

ORDINANCE NO. 2017-10

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS ZONING ORDINANCE BY APPROVING A PLANNED DEVELOPMENT DISTRICT OF APPROXIMATELY 65.6190 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 249 AND STATE HIGHWAY 99, AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT THE PLANNED DEVELOPMENT DISTRICT TO BE KNOWN AS PLANNED DEVELOPMENT – 10 (PD 10) DISTRICT; ADOPTING REGULATIONS APPLICABLE TO PD – 10 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A NEW VIOLATION; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER MATTERS.

* * * * *

WHEREAS, the property owners have requested that approximately 65.6190 acres of land located at the southwest corner of the intersection of State Highway 249 and State Highway 99, more particularly described in Exhibit “C”, attached hereto and incorporated herein for all purposes (the “Property”), be annexed into the City of Tomball (the “City”); and

WHEREAS, the property owners and the City have agreed that the Property will be placed into a Planned Development District pursuant to Section 50-80 of the City’s Code of Ordinances; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety and welfare of its citizens to place the Property into a Planned Development District – PD-10 District – in accordance with the following terms and regulations; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set out in the preamble to this ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the Property is hereby deemed PD-10 District subject to the regulations, restrictions and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball shall be revised and amended to show the designation of the Property as PD-10 District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Tomball, save and except to reflect the zoning classification of the Property.

Section 5. PD-10 District shall be subject to the following limitation, restrictions and covenants:

I. INTRODUCTION

This planned unit development application was prepared by NewQuest Properties on behalf of A-K 133 Hwy 249-Grand Parkway, L.P. (the “Developer”) pursuant to the City of Tomball ordinances related to Planned Development Districts. The purpose of this Grand Parkway Town Center Planned Development District (this “PDD”) is to encourage flexibility in the use and development of the land in order to promote the most appropriate design. These requirements will help to facilitate the development of a commercial project known as Grand Parkway Town Center that will service the surrounding communities (the “Project”).

The development and operation of the Project shall be governed solely by the terms of this PDD for purposes of Chapter 50 of the City of Tomball Code of Ordinances. In the event of any conflicts between the terms and provisions of this PDD and the terms and provisions of the City of Tomball Code of Ordinances, present or future, the terms and provisions of the PDD shall supersede and control. No provision of Chapter 50 of the City of Tomball Code of Ordinances, as such may be amended from time to time, shall prevent the development or operation of the property so long as the terms and provisions of the PDD are satisfied. To the extent this document does not address subject matter governed by Sec. 50-77 of the City of Tomball Code of Ordinances, the provisions of Sec. 50-77 in effect as of the date of this document shall apply to the Project.

II. EXISTING CONDITIONS

A. Physical Opportunities and Constraints

Located at the southwest corner of the intersection of State Highway 249 (“S.H. 249”) and State Highway 99 (the “Grand Parkway”), the Project is composed of 65.6190 acres as depicted in Exhibit A – Area Location Map and Exhibit B – Project Survey, and more particularly described in Exhibit C – Legal Description attached hereto (the “Property”). The Property is located north of Boudreaux Road and the Northpointe subdivision and east of Rocky Road.

Located along the southwestern corner of the site are a thirty five (35) foot wide pipeline easement and a fifty (50) foot wide pipeline easement that extend diagonally from Rocky Road to Boudreaux Road. The Property is currently undeveloped and in a rough graded condition. Please refer to Exhibit B – Project Survey for all existing conditions.

B. Surrounding Land Use

The mix of land uses that surround the Project range from single family residential to commercial uses. Immediately west and north of the Project is undeveloped land. To the east, across S.H. 249, is Graceview Baptist Church. Southeast is a variety of commercial uses including an automobile dealership as well as an auto repair facility south of the site is Northpointe, a single family development. More rural residential development is located to the southwest of the Property. The surrounding land uses can be seen on Exhibit A – Area Location Map attached hereto.

III. PROJECT DESCRIPTION

A. Compliance with Comprehensive Plan

The City of Tomball’s Comprehensive Plan does not designate a specific land use for the Property. However, the Project, as proposed, is consistent with existing development along S.H. 249 as well as along the Grand Parkway.

B. Plan Description

The Concept Plan consists of various retail and commercial uses, including multiple large anchor tenants, a large grocery store with attached retail and two (2) fuel centers, various pad sites for banks and restaurants, a pharmacy and similar single tenant development. The southwest portion of the site is proposed as various commercial uses. A large detention pond will be located toward the center of the Property to provide the necessary detention within the Project. The Concept Plan for the Project is attached hereto as Exhibit D. Changes may be made to the Concept Plan per Article III, Section E (12) below.

Access to the Property may be taken from the frontage roads for the Grand Parkway and/or from S.H. 249. Local traffic will be able to access the site from Rocky Road and Boudreaux Road. Adequate internal circulation will be provided within the site to ensure appropriate access and internal connectivity between uses. Developer intends to construct an internal sixty foot (60') right of way connecting to Rocky Road and Boudreaux Road in the general location depicted on the Concept Plan. The proposed pad sites will primarily be situated immediately adjacent to Grand Parkway and S.H. 249 while the large anchor tenants will be both internal to the site and at the intersection of the major thoroughfares.

The Project will be developed with a consistent signage and landscaping plan that will create cohesiveness amongst the various users as well as help to unify the Project and create an aesthetically pleasing destination for residents and visitors to the area.

C. General Project Character

1. **Buildings:** All buildings within the Project shall be constructed of typical materials used on similar projects in the area. The materials and colors of each *building* shall be complementary to the surrounding Project. No further restrictions shall apply to the size, location or materials of the buildings within the Project.
2. **Access & Mobility:** The Project will take primary access from the Grand Parkway and S.H. 249 and secondary access from Rocky Road and Boudreaux Road.
3. **Parks Dedication:** No designated park land or fee in lieu thereof or open space dedication is required within the Project.

D. Zoning

1. **Current and Surrounding Zoning:** Contemporaneous herewith the Property has been annexed for full purposes by the City of Tomball but is currently not within any zoning district.
2. **Platting:** The City of Tomball hereby acknowledges that a preliminary plat has been submitted for the Project meeting the requirements of Section 50-37 of the Tomball Zoning Ordinance.
3. **Land Uses:** All uses designated as permitted or permitted subject to a conditional use permit (CUP) in a Commercial District (C) as of the date of this PDD shall be allowed by right. For the avoidance of doubt, the current City of Tomball Commercial District ordinance and Use Regulations chart are attached hereto as Exhibit E.

