESENTATIONS AND WARRANTIES

Section 1.1 Representations and Warranties of the City. The City hereby makes the following representations and warranties:

(i) The City, by action of its governing body, has duly authorized the execution, delivery and performance of this Agreement, and has the power to perform its obligations contained herein.

(ii) Neither the authorization, execution and delivery of, nor the performance of, this Agreement by the City, violates, constitutes a default under or a breach of any agreement, instrument, contract, mortgage, ordinance, resolution or indenture to which the City is a party or to which the City or its assets or properties are subject.

(iii) There is not now pending nor, to the knowledge of the City, threatened, any litigation affecting the City which questions (A) the validity or organization of the City, (B) the members, titles or positions of the members of the governing body or the manner in which the officers of the City are selected, or (C) the subject matter of this Agreement.

Section 1.2 Representations and Warranties of the Company. The Company hereby makes the following representations and warranties:

(a) The Company is duly organized and validly existing as a limited liability company under the laws of the State of Alabama and has duly authorized its execution, delivery and performance of this Agreement.

(b) Neither the execution and delivery of this Agreement, nor the performance hereof, by the Company requires any consent of, filing with or approval of, or notice to, or hearing with any person or entity (including, but not limited to, any governmental or quasi-governmental

entity), except for such consents, filings, notices and hearings described herein, or already held or maintained.

(c) Neither the authorization, execution and delivery of, nor the performance of, this Agreement by the Company, violates, constitutes a default under or a breach of (i) the Company's articles of incorporation or other organizational documents of the Company, (ii) any agreement, instrument, contract, mortgage or indenture to which the Company is a party or to which the Company or its assets are subject, or (iii) any judgment, decree, order, ordinance, regulation, consent or resolution applicable to the Company or any of its assets.

(d) There is not now pending nor, to the knowledge of the Company, threatened, any litigation affecting the Company which questions the validity or organization of the Company, or any of the representations and warranties of the Company contained herein.

ARTICLE II

CITY OBLIGATIONS

Section 2.1 General; City Obligations Conditions Precedent. (a) The City shall construct and install, or shall cause to be constructed and installed, the various public capital infrastructure improvements set forth in this Article II and defined collectively as the "City Infrastructure"; provided, the City shall be under no obligation to undertake to construct or provide any City Improvements until the Company shall have first satisfied the following conditions (collectively, the "City Infrastructure Conditions Precedent"):

(i) the Company shall have obtained permits from all applicable governmental entities and agencies for the construction of the internal roadway and utility improvements within the Development Site referable to the improvements described in (i) immediately above;

(ii) the Company shall have completed at least 50% of the subdivision infrastructure improvements necessary to obtain final lot acceptance on 31 of the 62 residential lots within Phase 1A as shown on Exhibit D;

(iii) the Company and/or its affiliates shall have obtained active residential building permits and commenced construction within the Development Site of at least 20 residential homes (i.e., 30% of Phase I vertical improvements per the Westmoore Landing Phase 1A Preliminary Plat Exhibit D);

(iv)

(v) the Company shall have completed site grading, preliminary pad work, and infrastructure improvements within the Phase IA Development for all proposed commercial/retail tracts.

(vi) the City shall have received all Necessary Land and Rights (hereinafter defined).

(b) Anything in this Agreement to the contrary notwithstanding, whether express or implied, if the Company has not satisfied, or caused to be satisfied, the City Infrastructure Conditions Precedent by the fourth (4th) anniversary of the Effective Date, the City shall be under no obligation to make any of the City Infrastructure improvements described in this Article IV or for any other obligations under this Agreement, and the City shall have the right to terminate this Agreement by written notice to the Company; provided, if the Company has obtained, or has caused to be obtained, the building permits described in (a)(i) above, and permits for the roadway improvements described in (a)(ii) above, the Company have an additional period of 180 days to cause satisfaction of the City Infrastructure Conditions Precedent before the City shall have the right to terminate this Agreement and its obligations to provide the same hereunder.

(c) As used in this Agreement, (i) "Commence Construction", "Commenced Construction" or "Commencement of Construction" shall mean, as respects any particular residential home or commercial facility, completion of the pouring of the foundation and footings for home or facility, as the case may be, and (ii) "City Infrastructure" shall mean, collectively, the Public Roadway Improvements and the Public Utility Improvements.

Section 2.2 Public Roadway Improvements. (a) Subject to the Company's timely satisfaction of the City Infrastructure Conditions Precedent and the obligations of the Company hereinbelow set forth, the City shall make such improvements to existing Mooresville Road and Highway 20 as the City, in its sole discretion, may determine to be necessary or desirable (the general location of which such improvements, if any, is generally described on Exhibit E hereto) (collectively, the "Public Roadway Improvements"). The scope and specifications for the Public Roadway Improvements shall be determined by the City Engineer.

(b) The City shall commence work on the Public Roadway Improvements (if any are determined by the City to be made) within a commercially reasonable period of time following (i) timely satisfaction by the Company of the City Infrastructure Conditions Precedent, (ii) written notice from the Company that it has satisfied the City Infrastructure Conditions Precedent with supporting documentation evidencing the same, and (iii) transfer to the City of all Necessary Land and Rights identified by the City for the Public Roadway Improvements (the "Roadway Commencement Conditions"). The City shall work in good faith to cause the Public Roadway Improvements (if any are determined by the City to be made) to be completed within a commercially reasonable period of time following timely satisfaction by the Company of the Roadway Commencement Conditions.

Section 2.3 Public Utility Improvements. (a) The City shall, acting both independently and by and through Huntsville Utilities, at no cost to the Company, provide "point of service" sewer, water, and natural gas connections, starting from existing service lines for all such utilities up to a location at the Development Site (but in no event within the Development Site), and to cover quantities of service, as shall be reasonable and mutually agreeable to the City and the Company, and to locate a sanitary sewer pump station and forcemain within the Area 1, all as generally depicted on Exhibit F hereto (the "Public Utility Improvements"). For the avoidance of doubt, under no circumstances shall electric utility improvements be considered within the meaning of "Utility Improvements" as used in this Agreement.

(b) The City shall commence work, or cause HU to commence work, on the Public Utility Improvements within a commercially reasonable period of time following (i) timely satisfaction by the Company of the City Infrastructure Conditions Precedent, (ii) written notice from the Company that it has satisfied the City Infrastructure Conditions Precedent with supporting documentation evidencing the same, and (iii) transfer to the City of all Necessary Land and Rights identified by the City for the Public Utility Improvements (the “Utility Commencement Conditions”). The City shall work in good faith to cause the Public Utility Improvements to be completed within a commercially reasonable period of time following timely satisfaction by the Company of the Utility Commencement Conditions. The scope and specifications for the Public Utility Improvements shall be determined by the City Engineer and by Huntsville Utilities.

Section 2.4 Land or Rights Needed by City; Costs of City Infrastructure. (a) The Company agrees to donate to the City and/or Utility providers such portion of the Development Site, or shall purchase and donate such other real property, as shall be necessary for public rights-of-way respecting the City Infrastructure improvements (the “Necessary Land and Rights”). Any such transfer of fee simple or other rights shall be at no cost to the City whatsoever.

(b) Other than the costs of Necessary Land and Rights, which shall be borne solely by the Company and in no event by the City or HU, the City shall bear all costs of the City Infrastructure.

ARTICLE III **PROJECT DEVELOPMENT**

Section 3.1 The Development. The Company intends, and agrees to make commercially reasonable efforts, to design, develop, construct, install, and equip the first Phase of the Development within a commercially reasonable period of time.

Section 3.2 General Regulatory Compliance.

(a) The Company will cause any construction activities on the Development Site or otherwise with respect to any aspect of the Development to be conducted in compliance with all applicable laws, ordinances, rules and regulations of any governmental authority, including, without limitation, all applicable licenses, permits, building codes, restrictive covenants, zoning and subdivision ordinances and flood, disaster and environmental protection laws. The Company shall require any architect, general contractor, subcontractor or other business performing any work in connection with the Development to obtain all necessary permits, licenses and approvals to construct the same.

(b) At all times during the term of this Agreement, the Company shall be in material compliance with all applicable laws, ordinances, rules and regulations of the City and, further, shall be current in payment of any and all taxes, fees, and other charges imposed by the City and all local government entities unless such payments are the subject of a bona fide dispute and are being challenged by the Company.

ARTICLE IV
EVENTS OF DEFAULT AND REMEDIES

Section 4.1 Events of Default by the City.

(a) Any one or more of the following shall constitute an event of default by the City under this Agreement (a "City Event of Default") (whatever the reason for such event and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(i) the City shall fail to timely construct or cause to be constructed the Public Utility Improvements;

(ii) the dissolution or liquidation of the City, or the filing by the City of a voluntary petition in bankruptcy, or the City seeking or consenting to or acquiescing in the appointment of a receiver of all or substantially all of its property, or the adjudication of the City as a bankrupt, or any assignment by the City for the benefit of its creditors, or the entry by the City into an agreement of composition with its creditors, or if a petition or answer is filed by the City proposing the adjudication of the City as a bankrupt or its reorganization, arrangement or debt readjustment under any present or future federal bankruptcy code or any similar federal or state law in any court, or if any such petition or answer is filed by any other person and such petition or answer shall not be stayed or dismissed within 60 days; or

(iii) material failure by the City to perform or observe any of its agreements or covenants contained in this Agreement, which failure shall have continued for a period of 30 calendar days after written notice thereof from the Company, unless (A) the Company shall agree in writing to an extension of such period prior to its expiration, or (B) during such 30-day period or any extension thereof, the City has commenced and is diligently pursuing appropriate corrective action and has cured such default within 60 days.

(b) If a City Event of Default occurs, the Company shall have available to it the rights of specific performance and mandamus; provided, however, the Company agrees that it shall in no event ever be entitled to or otherwise pursue any punitive, incidental, consequential, business interruption, or similar damages, whether arising at law, in equity or otherwise.

Section 4.2 Events of Default by the Company. (a) Any one or more of the following shall constitute an event of default by the Company under this Agreement (a "Company Event of Default") (whatever the reason for such event and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(i) at any time prior to the completion by the Company of the first Phase of the Development, the Company is dissolved or liquidated, or the filing by the

Company of a voluntary petition in bankruptcy, or the Company seeking or consenting to or acquiescing in the appointment of a receiver of all or substantially all of its property, or the adjudication of the Company as a bankrupt, or any assignment by the Company for the benefit of its creditors, or the entry by the Company into an agreement of composition with its creditors, or if a petition or answer is filed by the Company proposing the adjudication of the Company as a bankrupt or its reorganization, arrangement or debt readjustment under any present or future federal bankruptcy code or any similar federal or state law in any court, or if any such petition or answer is filed by any other person and such petition or answer shall not be stayed or dismissed within 60 days; or

(ii) material failure by the Company to perform or observe any of its agreements or covenants contained in Article IV of this Agreement, which failure shall have continued for a period of 30 days after written notice thereof from the City, unless (A) the City shall agree in writing to an extension of such period prior to its expiration, or (B) during such 30-day period or any extension thereof, the Company has commenced and is diligently pursuing appropriate corrective action and, further, the Company has cured such default within not more than 60 days.

(a) If a Company Event of Default occurs, the City's sole and exclusive remedies shall be those permitted under applicable law; provided, the City agrees that it shall not be entitled to or otherwise pursue any punitive, incidental, consequential, business interruption, or similar damages, whether arising at law, in equity or otherwise.