E. Project Development Regulations

With some exceptions contained herein, the Project will conform to the development regulations for the Commercial Zoning District as described in Section 50-77 of the Tomball Zoning Ordinance. Any items not specifically addressed below shall revert to the regulations set forth in the Section 50-77 of the City of Tomball Zoning Ordinance in place at the time the PDD is approved. The below regulations shall apply to all development within the project:

1. **Building Height:** The maximum building height for any building within the Project shall be one hundred twenty (120) feet. All accessory buildings (as defined in the City of Tomball Zoning Ordinance) shall be limited to one (1) story in height.
2. **Minimum Building Setbacks:** The below setbacks shall be adhered to on all development within the Project:
 - a. Front Setback (arterial) – Minimum twenty-five (25) feet from front property line (including front property line adjacent to an arterial street).
 - b. Interior Front Setback – Minimum of ten (10) feet from any public right-of-way located within the interior of the Project.
 - c. Interior Side Setbacks - When retail or commercial uses are platted adjacent to other retail or commercial uses and integrated into the Project, no side yard setback is required.
 - d. Rear Setback - Minimum ten (10) feet from front property line.
 - e. Side Setbacks - Minimum ten (10) feet from the property line.
3. **Maximum Lot Coverage:**

Commercial Uses - Maximum lot coverage is 70 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.)

4. **Maximum floor area:** There is no maximum floor area ratio.
5. **Screening, Buffering and Fencing Requirements:** All standards listed in Section 50-115 of the Zoning Ordinance must apply, with the exception of the following:
 - a. A six (6) foot high tubular steel fence may be permitted at the perimeter of the Property in place of a solid screening wall.
 - b. All required screening will be opaque except in the case of garden center that is attached as an accessory use to the primary retail use.

In lieu of opaque screening, garden centers will be required to provide a permanent enclosure but no opacity regulations are required.

6. Supplemental Regulations: Temporary Seasonal Sale – Section 50-116(2)(b) shall be adhered to with the exception of the regulations listed below:
 - a. Temporary seasonal sales may occupy the parking spaces that are required by this chapter for the primary uses of the property for seasonal sales on a temporary basis only, which is a maximum of thirty (30) days per display of seasonal materials and a maximum of seven (7) displays per calendar year, provided parking is adequate and not overloading the streets or adjacent properties; and
 - b. Tenants or occupants may conduct occasional sidewalk sales on the sidewalk located immediately in front of the premises such tenant or occupant is then occupying so long as the sidewalk sales do not impair ingress and egress on such sidewalks. Any anchor tenant or grocery store may conduct year round selling on the sidewalk immediately in front of the premises occupied by such anchor tenant or grocery store.
7. Landscaping: Landscaping must be installed in accordance with the landscape plan for the Project (See Exhibit F - Landscape Plan attached hereto). Final location of all planting may shift as final design of the individual parcels is developed, but an amendment to the landscape plan will not be required so long as the total number of trees and shrubs and the overall percentage of landscape area does not change more than ten (10) percent from the approved plan.
8. Lighting: The Project will be consistent with the lighting regulations as set forth in the City of Tomball Code of Ordinances, with the exception of the following:

All lighting shall be directed downward and shielded so as to prevent the direct illumination of public rights-of-way and adjacent properties and to minimize glare. Lighting shall be limited to a maximum of four (4) foot candle along all property lines, unless adjacent to a residential district or use.
9. Facade Overlay District: The Project is not subject to any current or future Overlay District

10. Parking:

- a. The Project will comply with the parking requirements listed below:
 - i. All Retail and Grocery uses - 4 spaces per 1000 sq. ft.
 - ii. Home Improvement Center – 2.5 spaces per 1000 sq. ft.
 - iii. Eating Establishment – 8 space per 1000 sq. ft.
 - iv. Bank/Financial Institution – 3 spaces per 1000 sq. ft.
 - v. Office - 3 spaces per 1000 sq. ft.
 - vi. Motion Picture Theater – 1 space per 4 theater seats
 - vii. Clinic, Emergency Care – 4 spaces per 1000 sq. ft.

- b. Stacking – Section 50.112(c)(11) shall be adhered to with the exception of the regulations listed below:
 - i. For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of three stacking spaces;

 - ii. For each service window of a drive-through restaurant, a minimum of three spaces shall be provided for the first vehicle stop, and two spaces shall be provided for each additional vehicle stop (order/pick-up windows, etc.); and

 - iii. Escape lanes shall not be required for drive-through facilities located within the Project.

11. Public Street: Any public street must have a minimum sixty (60) foot right of way. Utilities may be provided within the allotted right of way. No additional utility easements will be required if sufficient space is available within the right of way.

12. Changes to Concept Plan: The City Manager or designee shall approve any changes to the Concept Plan so long as the Project continues to be consistent with other first class commercial projects in the area. Changes that do not conform with the foregoing require approval of the City of Tomball Planning and Zoning Commission and Tomball City Council.

F. Utilities

Utilities will be provided by the City of Tomball (waterline only), Harris County Municipal Utility District No. 273 and Northpointe Water Control and Improvement District and will be coordinated with all applicable agencies.

G. Signage

The Project will comply with the signage requirements listed below:

1. **Definitions:**
 - a. **Approved Signs:** The signage shown on Exhibits G-1 and G-2 attached hereto, plus any signage which is, from time to time, adopted by a National Chain located in the Project.
 - b. **National Chain:** A retail business which operates (i) fifty (50) or more united in at least two (2) states under the same trade name, or (ii) twenty-five (25) or more units in the State of Texas under the same trade name.
2. **Pylon/Monument Signage:** On-premises and off-premises ground signs will be provided in a cohesive manner throughout the Project. Please refer to Exhibit G-1 for the proposed locations of approved signs and Exhibit G-2 for the signage designs (collectively, the "Signage Exhibits"). The final locations and design of the approved signs may vary depending on the final layout of the Project, and shall be determined by Developer. So long as the maximum size and number of approved signs does not differ materially from those depicted in the Signage Exhibits, no amendment to the attached Signage Exhibits will be required, and such signs will be deemed approved. No provision of Chapter 34 of the City of Tomball Code of Ordinances, as such may be amended from time to time, shall prevent the installation of the approved signs. All signs depicted in the Signage Exhibits shall be constructed according to the standards of the International Building Code, 2012 edition (nonresidential) (the International Building Code) and any amendments to the International Building Code adopted by the City of Tomball and in effect as of the date of this document.
3. **Wall Signs:** The maximum horizontal length of any tenant wall sign (including wall signs of National Chains) shall not exceed eighty percent (80%) of the width of such tenant's usable storefront. Storefront width applies to one (1) surface material. If the width of the storefront contains more than one building/façade material, the size limitation shall be determined based on the width of one (1) building/façade material, rather than the combined width of multiple building/façade materials. Except for the foregoing, wall signs shall be allowed within the Project without limitation to the number, size or location of such wall signs.

4. Construction/Advertising Signs: Signs setting forth information concerning a building or other structure under repair or construction or advertising the sale or rental of the premises are permitted so long as the building or other structure is under repair or construction or so long as the premises is for sale or rent, and no permit shall be required to erect, construct or reconstruct such signs.
5. Temporary Signs: Temporary signs are permitted for advertising grand openings and holiday promotions so long as such temporary signs are removed within sixty (60) days of the date they are installed. Temporary signs shall otherwise be permitted for up to fourteen (14) consecutive days. No permit shall be required to erect, construct or reconstruct such signs.
6. National Chain Signs: Subject to Article III, Section G (3) above, the standard signs and logos of a National Chain (including, but not limited to, marquee signs, projecting signs, wall signs and roof signs) shall be permitted so long as such signs and logos do not utilize flashing, moving or audible lights or appurtenances.
7. CEVMS: Changeable electronic variable message signs (CEVMS) are permitted adjacent to state right-of-way so long as such CEVMSs meet the other requirements contained within Chapter 34 of the City of Tomball Code of Ordinances.
8. Signs Permits: The foregoing notwithstanding, the City of Tomball may issue permits for signage in the Project, but only to ensure the requirements of this Section G have been satisfied. If the Developer, or its affiliate, certifies to the City that any signage in the Project satisfies the requirements of this Section G, the City shall issue permits for the signage within ten (10) days thereafter.

H. Development Schedule

It is anticipated that the Project will be developed in multiple phases over a three (3) year period. The Concept Plan is conceptual in nature and the location and size of the buildings may change in response to market driven forces. The location and timing of the phases is dependent upon market driven forces and the City of Tomball shall approve any future changes to location of timing of the phases and/or the Concept Plan so long as the Project is consistent with other first class commercial projects in the area.

I. Exhibits

- A. Area Map
- B. Survey
- C. Legal Description
- D. Concept Plan
- E. Sec. 50-77 – Commercial District (C) & Sec. 50-82 – Use regulations (charts)
- F. Landscape Plan
- G. Signage Exhibits

Section 6. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence, violate any provision of this Ordinance, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000. Each day of violation shall constitute a separate offense.

Section 7. It is the intent of the City that this Ordinance shall comply in all respects with the applicable provisions of the United States Constitution, the Texas Constitution, and the Charter of the City of Tomball. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 8. This Ordinance shall take effect fourteen (14) days from and after its passage and the publication of the caption hereof, as provided by law and the City's Home Rule Charter.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF MAY 2017.

COUNCILMAN HUDGENS	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15TH DAY OF MAY 2017.

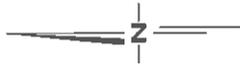
COUNCILMAN FORD	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</u>

Gretchen Fagan
Gretchen Fagan, Mayor

ATTEST:

Doris Speer
Doris Speer, City Secretary

EXHIBIT A



a site map exhibit for

GRAND PARKWAY TOWN CENTER ± 65.6 ACRES OF LAND prepared for NEWQUEST PROPERTIES



KERRY E. OLBERT
& ASSOCIATES

---Level Planning Consultants---
22001 Civic Parkway, Suite 200
Katy, Texas 77454
Tel: 281-437-6000

7000 North Meeks, Suite 200
Aurora, TX 78004
Tel: 512-952-9311
MAY 28, 2014
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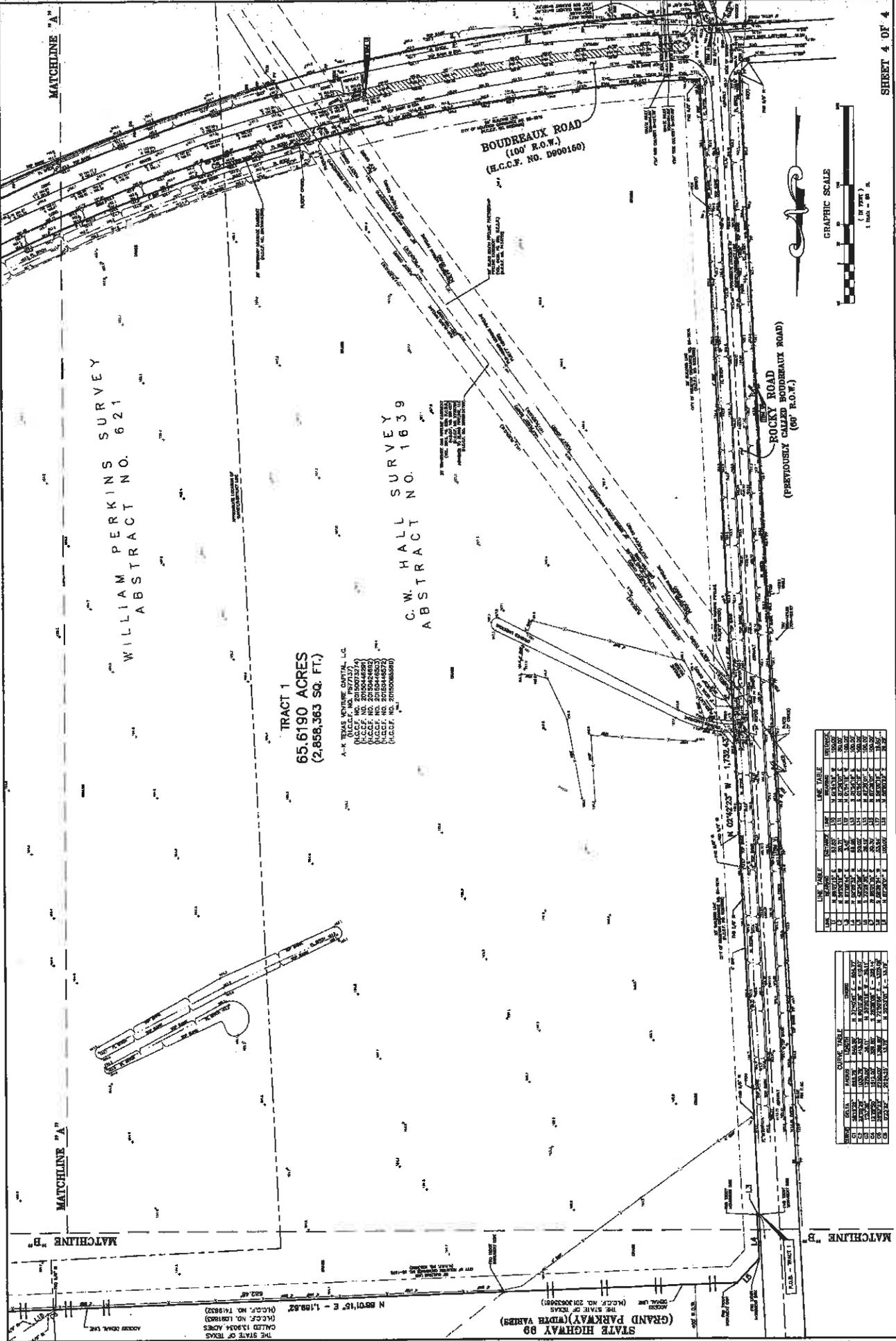
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EXHIBIT B



MATCHLINE "A"

MATCHLINE "A"

MATCHLINE "B"

WILLIAM PERKINS SURVEY
ABSTRACT NO. 621

TRACT 1
65.6190 ACRES
(2,858,363 SQ. FT.)

C. W. HALL SURVEY
ABSTRACT NO. 1639

BOUDREAU ROAD
(100' R.O.W.)
(E.C.C.F. NO. D900160)

ROCKY ROAD
(PREVIOUSLY CALLED BOUDREAU ROAD)
(80' R.O.W.)