Section 4.3 Remedies Subject to Applicable Law. All rights, remedies and powers provided in this Article VI may be exercised only to the extent the exercise thereof does not violate any applicable provision of law in the premises, and all the provisions of this Article VI are intended to be subject to all applicable mandatory provisions of law which may be controlling in the premises and to be limited to the extent necessary so that the same will not render this Agreement invalid or unenforceable.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 5.1 Severability; Enforceability. If any term or provision hereof shall be determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such provision shall be severed from this Agreement and shall not affect the validity of the remainder of this Agreement.

Section 5.2 Entire Agreement. This Agreement, including the Exhibits attached hereto, contains the entire agreement of the Parties regarding the transactions described herein, and there are no representations, oral or written, relating to the transactions described herein which have not been incorporated herein. Any agreement hereafter made shall be ineffective to change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing, and is signed by the Party against whom enforcement of any change, modification, or discharge is sought.

Section 5.3 Counterparts; Assignment. This Agreement may be executed in two or more counterparts, each of which shall constitute but one and the same agreement. This Agreement is not assignable by any Party hereto except upon the written consent of the other Party hereto.

Section 5.4 Binding Effect; Governing Law. This Agreement shall inure to the benefit of, and shall be binding upon, the Parties hereto and their respective successors and assigns. This Agreement shall be governed exclusively by, and construed and interpreted in accordance with, the laws of the State of Alabama.

Section 5.5 Notices.

(a) All notices, demands, consents, certificates or other communications hereunder shall be in writing, shall be sufficiently given and shall be deemed given when delivered personally to the Party or to an officer of the Party to whom the same is directed, or mailed by registered or certified mail, postage prepaid, or sent by overnight courier, addressed as follows:

(i) If to the City:

The City of Huntsville
305 Fountain Circle
8th Floor
Huntsville, AL 35801
Attn: City Attorney

(ii) If to the Company:

Rochford Land Innovations, LLC
PO Box 14
Mooreseville, AL 35649
&

Rochford Land Innovations, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Attn: Trey Rochford & David Horwath
Email: trochford@rochfordcompany.com & David.horwath@li-tn.com

(b) Any such notice or other document shall be deemed to be received as of the date delivered, if delivered personally, or as of three (3) days after the date deposited in the mail, if mailed, or the next business day, if sent by overnight courier.

Section 5.6 Liabilities of the City. Any provision hereof to the contrary notwithstanding, the Company agrees and acknowledges that the obligations and commitments of the City as set forth herein are limited by the limitations imposed by the Alabama Constitution and statutes limiting municipal liability. .

Section 5.7 Survival of Covenants. The covenants in this Agreement shall not terminate until they have been fully performed or have expired by their terms.

Section 5.8 No Waiver. No consent or waiver, express or implied, by any Party hereto to any breach or default by any other Party in the performance by such other Party of its obligations and commitments hereunder shall be valid unless in writing, and no such consent or waiver to or of one breach or default shall constitute a consent or waiver to or of any other breach or default in the performance by such other Party of the same or any other obligations or commitments of such Party hereunder. Failure on the part of any Party to complain of any act or failure to act of any other Party or to declare such other Party in default, irrespective of how long such failure continues, shall not constitute a waiver by such Party of its rights hereunder. The granting of any consent or approval in any one instance by or on behalf of any Party hereto shall be construed to be a waiver or limit the need for such consent in any other or subsequent instance.

Section 5.9 Venue.

(a) Each of the Parties irrevocably submits to the jurisdiction of the Alabama state courts sitting in Madison County, Alabama (collectively, the "Courts") over any suit, action or proceeding arising out of or relating to this Agreement or any transaction undertaken in connection therewith (an "Agreement Action"); and waives, to the fullest extent permitted by law, any objection or defense that such Party may now or hereafter have based on improper venue, lack of personal jurisdiction, inconvenience of forum or any similar matter in any Agreement Action brought in any of the Courts.

Section 5.10 No Partnership or Joint Venture. Nothing contained in this Agreement shall constitute or be construed to be a partnership or joint venture among the Parties and their respective permitted successors and assigns.

Section 5.11 Headings. The headings in the Sections in this Agreement are for convenience of reference only and shall not form a part hereof.

Section 5.12 No Third-Party Beneficiaries. This Agreement is intended only for the benefit of the signing Parties hereto, and neither this Agreement, nor any of the rights, interest, obligations or commitments hereunder, is intended for the benefit of any other person or third-party.

IN WITNESS WHEREOF, the City, the IDB, and the Company have each caused this Agreement to be duly executed in its name, under seal, and the same attested, all by officers thereof duly authorized thereunto, and have caused this Agreement to be dated the date and year first above written.

"CITY":

CITY OF HUNTSVILLE, ALABAMA

ATTEST:

City Clerk

By: _____
Mayor

(SEAL)

"COMPANY":

ROCHFORD LAND INNOVATIONS, LLC

By: _____

Its: _____

EXHIBIT A
DEVELOPMENT SITE

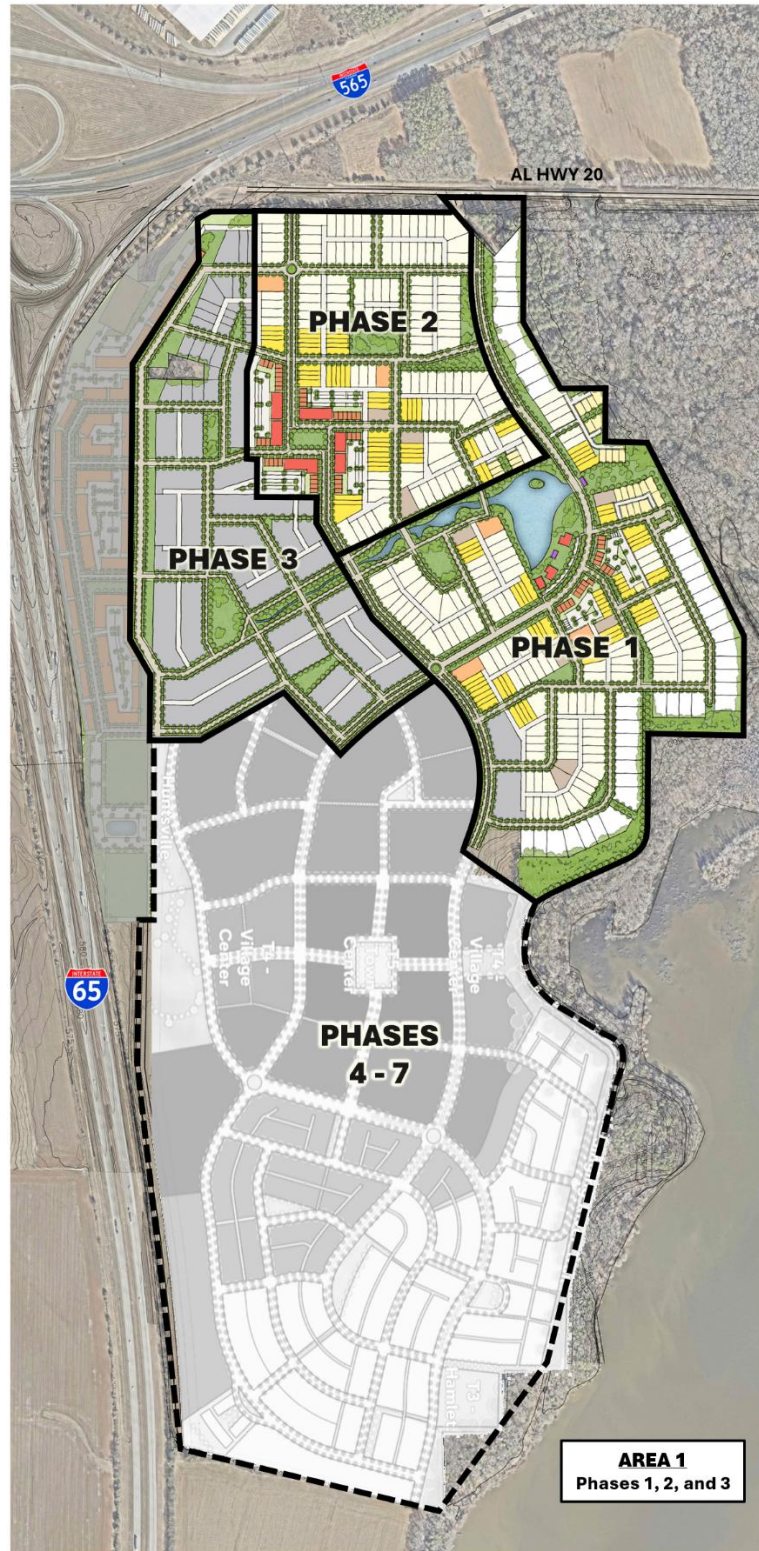


Exhibit A

EXHIBIT B
MASTER DEVELOPMENT



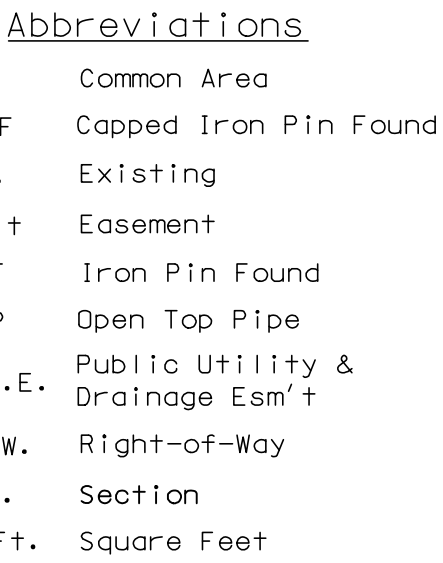
Exhibit B

EXHIBIT C **DEVELOPMENT PHASING PLAN**



Exhibit C

EXHIBIT D
WESTMOORE LANDING PHASE 1A PRELIMINARY PLAT



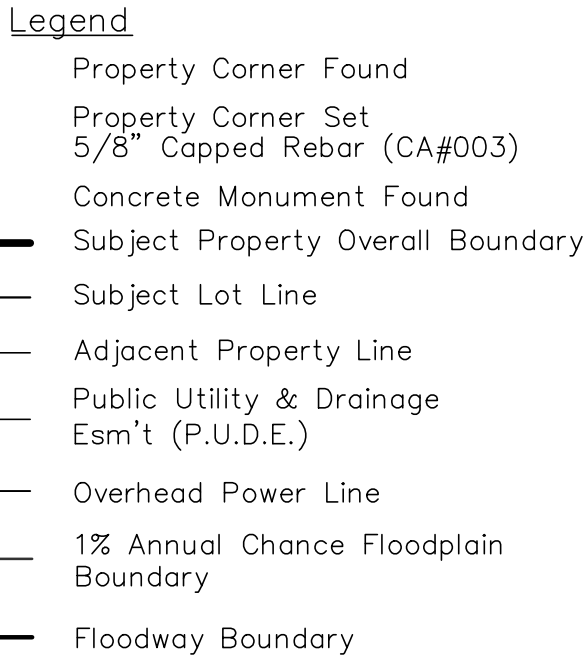
Surveyor's Certification & Flood Hazard Certification

I, Benjamin T. Proctor, a Registered Professional Land Surveyor with the firm of Sichel Engineering Inc. hereby certify that to the best of my information and belief the above plat is a true and correct representation of the survey shown in accordance with the current working Layout Plat requirements for the City of Huntsville Madison County, Alabama.

I further certify that the property shown hereon lies within Flood Zones AE, X and X (out-unshaded), as shown on the Federal Insurance Rate Map, Community Panel Numbers 0103020296E and 0103020355F, effective dated August 16, 2018.