STATE HIGHWAY 99
(GRAND PARKWAY) (WITH VARIATIONS)
THE STATE OF TEXAS
(H.C.C.F. NO. 2013082500)

THE STATE OF TEXAS
CALLED 13,003 ACRES
(H.C.C.F. NO. 149822)

A-H TRACT 1, WILLIAM PERKINS SURVEY, L.C.
(H.C.C.F. NO. 2013001274)
(H.C.C.F. NO. 2013001274)
(H.C.C.F. NO. 2013001274)
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LINE TABLE

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92	AS BUILT	11/25/00	U.S.	AS BUILT
93	AS BUILT	11/25/00	U.S.	AS BUILT
94	AS BUILT	11/25/00	U.S.	AS BUILT
95	AS BUILT	11/25/00	U.S.	AS BUILT
96	AS BUILT	11/25/00	U.S.	AS BUILT
97	AS BUILT	11/25/00	U.S.	AS BUILT
98	AS BUILT	11/25/00	U.S.	AS BUILT
99	AS BUILT	11/25/00	U.S.	AS BUILT
100	AS BUILT	11/25/00	U.S.	AS BUILT

GRAPHIC SCALE

1" = 40' 0"

EXHIBIT C

EXHIBIT C

May 10, 2016

Tract 1

65.6190 acres of land in the William Perkins Survey, Abstract No. 621, the T. A. Duclos Survey, Abstract No. 1473, and in the C. W. Hall Survey, Abstract No. 1639, Harris County, Texas

A FIELD NOTE DESCRIPTION of 65.6190 acres (2,858,363 square feet) of land in the Williams Perkins, Survey, Abstract No. 621, in the T. A. Duclos Survey, Abstract No. 1473, and in the C. W. Hall Survey, Abstract No. 1639, Harris County, Texas; said 65.6190 acre tract of land being several tracts of land conveyed to A-K Venture Capital, L.C., as recorded in Harris County Clerk's File Nos. P577137, 20150073274, 20150446291, 20150424692, 20150446503, 20150446572 and 20150085560; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the south right-of-way line of Boudreaux Estates Drive (previously called Boudreaux Road, 60 feet wide) with the east right-of-way line of Rocky Road (previously called Boudreaux Road, 60 feet wide) for the northwest corner of a 14.8700 acre tract of land conveyed to Greater Life Church, as recorded in Harris County Clerk's File No. P747894;

THENCE, South 02° 42' 23" East with the east right-of-way line of said Rocky Road, at a distance of 508.47 pass a point at the intersection of the east right-of-way line of said Rocky Road with the north right-of-way line of State Highway 99 (Grand Parkway, right-of-way width varies), as recorded in Harris County Clerk's File No. 20130635661 and continuing for a total distance of 1,125.13 feet to a TXDOT monument disk found at the intersection of the east right-of-way line of said Rocky Road with the south right-of-way line of said State Highway 99 for a northwest corner and the POINT OF BEGINNING of this tract;

THENCE, North 87° 08' 44" East - 3.45 feet with a south right-of-way line of said State Highway 99 to a TXDOT monument disk found for an interior corner of this tract;

THENCE, North 02° 28' 32" West - 66.98 feet with an east right-of-way line of said State Highway 99 to a TXDOT monument disk found for an angle point of this tract;

THENCE, North 42° 34' 59" East - 50.02 feet with the southeast right-of-way line of said State Highway 99 to a TXDOT monument disk found for an angle point of this tract;

THENCE, North 88° 01' 15" East – 1,169.62 feet with the south right-of-way line of said State Highway 99 to a TXDOT monument disk found for an angle point of this tract;

THENCE, South 73° 26' 35" East – 26.19 feet with the south right-of-way line of said State Highway 99 to a TXDOT monument disk found for an angle point of this tract;

THENCE, North 88° 01' 15" East – 30.30 feet with the south right-of-way line of said State Highway 99 to a TXDOT monument disk found for the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction with the south right-of-way line of said State Highway 99 and with said non-tangent curve to the right having a radius of 1,030.79 feet, a central angle of 22° 58' 29", a length of 413.33 feet and a chord bearing South 60° 10' 38" East – 410.57 feet to a 5/8-inch iron rod found in the southwest right-of-way line of State Highway 249 (width varies) for the northeast corner of this tract;

THENCE, in a southeasterly direction with the southwest right-of-way line of said State Highway 249 and with a non-tangent curve to the right having a radius of 1,379.00 feet, a central angle of 01° 37' 30", a length of 39.11 feet and a chord bearing South 23° 20' 16" East – 39.11 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." found for the end of said curve;

THENCE, South 22° 44' 12" East – 154.41 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument disk found for a point-of-curvature;

THENCE, in a southeasterly direction with the southwest right-of-way line of said State Highway 249 and with a curve to the left having a radius of 1,512.00 feet, a central angle of 12° 29' 50", a length of 329.80 feet and a chord bearing South 28° 59' 08" East – 329.14 feet to a TXDOT monument disk found for the end of said curve;

THENCE, South 35° 12' 22" East – 395.67 feet with the southwest right-of-way line of said State Highway 249 to a TXDOT monument disk found at the northeast end of a cutback at the intersection of the southwest right-of-way line of said State Highway 249 with the northwest right-of-way line of Boudreaux Road (100 feet wide), as recorded in Harris County Clerk's File No. D900150 for a southeast corner of this tract;

THENCE, South 08° 39' 54" West – 53.94 feet with said cutback to a TXDOT monument disk found at the southwest end of said cutback for a southeast corner of this tract;

THENCE, South 58° 19' 09" West – 791.84 feet with the northwest right-of-way line of said Boudreaux Road to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE, in a westerly direction with the north right-of-way line of said Boudreaux Road and with said non-tangent curve to the right having a radius of 2,750.00 feet, a central angle of 28° 57' 23", a length of 1,389.80 feet and a chord bearing South 72° 50' 56" West – 1,375.06 feet to a 5/8-inch iron rod found at the intersection of the north right-of-way line of said Boudreaux Road with the east right-of-way line of said Rocky Road for the southwest corner of this tract;

THENCE, North 02° 42' 23" West – 1,732.43 feet with the east right-of-way line of said Rocky Road to the POINT OF BEGINNING and containing 65.6190 acres (2,858,363 square feet) of land.

Note: This metes-and-bounds description was written in conjunction with a survey performed on even date.

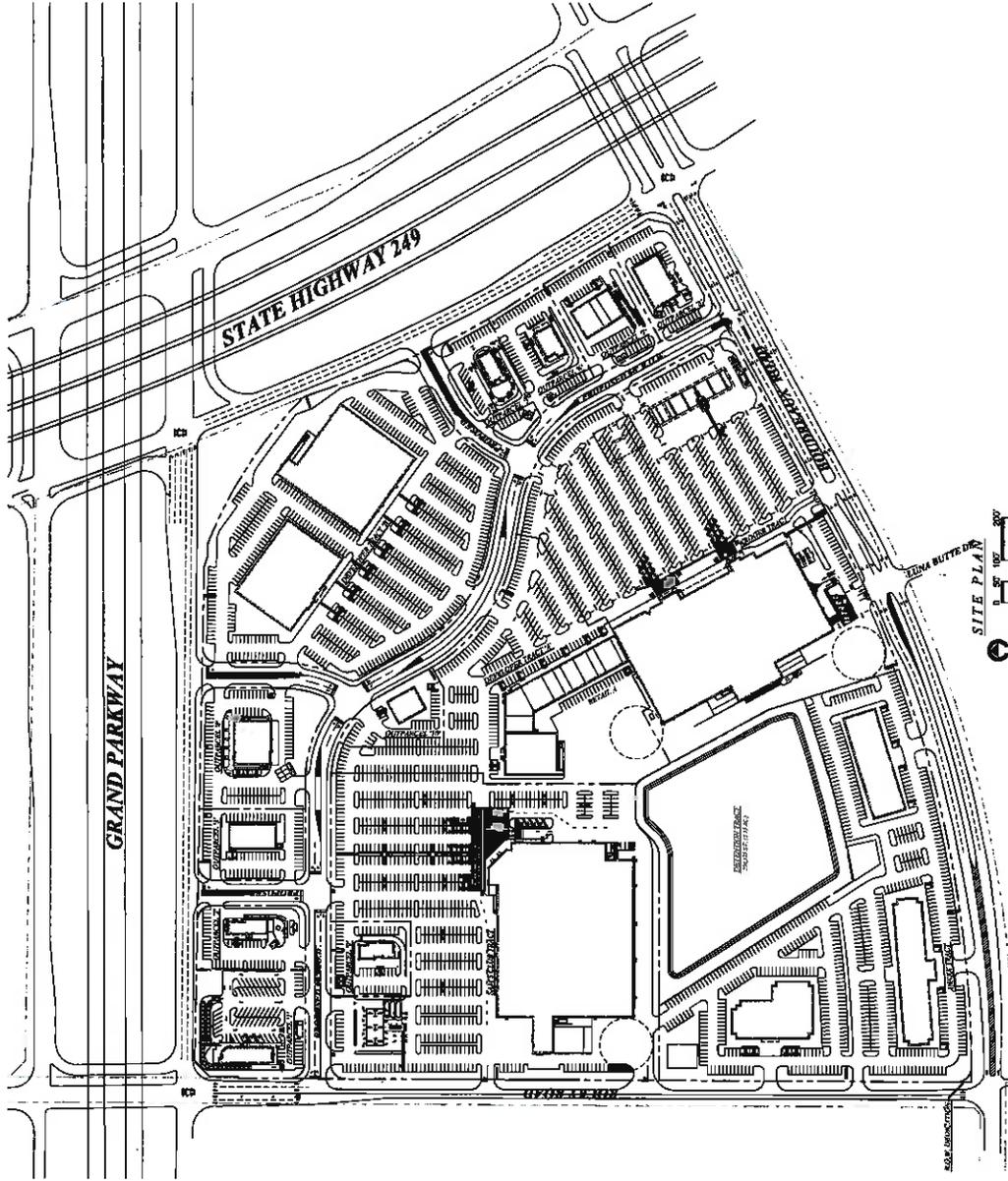
COMPILED BY:
TEXAS ENGINEERING AND MAPPING
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 356-181
356-181_South_Tract_R1.doc




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

EXHIBIT D

EXHIBIT D



GRAND PARKWAY TOWN CENTER

EXHIBIT
SWC OF GRAND PARKWAY & STATE HIGHWAY 249
TOMBALL, TEXAS

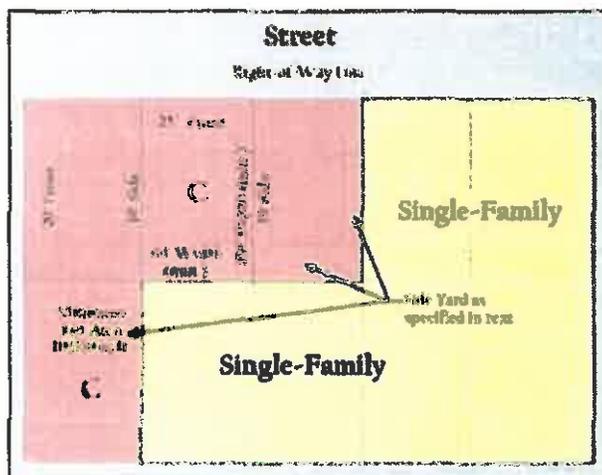
EXHIBIT E

EXHIBIT E

Sec. 50-77. - Commercial District (C).

- (a) **General purpose and description.** The C Commercial District is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the C Commercial District will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.
- (b) **Permitted uses.** Those uses listed for the C district in the use charts (section 50-82) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) **Height regulations.** The maximum height in the C district shall be:
 - (1) 70 feet for the main buildings; also see setback requirements related to height in subsection (d)(2)b of this section.
 - (2) One story for accessory buildings.
 - (3) Additional height may be approved by CUP.
- (d) **Area regulations.**
 - (1) **Size of lot.**
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width: 60 feet.
 - c. Minimum lot depth; 100 feet.
 - (2) **Size of yards.**
 - a. Minimum front yard: 25 feet. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side and rear yard: ten feet. If adjacent to a single-family, duplex (two family), patio home or single-family attached district, then side and rear setbacks (within which parking is permitted) shall be according to the height of the primary structure, as follows:

Illustration 50-77-1: Setback and height relationship for commercial structures



1. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height as shown in Illustration 50-75-2.
 2. Setback measurements shall be calculated by story.
 3. These measurements shall not limit any building to less than 35 feet.
- c. Interior side yards: when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.
- d. Exceptions for certain retail shopping center outbuildings fronting State Highway 249: notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be ten feet if:
1. The retail outbuilding is within a shopping center development (a development comprised of retail businesses which share common parking and pedestrian areas and facilities for their clientele) which contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
 2. The retail outbuilding contains not more than 100 square feet of floor area;
 3. The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
 4. The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
 5. The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.
- (3) Maximum lot coverage. Maximum lot coverage is 60 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- (4) Maximum floor area. Maximum floor area ratio (FAR) is 2:1.
- (5) The maximum glare produced by any industry shall be limited to four footcandles of illumination intensity beyond the industrial or commercial tract boundary throughout the light frequency spectrum beginning with ultraviolet and ending through the infrared wavelengths.

(Code 1978, § 5-9; Code 1993, § 14-9; Ord. No. 2008-01, § 31, 2-4-2008)

Sec. 50-82. - Use regulations (charts).

(a) Conformance with the use charts.

- (1) Generally. The use of land and/or buildings shall be in accordance with those listed in the following use charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the use charts are:

P	Designates use permitted in the zoning district indicated
(Blank)	Designates use prohibited (i.e., not allowed) in the zoning district indicated
C	Designates use may be permitted in the zoning district indicated by a CUP (also see section 50-81)
‡	The land use is defined within section 50-2

- (2) Unlisted uses. If a use is not listed (or is blank) in the use charts, it is not allowed in any zoning district (see subsection (a)(4) of this section).
- (3) Use chart organization. The land uses are listed in the use charts in alphabetical order.
- (4) Classification of new/unlisted uses. It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the use charts shall be made as follows:

a. Initiation.