According to this survey, under my supervision,

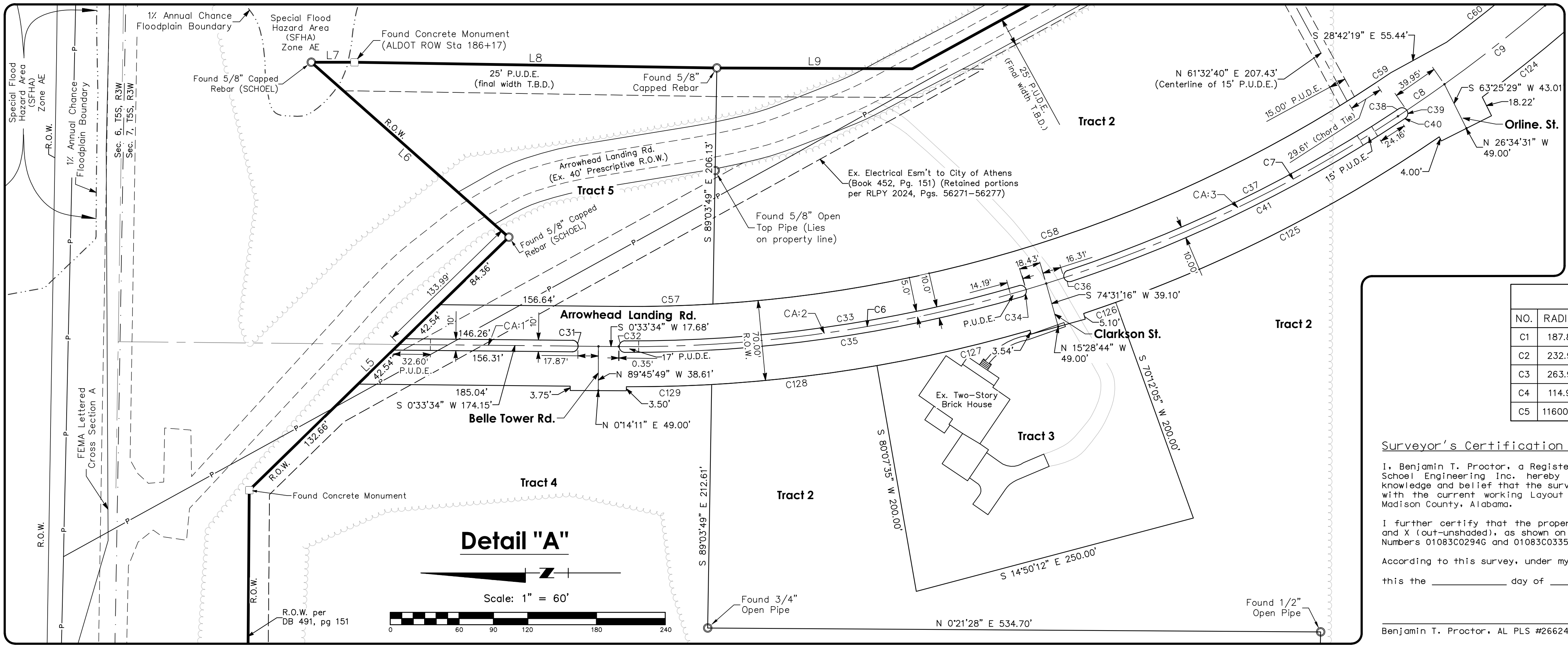
Benjamin T. Proctor, AL PLS #26624



Traffic Engineer

The within subdivision plat has been reviewed by the Traffic Engineer for the City of Huntsville, Alabama.

Traffic Engineer	Date
City of Huntsville, Alabama	



Westmoore Landing Phase 1

City of Huntsville, Limestone County, Alabama
Sections 7 & 18, Township 5 South, Range 3 West
of the Huntsville Meridian

Layout
Plat 1 of 3

Date: 02.02.2026
Drawn By: H. Galloway
Checked By: B. Proctor
Field Book: 1114HO, 1120HO
Field Crew: C. Robertson
Field Date: 10.26.2023
Project No. 24369.H1

LOT AREA TABLE			LOT AREA TABLE		
NO.	ACRES	SQ. FT.	NO.	ACRES	SQ. FT.
100	0.18	7923	132	0.19	8435
101	0.08	3636	133	0.21	9197
102	0.08	3636	134	0.17	7322
103	0.10	4393	135	0.14	6250
104	0.17	7575	136	0.27	11841
105	0.17	7575	137	0.22	9452
106	0.16	6969	138	0.12	5250
107	0.17	7575	139	0.15	6585
108	0.16	6969	140	0.15	6589
109	0.22	9404	141	0.14	6000
110	0.40	17490	142	0.14	6000
111	0.16	7067	143	0.14	6000
112	0.08	3635	144	0.08	3625
113	0.08	3635	145	0.07	3000
114	0.10	4392	146	0.07	3000
115	0.17	7270	147	0.08	3625
116	0.17	7270	148	0.21	9350
117	0.24	10521	149	0.28	12070
118	0.20	8836	150	0.16	6875
119	0.16	6967	151	0.14	6250
120	0.20	8554	152	0.14	6250
121	0.17	7573	153	0.16	6875
122	0.17	7481	154	0.14	6250
123	0.25	11074	155	0.16	7122
124	0.14	6000	156	0.26	11425
125	0.13	5750	157	0.14	6250
126	0.13	5750	158	0.14	6250
127	0.13	5750	159	0.14	6250
128	0.13	5750	160	0.14	6250
129	0.18	7808	161	0.18	7719
130	0.19	8125	162	1.62	70679
131	0.21	9191			

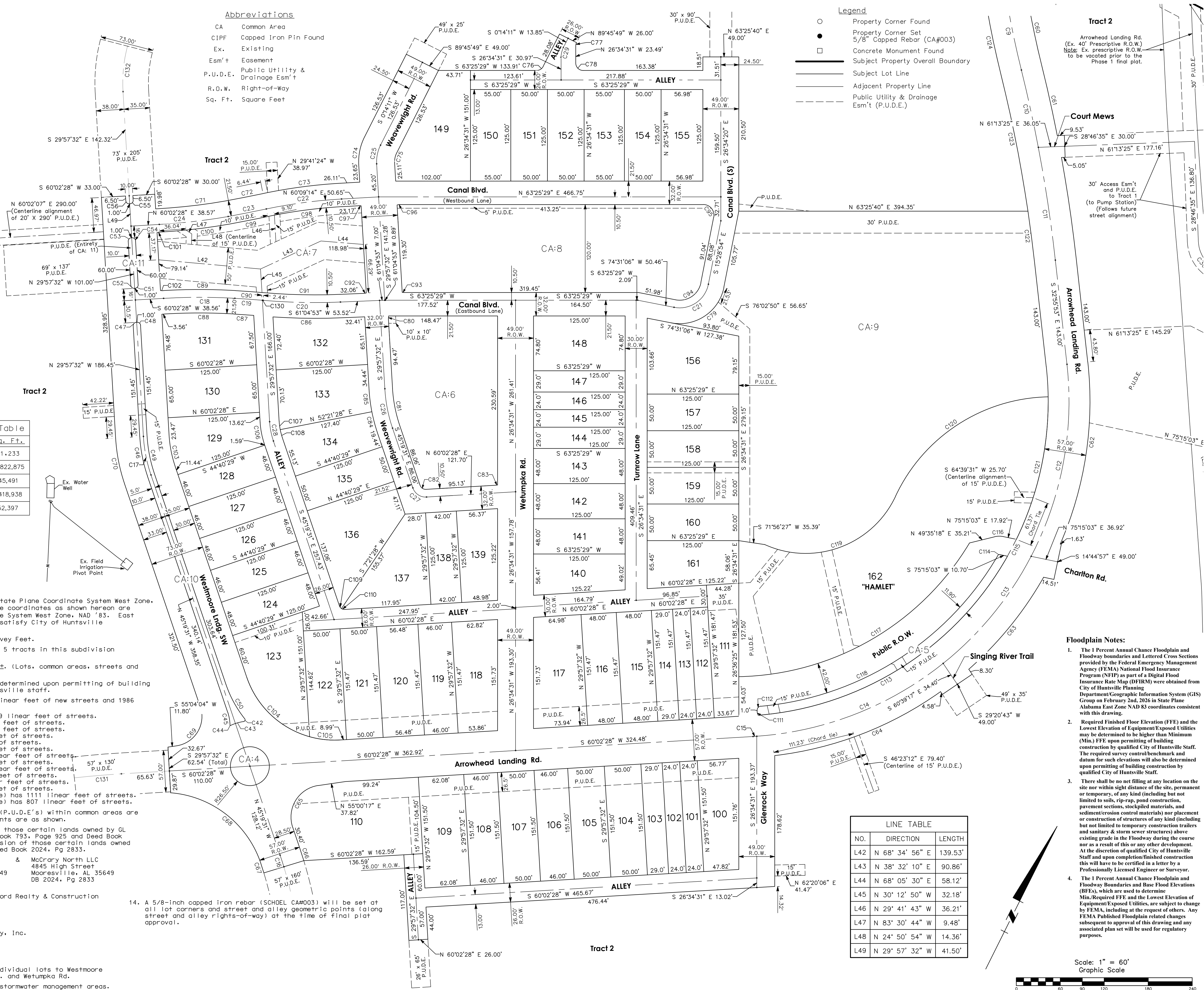
COMMON AREA TABLE			Tract Area Table		
NO.	ACRES	SQ. FT.	Tract	Acres	Sq. Ft.
CA:1	0.04	1552	1	0.258	11,233
CA:2	0.08	3575	2	317.330	13,822,875
CA:3	0.08	3317	3	1.044	45,491
CA:4	0.05	2206	4	32.574	1,418,938
CA:5	0.11	4907	5	1.203	52,397
CA:6	0.72	31561			
CA:7	0.65	28226			
CA:8	1.17	50776			
CA:9	3.62	157700			
CA:10	0.13	5871			
CA:11	0.02	673			

General Notes:

- The subject property lies in Alabama State Plane Coordinate System West Zone, NAD '83. The North arrow and West Zone coordinates as shown hereon are based on Alabama State Plane Coordinate System West Zone, NAD '83. East Zone coordinates are also provided to satisfy City of Huntsville requirements.
- All measurements shown are in U.S. Survey Feet.
- There are 63 lots, 11 common areas and 5 tracts in this subdivision containing a total of 380.97 ac.±.
- Phase 1 contains a total of 28,557 ac.±. (Lots, common areas, streets and alleys)
- Minimum Finish Floor Elevations to be determined upon permitting of building construction by qualified City of Huntsville staff.
- This subdivision has a total of 8088 linear feet of new streets and 1986 linear feet of alleys.
 - Arrowhead Landing Road has 3019 linear feet of streets.
 - Belle Tower Road has 39 linear feet of streets.
 - Clarkston Street has 39 linear feet of streets.
 - Orline Street has 43 linear feet of streets.
 - Court Mews has 36 linear feet of streets.
 - Charlton Road has 37 linear feet of streets.
 - Singing River Trail has 34 linear feet of streets.
 - Glenrock Way has 206 linear feet of streets.
 - Westmoore Lndg. SW has 947 linear feet of streets.
 - Westumpka Road has 614 linear feet of streets.
 - Weavewright Road has 747 linear feet of streets.
 - Turnrow Lane has 409 linear feet of streets.
 - Canal Boulevard (eastbound lane) has 1111 linear feet of streets.
 - Canal Boulevard (westbound lane) has 807 linear feet of streets.
- Public Utility and Drainage Easements (P.U.D.E.'s) within common areas are as labeled and shown. All other easements are as shown.
- This subdivision is a resubdivision of those certain lands owned by GL McCrary Farms LLC, described in Deed Book 793, Page 925 and Deed Book 2022, Page 63559, and also a resubdivision of those certain lands owned by McCrary North, LLC, described in Deed Book 2024, Pg 2833.
- Property Owners: GL McCrary Farms LLC & McCrary North LLC
4845 High Street
Mooreville, AL 35649
DB 793, Pg 925
DB 2022, Pg. 63559
4845 High Street
Mooreville, AL 35649
DB 2024, Pg 2833
- Developer: Land Innovations & Rochford Realty & Construction
2220 Abbott Martin Rd.
Nashville, TN 37215
615-383-1141
Contact: David Horwath
- Surveyor: Schoel Engineering Company, Inc.
Benjamin T. Proctor
101 Washington St. SE
Huntsville, AL 35801
256-539-1221
- No direct access is permitted from individual lots to Westmoore Lndg. SW, Canal Blvd., Weavewright Rd. and Westumpka Rd.
- Common Areas 8 and 9 contain private stormwater management areas.