1. A person, city department, the planning and zoning commission, or the city council may propose zoning amendments to regulate new and previously unlisted uses.
2. A person requesting the addition of a new or unlisted use shall submit to the city manager or his designee, all information necessary for the classification of the use, including but not limited to the following:
 - (i) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - (ii) The type of product sold or produced under the use;
 - (iii) Whether the use has enclosed or outside storage and the amount and nature of the storage;
 - (iv) Anticipated employment typically anticipated with the use;
 - (v) Transportation requirements;
 - (vi) The nature and time of occupancy and operation of the premises;
 - (vii) The off-street parking and loading requirements;
 - (viii) The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;

- (ix) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - (x) Impervious surface coverage.
- b. The city manager, or his designee, shall refer the question concerning any new or unlisted use to the planning and zoning commission, requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in subsection (a)(4)a.2 of this section. An amendment to this chapter shall be required as prescribed by section 50-34.
 - c. The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted (by right or by CUP).
 - d. The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve or disapprove the recommendation of the planning and zoning commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of subsection(b) of this section according to section 50-34.
 - e. Standards for new and unlisted uses may be interpreted by the city manager, or his designee, as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined in subsection (a)(b) of this section shall be followed for determination of the appropriate district. The decision of the city manager, or his designee, may be appealed according to the process outlined in subsections (a)(4)a2 through (a)(4)d of this section.

(b) Use charts.

Types of Land Uses	Residential Zoning Districts							Nonresidential Zoning Districts				OT&M U	Parking ratio (Also see section 50-112)	
	A G	SF 20 -E	SF -9	SF -6	D	M F	MH P	O	G R	C	L I			
Agriculture														
Bulk grain and/or feed storage	P										C	C		1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) †	P	P	P	P	P	P	P	P	P	P	P	P	P	None

Auto glass repair/tinting										P		P	P		P	1 space per 200 square feet
Auto interior shop/upholstery										C		P	P		P	1 space per 200 square feet
Auto muffler shop										C		P	P		P	1 space per 200 square feet
Auto paint shop										C		P	P		P	One per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)										P		P	P		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)										C		P	P			1 space per 200 square feet
Auto rental										P		P	P		C	1 space per 200 square feet
Auto repair (major) ‡										C		P	P		C	1 space per 200 square feet
Auto repair (minor) ‡										P		P	P		P	1 space per 200 square feet
Auto storage or auto auction ‡												C	P			1 space per 1,000 square feet

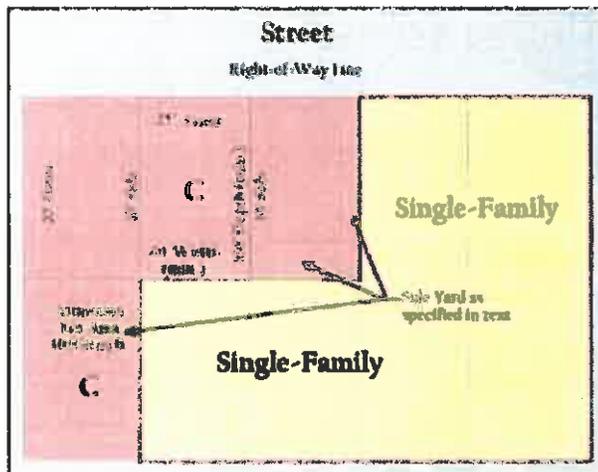
Antenna (noncommercial)	See section 50-116																		
Armed services recruiting center										P	P		P	P	P	1 space per 300 square feet			
Assisted living facility (continuing care retirement community) ‡										P		C	P		P	P	1.5 spaces per dwelling unit plus any additional space for accessory uses		
Auction house														C		P	P	C	1 space per 100 square feet
Broadcast station (with tower)	See section 50-116																		
Broadcast towers (commercial)	See section 50-116																		
Cellular communications tower/PCS	See section 50-116																		
Cemetery and/or mausoleum ‡	C	C	C	C			C	C	C	C	C	C	C	C	C	C	1 space per 5,000 square feet of land		
Child day care center (business) ‡										C		C	P		P		P	1 space per three children	
Church/temple/place of worship ‡	P	P	P	P			P	P			P	P	P		P	P	P	1 space per four seats in sanctuary	
Civic center (municipal) ‡	P	P	P	P			P	P			P	P	P		P	P	P	10 spaces plus	

Animal kennel (outdoor pens)	P										C	P		1 space per 500 square feet
Appliance repair									P		P	P	P	1 space per 500 square feet
Book binding											P	P	P	1 space per 500 square feet
Carpet and rug cleaning plant									C		P	P	C	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	C											C		1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡									C		P	P	C	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)									P		P	P	P	1 space per 1,000 square feet
Construction contractor with storage yard	C										P	P		1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles									P		P	P	P	1 space per 1,000 square feet of land
Contractor's temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	None

Sec. 50-77. - Commercial District (C).

- (a) **General purpose and description.** The C Commercial District is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the C Commercial District will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.
- (b) **Permitted uses.** Those uses listed for the C district in the use charts (section 50-82) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) **Height regulations.** The maximum height in the C district shall be:
 - (1) 70 feet for the main buildings; also see setback requirements related to height in subsection (d)(2)b of this section.
 - (2) One story for accessory buildings.
 - (3) Additional height may be approved by CUP.
- (d) **Area regulations.**
 - (1) **Size of lot.**
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width: 60 feet.
 - c. Minimum lot depth: 100 feet.
 - (2) **Size of yards.**
 - a. Minimum front yard: 25 feet. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side and rear yard: ten feet. If adjacent to a single-family, duplex (two family), patio home or single-family attached district, then side and rear setbacks (within which parking is permitted) shall be according to the height of the primary structure, as follows:

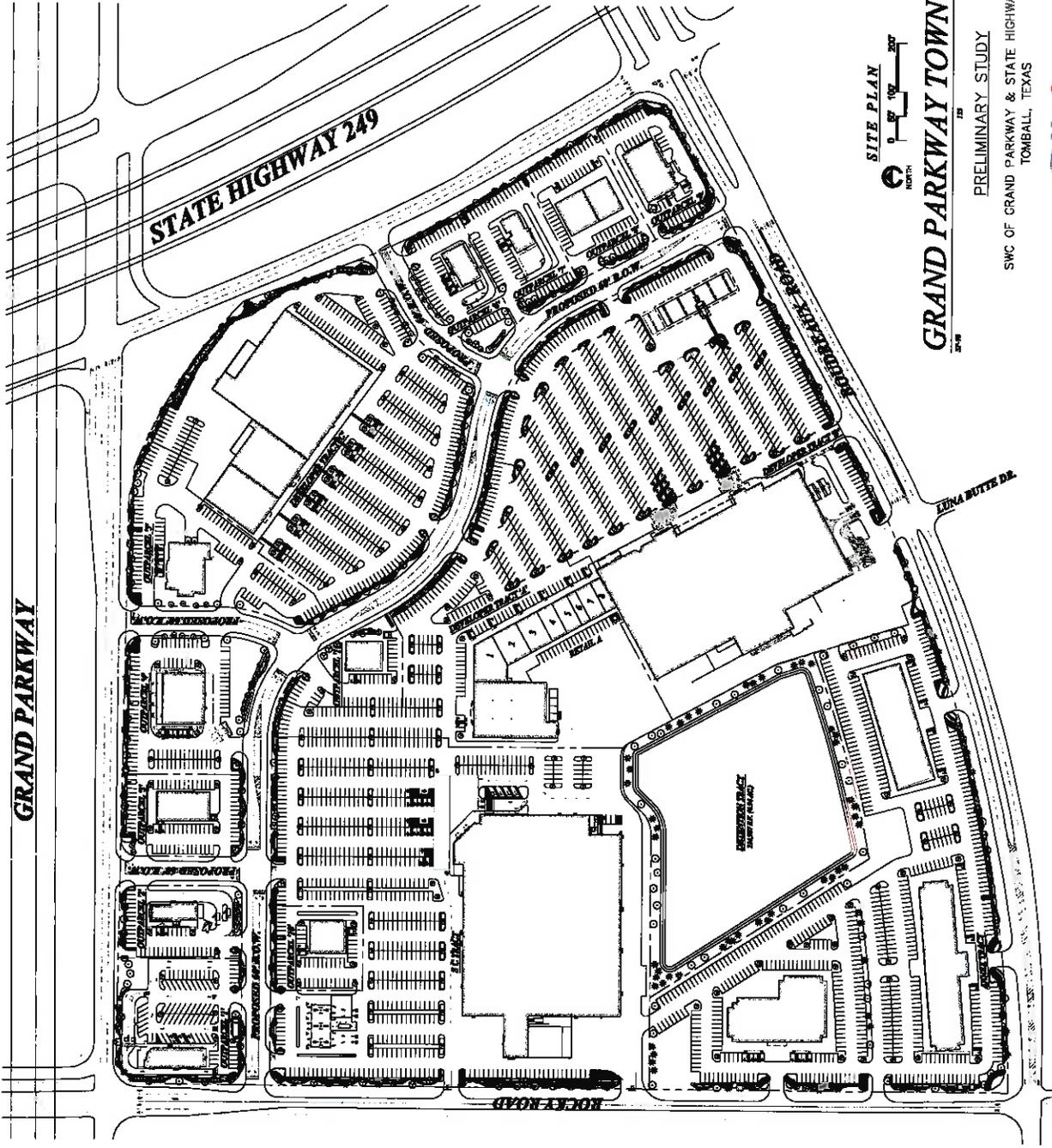
Illustration 50-77-1: Setback and height relationship for commercial structures



1. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height as shown in Illustration 50-75-2.
 2. Setback measurements shall be calculated by story.
 3. These measurements shall not limit any building to less than 35 feet.
- c. Interior side yards: when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.
- d. Exceptions for certain retail shopping center outbuildings fronting State Highway 249: notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be ten feet if:
1. The retail outbuilding is within a shopping center development (a development comprised of retail businesses which share common parking and pedestrian areas and facilities for their clientele) which contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
 2. The retail outbuilding contains not more than 100 square feet of floor area;
 3. The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
 4. The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
 5. The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.
- (3) Maximum lot coverage. Maximum lot coverage is 60 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- (4) Maximum floor area. Maximum floor area ratio (FAR) is 2:1.
- (5) The maximum glare produced by any industry shall be limited to four footcandles of illumination intensity beyond the industrial or commercial tract boundary throughout the light frequency spectrum beginning with ultraviolet and ending through the infrared wavelengths.

(Code 1978, § 5-9; Code 1993, § 14-9; Ord. No. 2008-01, § 31, 2-4-2008)

EXHIBIT F



SITE PLAN
NORTH

GRAND PARKWAY TOWN CENTER

PRELIMINARY STUDY

SWC OF GRAND PARKWAY & STATE HIGHWAY 249
TOMBALL, TEXAS

NowQuest
PROPERTIES
6824 W. Sam Houston Parkway N.
Suite 1000 Houston, Texas 77066
281.477.4300 www.nowquest.com