Abbreviations

- CA Common Area
CIPF Capped Iron Pin Found
Ex. Existing
Esm't Easement
P.U.D.E. Public Utility & Drainage Esm't
R.O.W. Right-of-Way
Sq. Ft. Square Feet



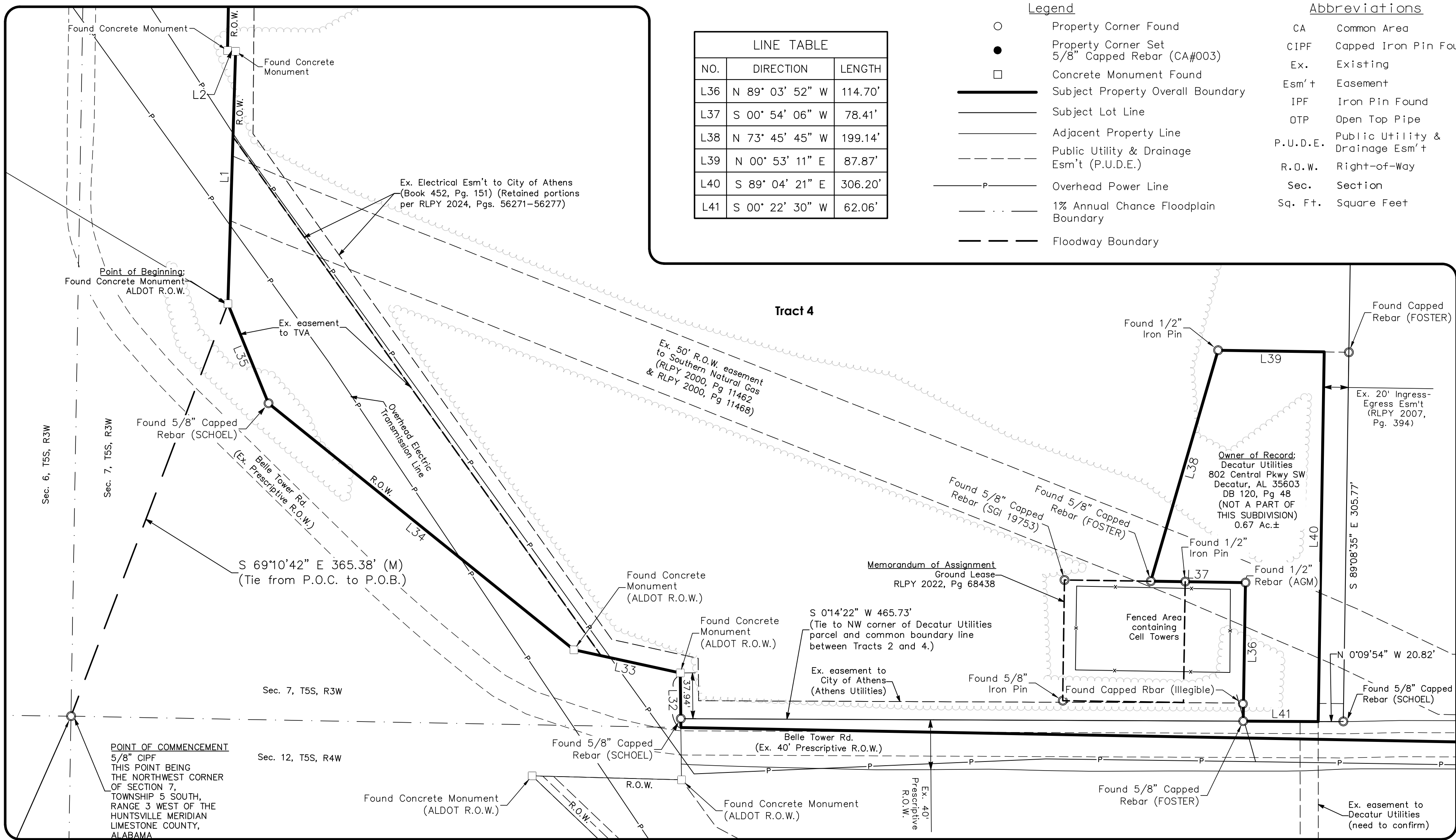
Floodplain Notes:

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Westmoore Landing Phase 1

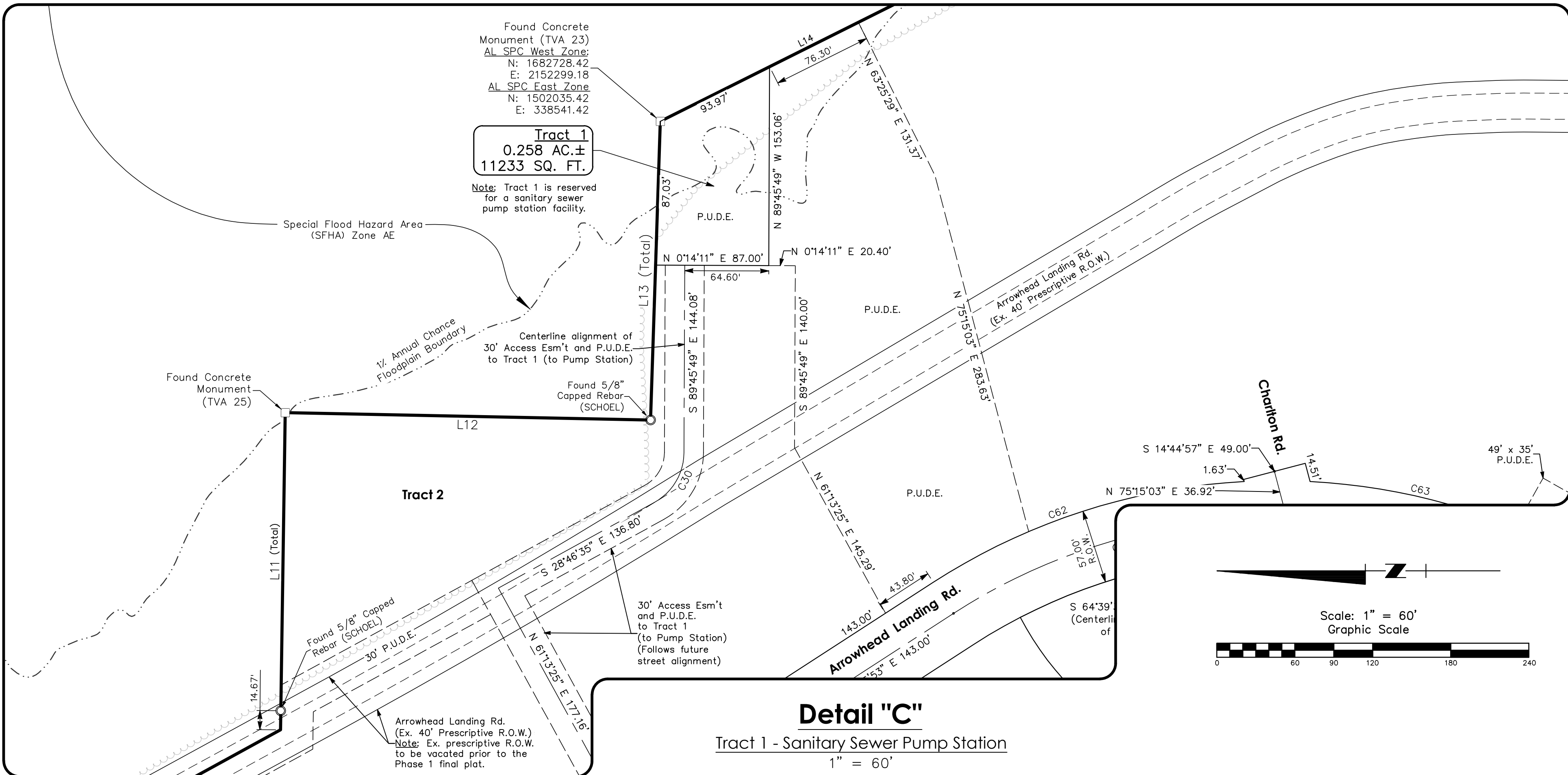
Prepared for Land Innovations & Rochford Realty & Construction

H:\Projects\24_369 Westmore Landing\Survey\Plan\24369_Land_Westmore Landing_Ph. 1.dwg



Detail "B"

1" = 60'



Detail "C"

Tract 1 - Sanitary Sewer Pump Station

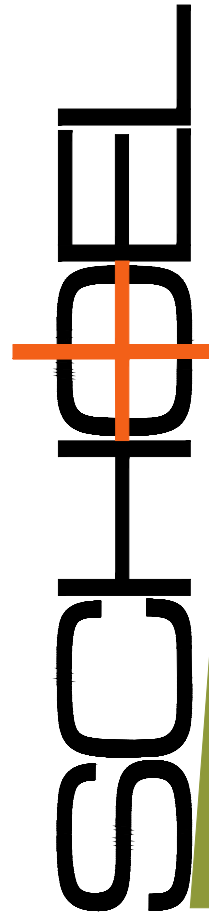
1" = 60'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	187.83	213.62	65° 09' 41"	S 32° 51' 31" W	202.29'
C2	232.98	252.35	62° 03' 30"	S 34° 24' 37" W	240.19'
C3	263.97	271.73	58° 58' 46"	S 26° 06' 32" E	259.89'
C4	114.99	140.02	69° 46' 09"	S 20° 42' 47" E	131.53'
C5	11600.64	1375.09	6° 47' 29"	N 05° 34' 02" W	1374.29'
C6	1210.00	378.48	17° 55' 18"	S 08° 24' 05" E	376.94'
C7	1210.00	340.76	16° 08' 08"	S 25° 25' 49" E	339.64'
C8	1318.80	49.32	2° 08' 33"	S 34° 34' 10" E	49.32'
C9	1318.80	111.54	4° 50' 45"	S 38° 03' 50" E	111.51'
C10	2000.00	108.03	3° 05' 41"	N 38° 56' 22" W	108.02'
C11	2000.00	155.71	4° 27' 38"	N 35° 09' 42" W	155.67'
C12	458.00	270.43	33° 49' 49"	N 16° 00' 58" W	266.52'
C13	458.00	190.52	23° 50' 01"	N 12° 48' 58" E	189.15'
C14	458.00	277.15	34° 40' 15"	N 42° 04' 06" E	272.94'
C15	458.00	5.09	0° 38' 14"	N 59° 43' 21" E	5.09'
C16	550.00	16.70	1° 44' 24"	N 44° 27' 19" W	16.70'
C17	200.00	53.64	15° 21' 59"	S 37° 38' 32" E	53.48'
C18	828.70	97.26	6° 43' 28"	S 63° 24' 07" W	97.20'
C19	1445.51	37.72	1° 29' 42"	S 67° 30' 43" W	37.72'
C20	837.00	105.43	7° 13' 01"	N 64° 41' 24" E	105.36'
C21	40.00	62.83	90° 00' 00"	N 29° 31' 06" E	56.57'
C22	691.24	103.61	8° 35' 18"	S 55° 51' 35" W	103.52'
C23	2219.78	53.00	1° 22' 05"	N 52° 14' 59" E	53.00'
C24	818.73	94.73	6° 37' 44"	N 56° 51' 09" E	94.67'
C25	50.00	26.35	30° 11' 42"	S 14° 51' 41" E	26.05'
C26	205.00	54.98	15° 21' 59"	S 37° 38' 32" E	54.82'
C27	18.50	24.10	74° 38' 00"	S 82° 38' 32" E	22.43'
C28	100.00	26.82	15° 21' 59"	S 37° 38' 32" E	26.74'
C29	30.00	14.04	26° 48' 41"	S 13° 10' 10" E	13.91'
C30	44.00	46.83	60° 59' 14"	S 59° 16' 12" E	44.66'
C31	5.00	15.71	180° 00' 00"	S 89° 26' 26" E	10.00'
C32	5.00	15.71	180° 00' 00"	N 89° 41' 39" W	10.00'
C33	1205.00	348.20	16° 33' 23"	S 07° 58' 21" E	346.99'
C34	5.00	15.75	180° 28' 51"	N 73° 29' 16" E	10.00'
C35	1215.00	351.14	16° 33' 31"	S 07° 58' 25" E	349.92'
C36	5.00	15.79	180° 58' 01"	S 71° 52' 55" W	10.00'
C37	1205.00	318.07	15° 07' 25"	S 25° 56' 11" E	317.15'
C38	419.37	4.35	0° 35' 39"	N 33° 17' 46" W	4.35'
C39	5.00	15.36	176° 01' 30"	N 54° 19' 14" E	9.99'
C40	1366.12	4.73	0° 11' 54"	N 33° 28' 23" W	4.73'
C41	1215.00	320.76	15° 07' 33"	S 25° 56' 07" E	319.82'
C42	2.50	5.24	120° 08' 30"	N 04° 51' 33" W	4.33'
C43	59.72	18.51	17° 45' 30"	S 46° 35' 32" W	18.44'
C44	0.50	0.98	112° 16' 46"	S 85° 53' 15" E	0.83'
C45	60.90	18.27	17° 11' 05"	N 36° 44' 01" W	18.20'
C46	205.00	54.98	15° 21' 59"	S 37° 38' 32" E	54.82'
C47	4.50	7.07	90° 00' 00"	S 15° 02' 28" W	6.36'
C48	4.50	7.07	90° 00' 00"	N 74° 57' 32" W	6.36'
C49	195.00	52.30	15° 21' 59"	S 37° 38' 32" E	52.14'
C50	156.30	53.48	19° 36' 14"	S 55° 07' 41" E	53.22'
C51	4.50	7.07	90° 00' 00"	N 15° 02' 28" E	6.36'
C52	4.50	7.07	89° 59' 59"	S 74° 57' 32" E	6.36'
C53	4.50	7.07	90° 00' 00"	S 15° 02' 28" W	6.36'
C54	4.50	7.07	89° 59' 59"	N 74° 57' 32" W	6.36'
C55	4.50	7.07	89° 59' 59"	N 15° 02' 28" E	6.36'
C56	4.50	7.07	89° 59' 59"	S 74° 57' 32" E	6.36'
C57	1175.00	81.89	3° 59' 35"	S 01° 26' 14" E	81.88'
C58	1175.00	616.55	30° 03' 51"	S 18° 27' 58" E	609.50'
C59	1283.80	15.97	0° 42' 46"	S 33° 51' 16" E	15.97'
C60	1290.30	86.13	3° 49' 28"	S 38° 34' 28" E	86.12'
C61	2028.50	98.71	2° 47' 17"	N 39° 05' 34" W	98.70'
C62	486.50	254.12	29° 55' 40"	N 17° 58' 02" W	251.24'
C63	486.50	162.49	19° 08' 12"	N 12° 32' 05" E	161.74'
C64	486.50	244.96	28° 50' 56"	N 42° 19' 03" E	242.38'
C65	43.50	76.17	100° 19' 48"	S 04° 50' 23" W	66.81'
C66	578.50	17.57	1° 44' 24"	N 44° 27' 19" W	17.57'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C67	521.50	13.71	1° 30' 22"	S 44° 20' 18" E	13.71'
C68	141.62	165.31	66° 52' 48"	S 78° 31' 53" E	156.08'
C69	40.50	70.96	100° 23' 35"	N 04° 52' 16" E	62.23'
C70	238.00	63.83	15° 21' 59"	S 37° 38' 32" E	63.64'
C71	797.23	95.74	6° 52' 51"	S 56° 59' 11" W	95.69'
C72	2198.28	52.38	1° 21' 54"	S 52° 14' 53" W	52.38'
C73	712.74	106.84	8° 35' 18"	S 55° 51' 35" W	106.74'
C74	74.50	39.26	30° 11' 42"	S 14° 51' 41" E	38.81'
C75	25.50	13.44	30° 11' 42"	S 14° 51' 41" E	13.28'
C76	10.00	11.03	63° 11' 18"	S 31° 49' 50" W	10.48'
C77	10.00	4.68	26° 48' 41"	N 13° 10' 10" W	4.64'
C78	10.00	8.10	46° 23' 49"	S 86° 37' 24" W	7.88'
C79	61.50	96.11	89° 32' 09"	N 29° 17' 04" E	86.62'
C80	14.50	4.39	17° 21' 05"	N 21° 16' 59" W	4.37'
C81	194.50	52.16	15° 21' 59"	N 37° 38' 32" W	52.01'
C82	8.00	10.42	74° 38' 00"	N 82° 38' 32" W	9.70'
C83	14.50	2.68	10° 35' 04"	S 54° 44' 56" W	2.67'
C84	226.50	30.37	7° 40' 59"	S 41° 29' 01" E	30.35'
C85	226.50	30.37	7° 40' 59"	S 33° 48' 02" E	30.35'
C86	858.50	92.89	6° 11' 56"	N 64° 10' 52" E	92.84'
C87	1424.01	27.14	1° 05' 30"	S 67° 18' 37" W	27.14'
C88	807.20	94.74	6° 43' 28"	S 63° 24' 07" W	94.68'
C89	839.20	98.47	6° 43' 23"	S 63° 24' 10" W	98.42'
C90	1456.01	38.99	1° 32' 03"	S 67° 31' 53" W	38.99'
C91	826.50	104.11	7° 13' 01"	N 64° 41' 24" E	104.04'
C92	14.50	3.80	15° 00' 29"	N 53° 34' 38" E	3.79'
C93	14.50	2.68	10° 35' 04"	N 68° 43' 01" E	2.67'
C94	29.50	45.84	89° 02' 13"	N 29° 01' 43" E	41.37'
C95	14.50	25.58	101° 05' 37"	N 66° 01' 43" W	22.39'
C96	14.50	4.39	17° 21' 05"	S 54° 44' 56" W	4.37'
C97	14.50	3.03	11° 58' 15"	S 68° 01' 25" W	3.02'
C98	680.74	102.04	8° 35' 18"	N 55° 51' 35" E	101.94'
C99	2230.28	53.31	1° 22' 10"	N 52° 15' 01" E	53.31'
C100	829.23	95.99	6° 37' 55"	N 56° 51' 00" E	95.93'
C101	14.50	3.58	14° 09' 08"	S 53° 08' 53" W	3.57'
C102	14.50	3.53	13° 58' 04"	N 67° 01' 30" E	3.53'
C103	165.00	44.25	15° 21' 59"	S 37° 38' 32" E	44.12'
C104	126.30	122.75	55° 41' 07"	S 73° 10' 05" E	117.98'
C105	126.30	41.77	18° 56' 53"	N 69° 30' 55" E	41.58'
C106	113.00	30.31	15° 21' 59"	S 37° 38' 32" E	30.22'
C107	87.00	11.67	7° 40' 59"	S 33° 48' 02" E	11.66'
C108	87.00	11.67	7° 40' 59"	S 41° 29' 01" E	11.66'
C109	7.00	4.56	37° 19' 00"	S 63° 59' 01" E	4.48'
C110	7.00	4.56	37° 19' 00"	N 78° 41' 58" E	4.48'
C111	14.50	5.95	23° 31' 04"	S 38° 20' 04" E	5.91'
C112	5.50	8.14	84° 49' 53"	S 15° 50' 26" W	7.42'
C113	429.50	420.04	56° 02' 02"	N 30° 53' 30" E	403.50'
C114	2.50	3.12	71° 36' 34"	S 39° 26' 46" W	2.93'
C115	429.50	26.00	3° 28' 04"	N 01° 08' 26" E	25.99'
C116	27.50	12.32	25° 39' 45"	S 62° 25' 10" W	12.21'
C117	375.60	379.47	57° 53' 08"	N 33° 18' 34" E	363.53'
C118	417.60	398.06	54° 36' 53"	N 30° 56' 55" E	383.16'
C119	135.36	211.49	89° 31' 15"	N 43° 11' 47" E	190.62'
C120	234.79	261.52	63° 49' 02"	S 30° 20' 40" W	248.21'
C121	429.50	200.95	26° 48' 24"	N 13° 59' 49" W	199.12'
C122	2047.12	70.53	1° 58' 28"	N 33° 57' 22" W	70.53'
C123	1944.77	189.45	5° 34' 53"	N 37° 44' 03" W	189.38'
C124	1347.30	93.66	3° 58' 59"	S 38° 29' 43" E	93.65'
C125	1245.75	317.97	14° 37' 27"	S 27° 06' 46" E	317.11'
C126	1245.00	29.57	1° 21' 38"	S 19° 07' 06" E	29.57'
C127	1245.00	137.07	6° 18' 29"	S 13° 01' 39" E	137.00'
C128	1245.00	145.28	6° 41' 08"	S 06° 31' 50" E	145.19'
C129	1245.00	74.41	3° 25' 27"	S 01° 28' 32" E	74.40'
C130	1445.51	0.98	0° 02' 20"	S 68° 16' 44" W	0.98'
C131	1196.20	64.37	3° 04' 59"	S 58° 29' 58" W	64.36'
C132	200.00	62.68	17° 57' 22"	S 20° 58' 50" E	62.42'

Floodplain Notes:

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TUSCALOOSA
3800 Westmore Road, Ste. 202
Huntsville, AL 35891
256-233-8866
SCHOOEL.COM

BIRMINGHAM
1001 22nd Street South, Ste. 205
Birmingham, AL 35205
205-933-8866

Westmore Landing Phase 1

Prepared for Land Innovations & Rochford Realty & Construction

City of Huntsville, Limestone County, Alabama
Sections 7 & 16, Township 5 South, Range 3 West
of the Huntsville Meridian

REVISIONS:

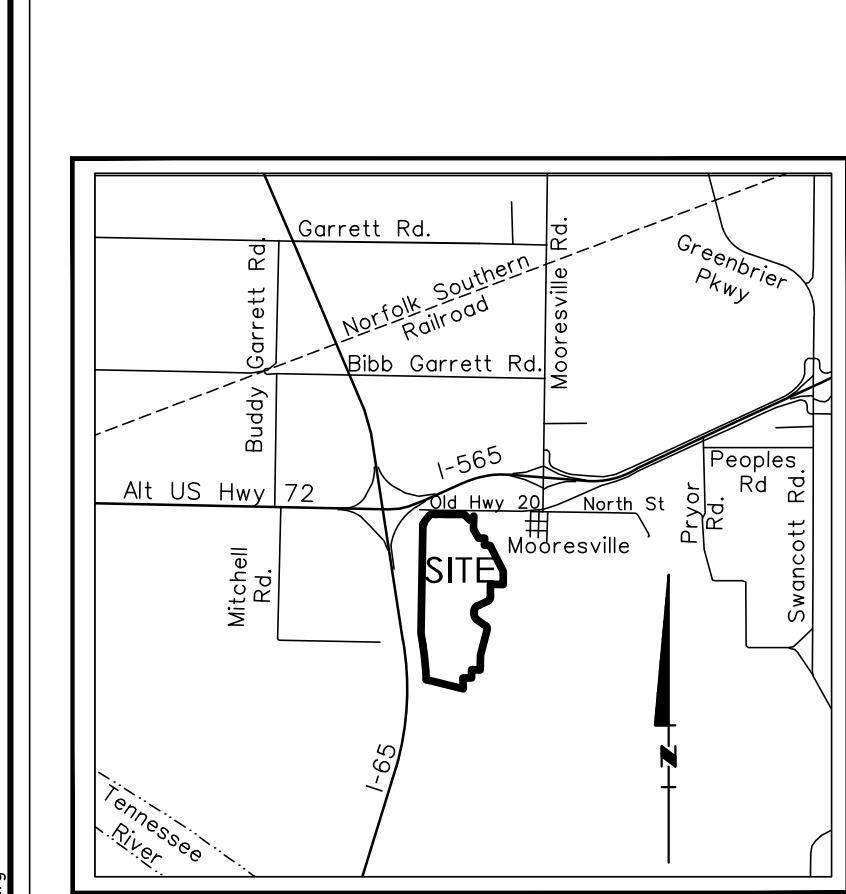
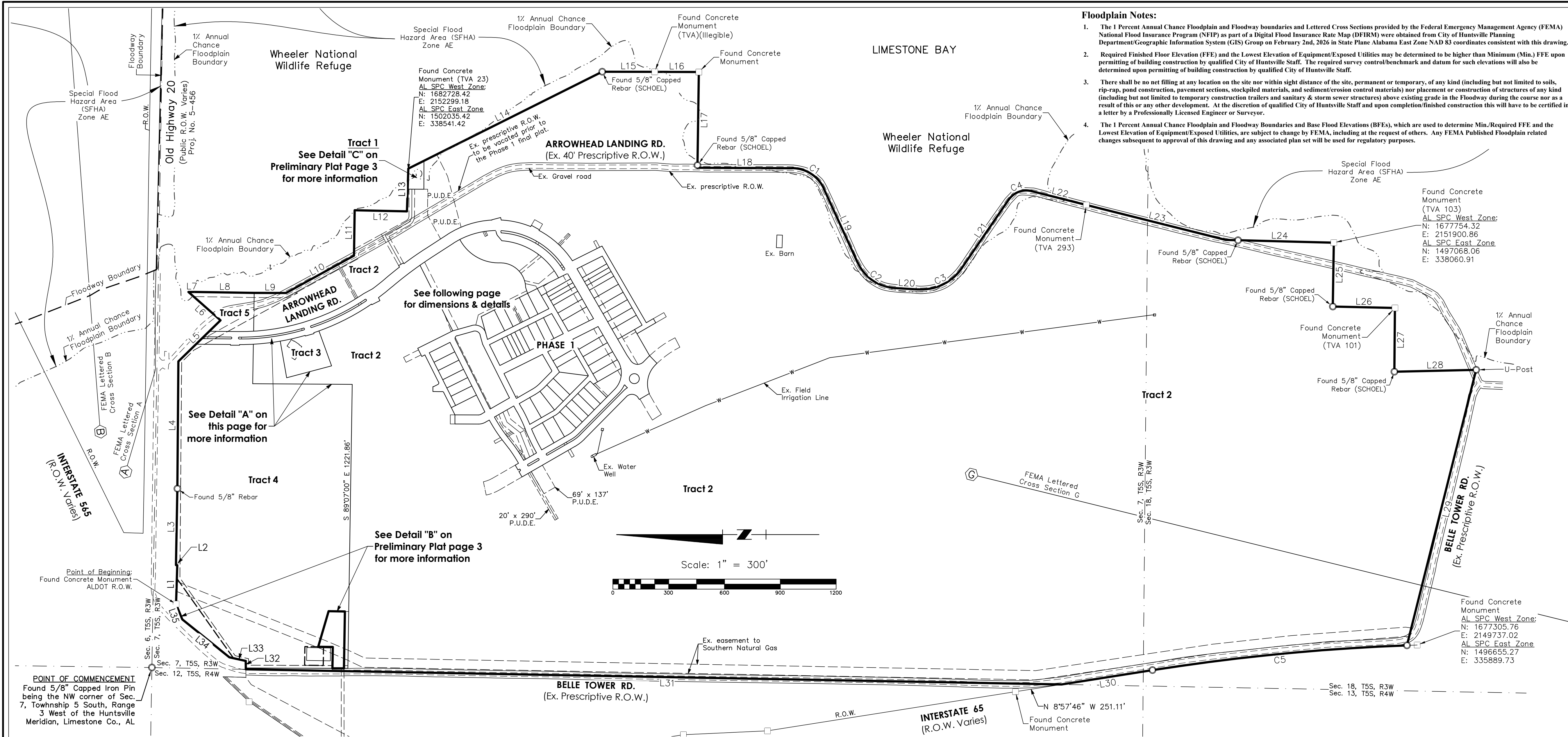
02.05.26	Per Client comments
02.16.26	Per City comments
03.16.26	Per City comments (incl. adding west half of Westmore Lndg. SW street ROW)

Layout

Plat 3 of 3

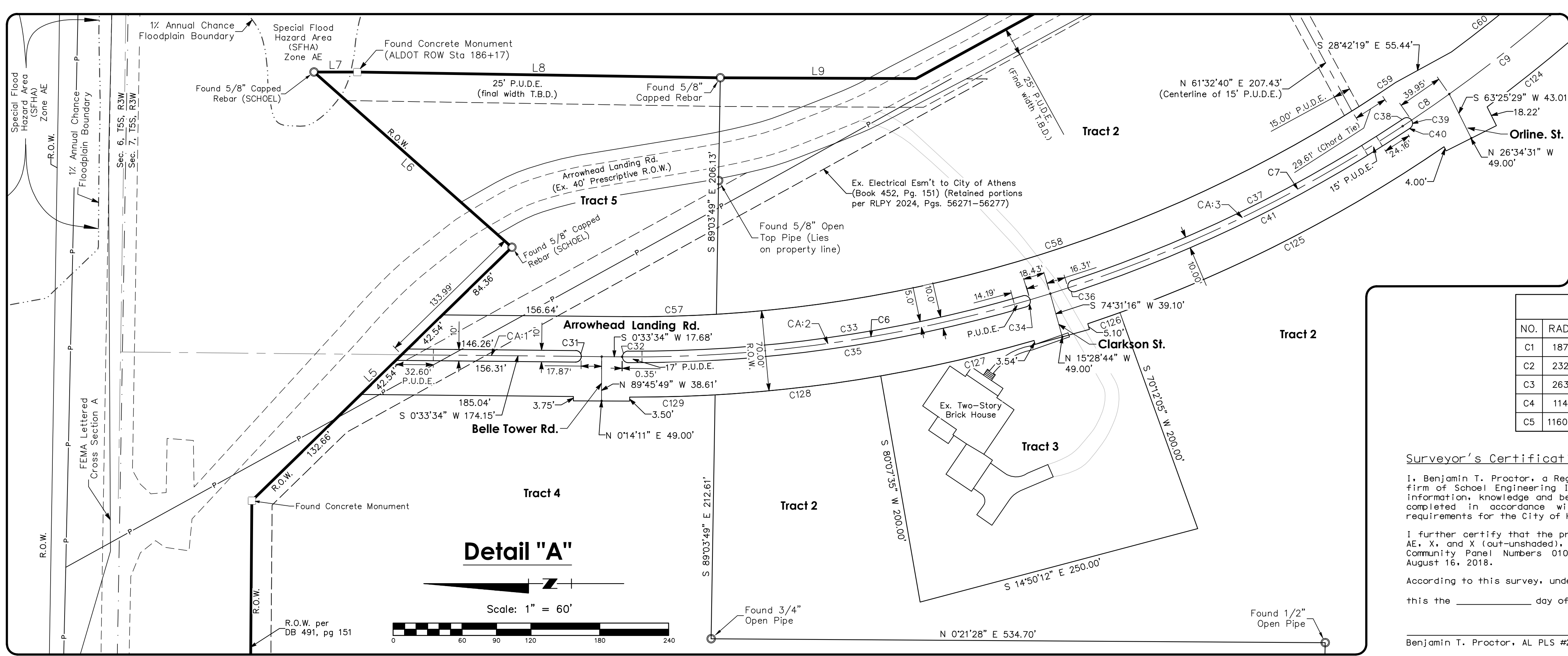
Date: 02.02.2026
Drawn By: H. Galloway
Checked By: B. Proctor
Field Book: 1114H0, 1120H0
Field Crew: C. Robertson
Field Date: 10.26.2023
Project No. 24369.H1

H:\Projects\24\369 Westmoore Landing\Survey\Plan\24369.dwg Westmoore Landing Ph. 1.dwg



Vicinity Map
(Not to scale)

- Legend**
- Property Corner Found
 - Property Corner Set
 - Concrete Monument Found
 - Subject Property Overall Boundary
 - Subject Lot Line
 - Adjacent Property Line
 - - - Public Utility & Drainage Esm't (P.U.D.E.)
 - - - Overhead Power Line
 - - - 1% Annual Chance Floodplain Boundary
 - - - Floodway Boundary



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 88° 14' 24" E	209.18'
L2	N 05° 04' 25" E	6.69'
L3	S 88° 57' 23" E	411.07'
L4	S 89° 33' 45" E	684.51'
L5	S 44° 17' 09" E	316.28'
L6	N 41° 32' 51" E	230.20'
L7	S 00° 02' 09" E	37.72'
L8	S 00° 54' 06" W	316.07'
L9	S 00° 15' 08" W	170.54'
L10	S 28° 46' 35" E	417.44'
L11	S 89° 09' 51" E	244.00'
L12	S 01° 09' 36" W	280.97'
L13	S 88° 08' 39" E	229.98'
L14	S 26° 34' 31" E	1164.88'
L15	S 00° 08' 43" W	282.33'
L16	S 00° 14' 11" W	237.38'
L17	N 89° 08' 42" W	514.88'
L18	S 00° 16' 44" W	509.18'
L19	S 65° 26' 26" W	438.90'
L20	S 03° 22' 50" W	127.75'
L21	S 55° 35' 54" E	446.00'
L22	S 14° 10' 18" W	303.72'
L23	S 14° 05' 21" W	772.52'
L24	S 01° 27' 06" W	581.12'
L25	N 89° 05' 48" W	343.85'
L26	S 01° 14' 33" W	333.97'
L27	N 89° 28' 47" W	342.96'
L28	S 01° 17' 54" E	439.95'
L29	N 75° 54' 16" W	1527.78'
L30	N 08° 57' 46" W	494.18'
L31	N 01° 03' 52" E	4385.60'
L32	N 89° 20' 32" E	45.21'
L33	N 12° 18' 22" E	90.12'
L34	N 38° 53' 59" E	325.00'
L35	N 67° 48' 13" E	89.00'
L36	N 89° 03' 52" W	114.70'
L37	S 00° 54' 06" W	78.41'
L38	N 73° 45' 45" W	199.14'
L39	N 00° 53' 11" E	87.87'
L40	S 89° 04' 21" E	306.20'
L41	S 00° 22' 30" W	62.06'

Abbreviations

- | | |
|----------|---------------------------------|
| CA | Common Area |
| CIPF | Capped Iron Pin Found |
| Ex. | Existing |
| Esm't | Easement |
| IPF | Iron Pin Found |
| OTP | Open Top Pipe |
| P.U.D.E. | Public Utility & Drainage Esm't |
| R.O.W. | Right-of-Way |
| Sec. | Section |
| Sq. Ft. | Square Feet |

CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	187.83	213.62	65° 09' 41"	S 32° 51' 31" W
C2	232.98	252.35	62° 03' 30"	S 34° 24' 37" W
C3	263.97	271.73	58° 58' 46"	S 26° 06' 32" E
C4	114.99	140.02	69° 46' 09"	S 20° 42' 47" E
C5	11600.64	1375.09	6° 47' 29"	N 05° 34' 02" W

Surveyor's Certification & Flood Hazard Certification

I, Benjamin T. Proctor, a Registered Professional Land Surveyor with the firm of Schoel Engineering Inc. hereby certify that to the best of my information, knowledge and belief that the survey shown hereon has been completed in accordance with the current working Preliminary Plat requirements for the City of Huntsville, Madison County, Alabama.

I further certify that the property shown hereon lies within Flood Zones AE, X, and X (unshaded), as shown on the Federal Insurance Rate Map, Community Panel Numbers 01083002946 and 01083003355, effective dated August 16, 2018.

According to this survey, under my supervision,

this the _____ day of _____, 2026.

Benjamin T. Proctor, AL PLS #26624

Westmoore Landing Phase 1
Prepared for Land Innovations & Rochford Realty & Construction

City of Huntsville, Limestone County, Alabama
Sections 7 & 15, Township 5 South, Range 3 West
of the Huntsville Meridian

REVISIONS:
03.16.26 Per City comments

**Preliminary
Plat 1 of 3**

Date: 03.02.2026
Drawn By: H. Galloway
Checked By: B. Proctor
Field Book: 1114H0, 1120H0
Field Crew: C. Robertson
Field Date: 10.26.2023
Project No. 24369.H1

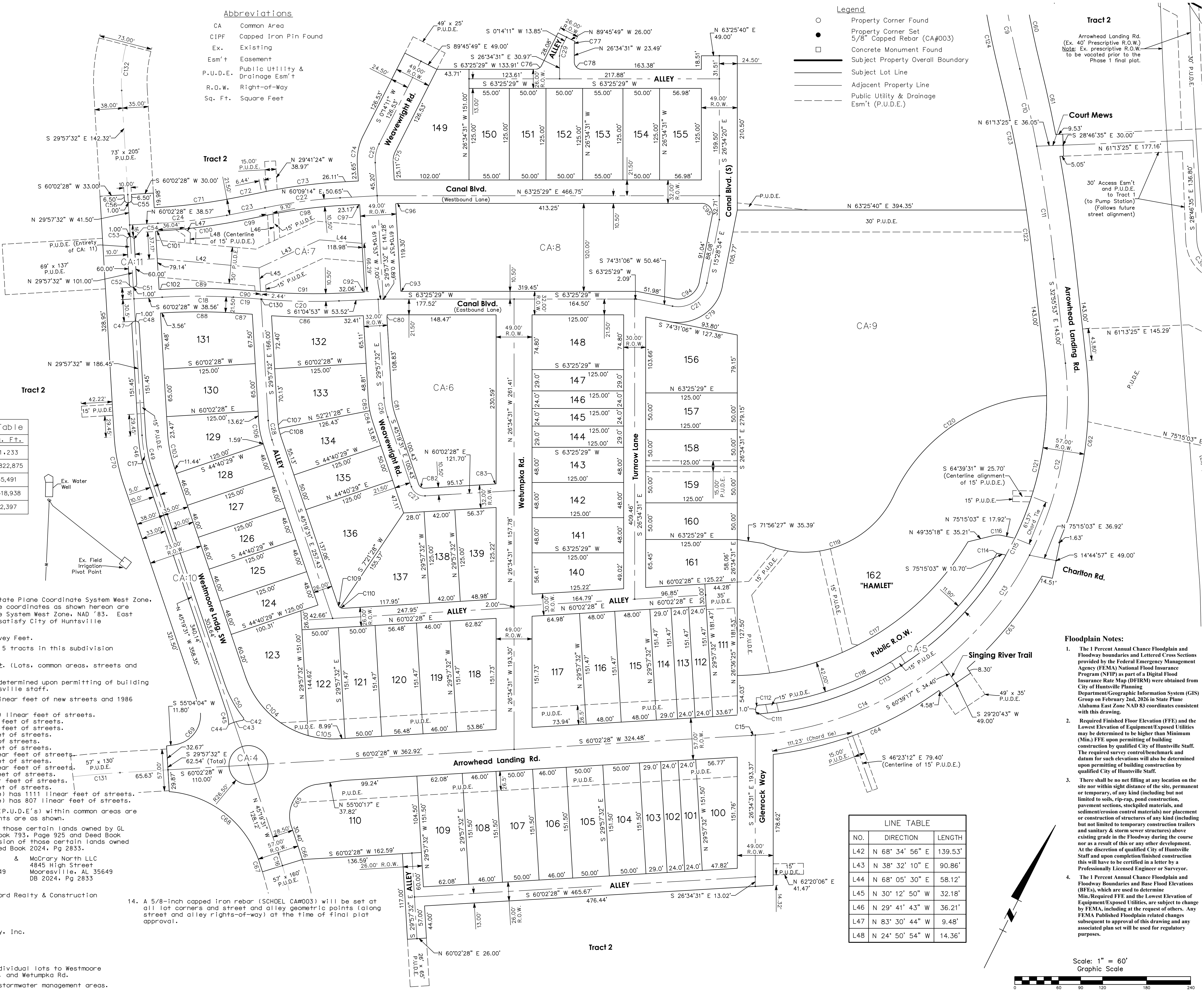
LOT AREA TABLE			LOT AREA TABLE		
NO.	ACRES	SQ. FT.	NO.	ACRES	SQ. FT.
100	0.18	7923	132	0.19	8435
101	0.08	3636	133	0.21	9182
102	0.08	3636	134	0.17	7307
103	0.10	4393	135	0.14	6250
104	0.17	7575	136	0.27	11841
105	0.17	7575	137	0.22	9452
106	0.16	6969	138	0.12	5250
107	0.17	7575	139	0.15	6585
108	0.16	6969	140	0.15	6589
109	0.22	9404	141	0.14	6000
110	0.40	17490	142	0.14	6000
111	0.16	7067	143	0.14	6000
112	0.08	3635	144	0.08	3625
113	0.08	3635	145	0.07	3000
114	0.10	4392	146	0.07	3000
115	0.17	7270	147	0.08	3625
116	0.17	7270	148	0.21	9350
117	0.24	10521	149	0.28	12070
118	0.20	8836	150	0.16	6875
119	0.16	6967	151	0.14	6250
120	0.20	8554	152	0.14	6250
121	0.17	7573	153	0.16	6875
122	0.17	7481	154	0.14	6250
123	0.25	11074	155	0.16	7122
124	0.14	6000	156	0.26	11425
125	0.13	5750	157	0.14	6250
126	0.13	5750	158	0.14	6250
127	0.13	5750	159	0.14	6250
128	0.13	5750	160	0.14	6250
129	0.18	7808	161	0.18	7719
130	0.19	8125	162	1.62	70679
131	0.21	9191			

COMMON AREA TABLE			Tract Area Table		
NO.	ACRES	SQ. FT.	Tract	Acres	Sq. Ft.
CA:1	0.04	1552	1	0.258	11,233
CA:2	0.08	3575	2	317.330	13,822,875
CA:3	0.08	3317	3	1.044	45,491
CA:4	0.05	2206	4	32.574	1,418,938
CA:5	0.11	4907	5	1.203	52,397
CA:6	0.73	31585			
CA:7	0.65	28226			
CA:8	1.17	50776			
CA:9	3.62	157700			
CA:10	0.13	5871			
CA:11	0.02	673			

- General Notes:**
- The subject property lies in Alabama State Plane Coordinate System West Zone, NAD '83. The North arrow and West Zone coordinates as shown hereon are based on Alabama State Plane Coordinate System West Zone, NAD '83. East Zone coordinates are also provided to satisfy City of Huntsville requirements.
 - All measurements shown are in U.S. Survey Feet.
 - There are 63 lots, 11 common areas and 5 tracts in this subdivision containing a total of 380.97 ac.±.
 - Phase 1 contains a total of 28,557 ac.±. (Lots, common areas, streets and alleys)
 - Minimum Finish Floor Elevations to be determined upon permitting of building construction by qualified City of Huntsville staff.
 - This subdivision has a total of 8088 linear feet of new streets and 1986 linear feet of alleys.
 - Arrowhead Landing Road has 3019 linear feet of streets.
 - Belle Tower Road has 39 linear feet of streets.
 - Clarkston Street has 39 linear feet of streets.
 - Orline Street has 43 linear feet of streets.
 - Court Mews has 36 linear feet of streets.
 - Charlton Road has 37 linear feet of streets.
 - Singing River Trail has 34 linear feet of streets.
 - Glenrock Way has 206 linear feet of streets.
 - Westmoore Lndg. SW has 947 linear feet of streets.
 - Westumpka Road has 614 linear feet of streets.
 - Weavewright Road has 747 linear feet of streets.
 - Turnrow Lane has 409 linear feet of streets.
 - Canal Boulevard (eastbound lane) has 1111 linear feet of streets.
 - Canal Boulevard (westbound lane) has 807 linear feet of streets.
 - Public Utility and Drainage Easements (P.U.D.E.'s) within common areas are as labeled and shown. All other easements are as shown.
 - This subdivision is a resubdivision of those certain lands owned by GL McCrary Farms LLC, described in Deed Book 793, Page 925 and Deed Book 2022, Page 63559, and also a resubdivision of those certain lands owned by McCrary North, LLC, described in Deed Book 2024, Pg 2833.
 - Property Owners: GL McCrary Farms LLC & McCrary North LLC 4845 High Street Mooresville, AL 35649 DB 793, Pg 925 DB 2022, Pg. 63559
 - Developer: Land Innovations & Rochford Realty & Construction 2220 Abbott Martin Rd. Nashville, TN 37215 615-383-1141 Contact: David Horwath
 - Surveyor: Schoel Engineering Company, Inc. Benjamin T. Proctor 101 Washington St. SE Huntsville, AL 35801 256-539-1221
 - No direct access is permitted from individual lots to Westmoore Lndg. SW, Canal Blvd., Weavewright Rd. and Wetumpka Rd.
 - Common Areas 8 and 9 contain private stormwater management areas.

Abbreviations

- CA Common Area
CIPF Capped Iron Pin Found
Ex. Existing
Esm't Easement
P.U.D.E. Public Utility & Drainage Esm't
R.O.W. Right-of-Way
Sq. Ft. Square Feet



LINE TABLE		
NO.	DIRECTION	LENGTH
L42	N 68° 34' 56" E	139.53'
L43	N 38° 32' 10" E	90.86'
L44	N 68° 05' 30" E	58.12'
L45	N 30° 12' 50" W	32.18'
L46	N 29° 41' 43" W	36.21'
L47	N 83° 30' 44" W	9.48'
L48	N 24° 50' 54" W	14.36'

SCHOEL

HUNTSVILLE

1001 22nd Street South, Suite 202
Birmingham, AL 35205
256-539-1221
256-539-1221

TUSCALOOSA

3806 Westmore Road, Suite 202
Huntsville, AL 35891
256-539-1221
256-539-1221

SCHOEL.COM

Westmoore Landing Phase 1

Prepared for Land Innovations & Rochford Realty & Construction

City of Huntsville, Limestone County, Alabama
Sections 7 & 16, Township 5 South, Range 5 West
of the Huntsville Meridian

REVISIONS:

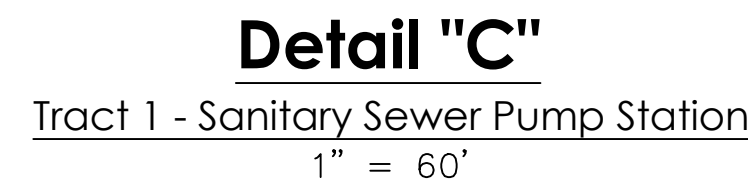
03.16.26	Per City comments

Preliminary

Plat 2 of 3

Date: 03.02.2026
Drawn By: H. Galloway
Checked By: B. Proctor
Field Book: 1114H0, 1120H0
Field Crew: C. Robertson
Field Date: 10.26.2023
Project No. 24369.H1

6

**Floodplain Notes:**

1. The 1 Percent Annual Chance Floodplain and Floodway boundaries and Lettered Cross Sections provided by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) as part of a Digital Flood Insurance Rate Map (DFIRM) were obtained from City of Huntsville Planning Department/Geographic Information System (GIS) Group on February 2nd, 2026 in State Plane Alabama East Zone NAD 83 coordinates consistent with this drawing.
2. Required Finished Floor Elevation (FFE) and the Lowest Elevation of Equipment/Exposed Utilities may be determined to be higher than Minimum (Min.) FFE upon permitting of building construction by qualified City of Huntsville Staff. The required survey control/benchmark datum for such elevations will also be determined upon permitting of building construction by qualified City of Huntsville Staff.
3. There shall be no net filling at any location on the site nor within sight distance of the site, permanent or temporary, of any kind (including but not limited to fills, rip-rap, pond construction, pavement sections, stockpiled materials, and sediment/erosion control materials) nor placement or construction of structures of any kind (including but not limited to temporary construction trailers and sanitary & storm sewer structures) above existing grade in the Floodway during the course nor as a result of this or any other development. At the discretion of qualified City of Huntsville Staff and upon completion/finished construction this will have to be certified in a letter by a Professionally Licensed Engineer or Surveyor.
4. The 1 Percent Annual Chance Floodplain and Floodway Boundaries and Base Flood Elevations (BFEs), which are used to determine Min./Required FFE and the Lowest Elevation of Equipment/Exposed Utilities, are subject to change by FEMA, at the request of others. Any FEMA Published Floodplain related changes subsequent to approval of this drawing and any associated plan set will be used for regulatory purposes.

Preliminary
Plat 3 of 3

Date: 03.02.2026
 Drawn By: H. Galloway
 Checked By: B. Proctor
 Field Book: 1114HO, 1120HO
 Field Crew: C. Robertson
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EXHIBIT E
PUBLIC ROADWAY IMPROVEMENTS

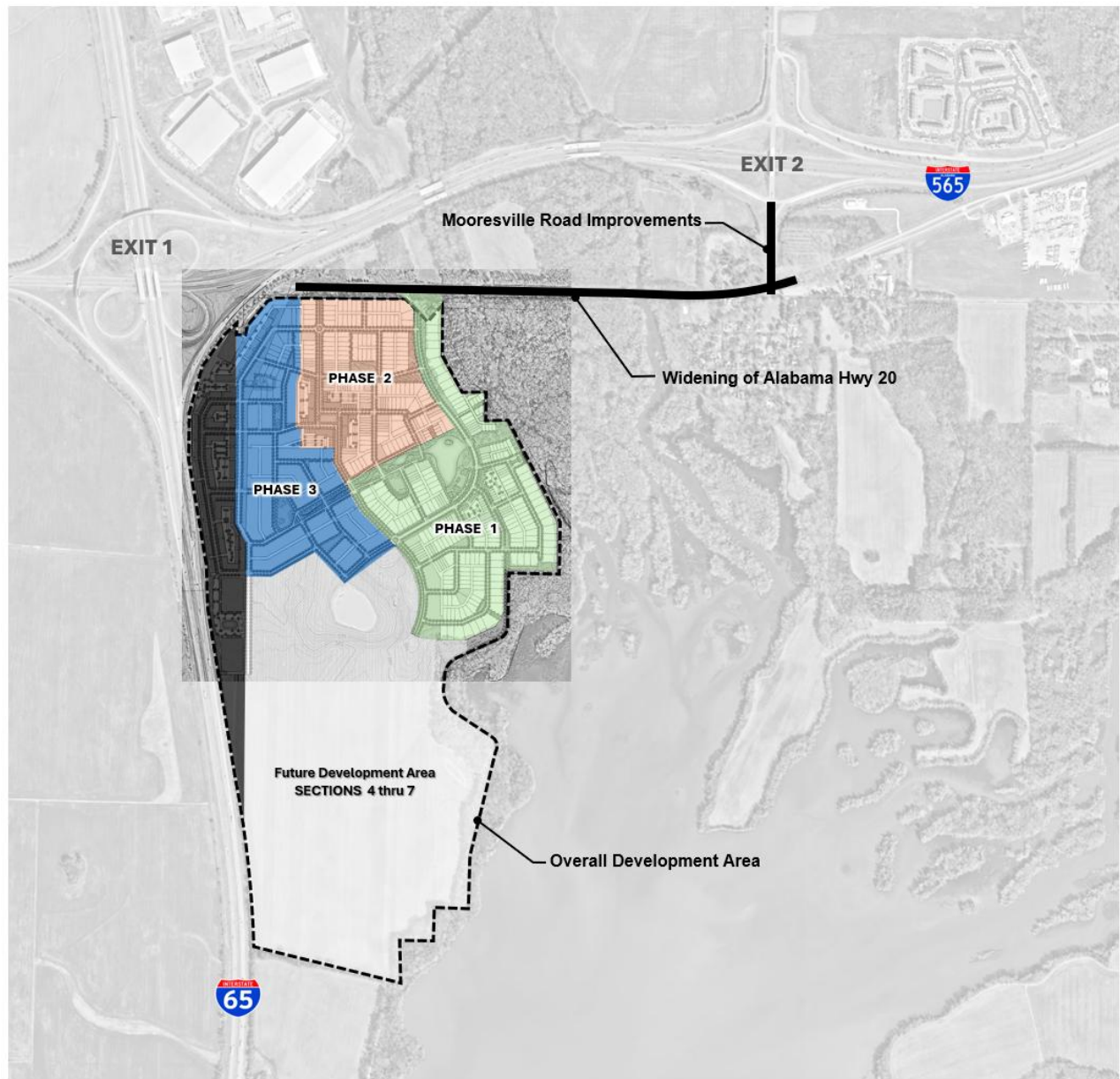


Figure A. *City of Huntsville Public Road Infrastructure Commitments – Phases 1,2, and 3*

EXHIBIT F PUBLIC UTILITY IMPROVEMENTS

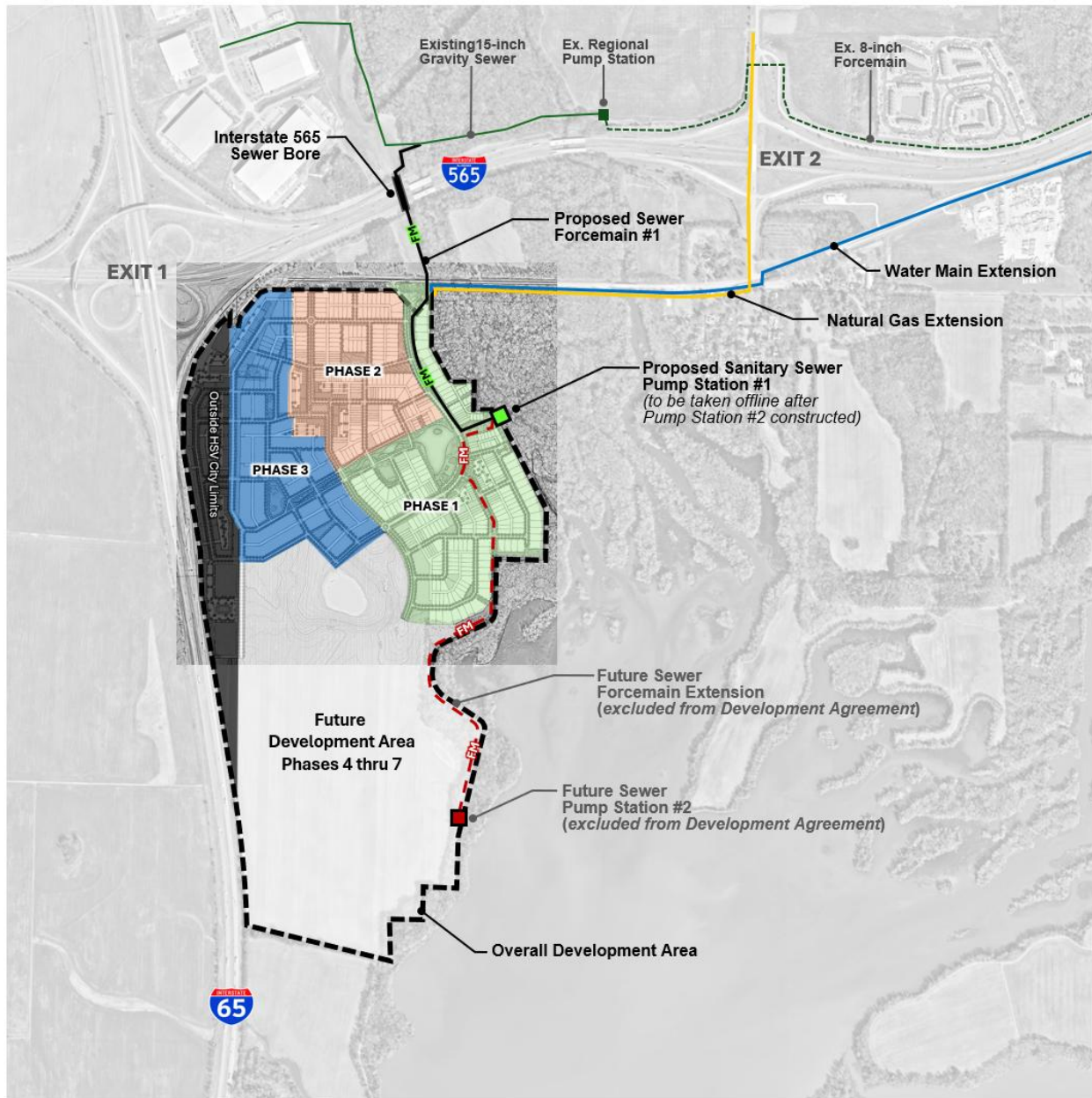


Figure B. City of Huntsville Sanitary Sewer Infrastructure Commitments (Phases 1, 2, and 3)