EXHIBIT F

PLANT LIST - GRAND PARKWAY TOWN CENTER

COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
LARGE TREES			
LOBLOLLY PINE	Pinus taeda	45 gal	3" CAL. 12-14HT. 7-8"SPRD. SPECIMEN
MONTEREY OAK	Quercus polymorpha	45 gal	3" CAL. 12-14HT. 7-8"SPRD. SPECIMEN
LIVE OAK	Quercus virginiana	45 gal	3" CAL. 12-14HT. 7-8"SPRD. SPECIMEN
CEDEAR BLM	Ulmus crinitissimus	45 gal	3" CAL. 12-14HT. 7-8"SPRD. SPECIMEN
MID TREES			
EAGLEBARK HOLLY	Ilex x stanfordii 'Eaglestar'	45 gal	2.5' CAL. 8-10HT. 8-7"SPRD. SPECIMEN
EAST PALATKA HOLLY	Ilex x stanfordii 'East Palatka'	45 gal	2.5' CAL. 8-10HT. 8-7"SPRD. SPECIMEN
SAVANNAH HOLLY	Ilex x stanfordii 'Savannah'	45 gal	2.5' CAL. 8-10HT. 8-7"SPRD. SPECIMEN
YAUPOON TREE	Ilex verticillata	45 gal	2.5' CAL. 8-10HT. 8-7"SPRD. SPECIMEN
GRAPETITLE MATCHES			
WAX MYRTLE	Leptospermum x Noctua	45 gal	12-14HT. 8-9"SPRD. MULTI-TRUNK. 3 CANE PIN.
SMALL TREES			
TEXAS MOUNTAIN LAUREL	Myrica carolinensis	45 gal	8-10HT. 5-6"SPRD. MULTI-TRUNK. 3 CANE PIN.
VITEX TREE	Sophora americana	45 gal	2" CAL. 8-10HT. 8-9"SPRD. SPECIMEN
LARGE SHRUBS			
LITTLE RICHARD ABELIA	Abelia x grandiflora	3 gal	18" Ht. 18"SPRD. Full, rounded.
TEXAS SAGE GREENCLOUD	Leucophyllum frutescens	3 gal	24" Ht. 18"SPRD. Full, rounded.
TEXAS SAGE SILVERADO	Leucophyllum frutescens	3 gal	24" Ht. 18"SPRD. Full, rounded.
MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	3 gal	24" Ht. 24"SPRD. Full, rounded.
MORNING LIGHT GRASS	Miscanthus sinensis 'Morning Light'	3 gal	24" Ht. 24"SPRD. Full, rounded.
GULF HULLY GRASS	Muhlenbergia capillaris	3 gal	24" Ht. 24"SPRD. Full, rounded.
LINDSEYERS HULLY	Muhlenbergia lindheimeri	3 gal	24" Ht. 24"SPRD. Full, rounded.
DWARF MAX MYRTLE	Myrica carolinensis 'Pumila'	3 gal	24" Ht. 18"SPRD. Full, rounded.
MID SHRUBS			
YELLOW SAN YUCCA	Hesperaloe parviflora 'Yellow Sun'	3 gal	18" Ht. 18"SPRD. Full, rounded.
CARISSA HOLLY	Ilex cornuta 'Carissa'	3 gal	18" Ht. 18"SPRD. Full, rounded.
DWARF YAUPOON HOLLY	Ilex verticillata 'Nana'	3 gal	18" Ht. 18"SPRD. Full, rounded.
PROSTRATE JUNIPER	Juniperus horizontalis 'Prostrata'	3 gal	18" Ht. 18"SPRD. Full, rounded.
PARDON'S JUNIPER	Juniperus chinensis 'Pardoni'	3 gal	18" Ht. 18"SPRD. Full, rounded.
ALBINO GRASS	Miscanthus sinensis 'Adagio'	3 gal	18" Ht. 18"SPRD. Full, rounded.
LITTLE KITTEN GRASS	Miscanthus sinensis 'Little Kitten'	3 gal	18" Ht. 18"SPRD. Full, rounded.
YAKU JIMA GRASS	Miscanthus sinensis 'Yaku Jima'	3 gal	18" Ht. 18"SPRD. Full, rounded.
INDIAN FEATHER GRASS	Nassella tenuiflora	3 gal	18" Ht. 18"SPRD. Full, rounded.
CASIAN GRASS	Panicum dichotomoides 'Casian'	3 gal	20" Ht. 18"SPRD. Full, rounded.
HAMELIN GRASS	Panicum dichotomoides 'Hamelin'	3 gal	20" Ht. 18"SPRD. Full, rounded.
MEXICAN BUSH SAGE	Salvia leucantha	3 gal	18" Ht. 18"SPRD. Full, rounded.
GROUNDCOVER PERENNIAL			
CORONADO VERANDA	Ceanothus sp.	1 gal	12" Ht. 12"SPRD. Full, rounded.
BIGLEAF IRIS	Iris latifolia	1 gal	12" Ht. 12"SPRD. Full, rounded.
LEPON GREM LANTANA	Lantana camara	1 gal	12" Ht. 12"SPRD. Full, rounded.
NEW GOLD LANTANA	Lantana camara 'New Gold'	1 gal	12" Ht. 12"SPRD. Full, rounded.
BELLING PURPLE LANTANA	Lantana camara 'Purple'	1 gal	12" Ht. 12"SPRD. Full, rounded.
COLOMBIA DAINI	Rubiacella fulva 'Colombia'	1 gal	12" Ht. 12"SPRD. Full, rounded.
PALE PINK	Rubiacella sp.	1 gal	12" Ht. 12"SPRD. Full, rounded.
PEACHY BLUE SAGE	Salvia leucantha	1 gal	12" Ht. 12"SPRD. Full, rounded.
VICTORIA BLUE SAGE	Salvia leucantha 'Victoria'	1 gal	12" Ht. 12"SPRD. Full, rounded.
MOONLIGHT AUTUMN SAGE	Salvia greggii 'Moonlight'	1 gal	12" Ht. 12"SPRD. Full, rounded.
PURPLE SALVIA	Salvia greggii 'Purple'	1 gal	12" Ht. 12"SPRD. Full, rounded.
RASPBERRY SALVIA	Salvia x 'Raspberry Delight'	1 gal	12" Ht. 12"SPRD. Full, rounded.
MAY NIGHT SAGE	Salvia x 'May Night'	1 gal	12" Ht. 12"SPRD. Full, rounded.
VERBENA	Verbena 'Norman's Purple'	1 gal	12" Ht. 12"SPRD. Full, rounded.
PAVILY NUBBY RETURNA	Verbena nubbly 'Returna'	1 gal	12" Ht. 12"SPRD. Full, rounded.
LINDSEY EMBERAL GODDESS	Verbena lindseyi 'Emberal Goddess'	1 gal	12" Ht. 12"SPRD. Full, rounded.
ASIAN JASMIN	Trachelospermum asiaticum	4" pot	12" Ht. 12"SPRD. Full, rounded.

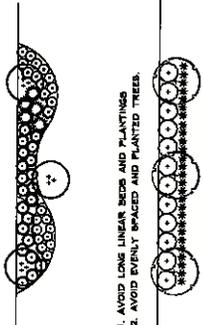
**OTHER PLANT MATERIAL MAY BE USED BY APPROVAL ONLY

OTHER LANDSCAPE MATERIAL:

1. LANDSCAPE ROCK SHALL BE MOSS ROCK OR GRANITE. ROCK SHALL BE 8"-8" AGGREGATE IN SIZE OR SMALLER.
2. GRANITE SHALL BE OCAHOCHA BROWN OR SIMILAR.
3. FLAGSTONE SHALL BE OCAHOCHA BROWN OR SIMILAR.
4. BORDEN ROCK SHALL BE OCAHOCHA BROWN CHIP OR MATCH OTHER STONE ON PROPERTY.

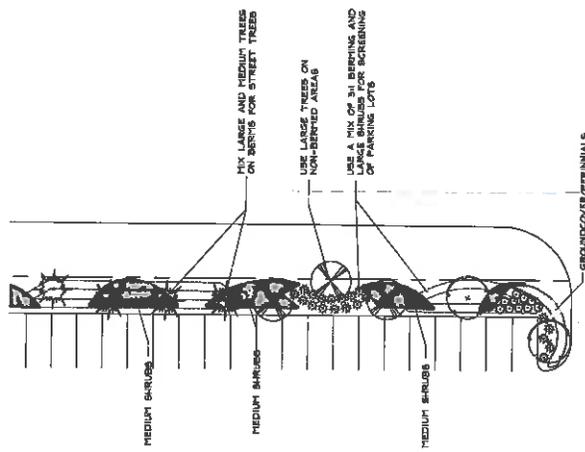
PREFERRED PLANTINGS:

1. BERRIES SHOULD HAVE A NATURAL CURVILINEAR OR S-CURVED GROWTH HABIT.
2. TREES SHOULD BE PLANTED IN A NATURAL OFF-CENTER LAYOUT, LEAVING VISIBILITY TO DRIVE.
3. A MAJORITY OF TREES SHOULD BE EVERGREEN.
4. SHRUB PLANTINGS SHOULD BE A MIX OF EVERGREEN, ORNAMENTAL GRASSES, AND GROUNDCOVER.

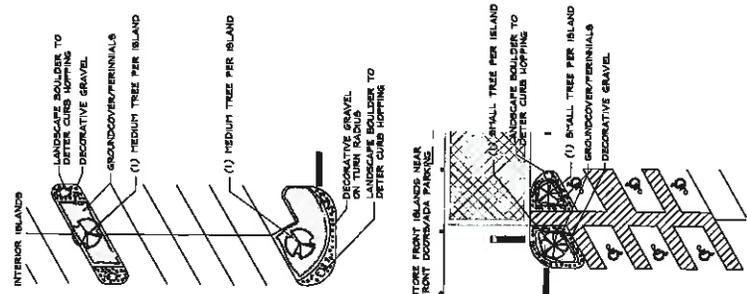


1. AVOID LONG LINEAR BEDS AND PLANTINGS.
2. AVOID EVENLY SPACED AND PLANTED TREES.

STREET FRONTAGE:



PARKING LOTS:



GRAND PARKWAY TOWN CENTER

PRELIMINARY STUDY

SIC OF GRAND PARKWAY & STATE HIGHWAY 249



287 Poydras Street, Suite 1500, New Orleans, LA 70112
504.581.4300 www.neworleansplanning.com

EXHIBIT G

EXHIBIT G-1

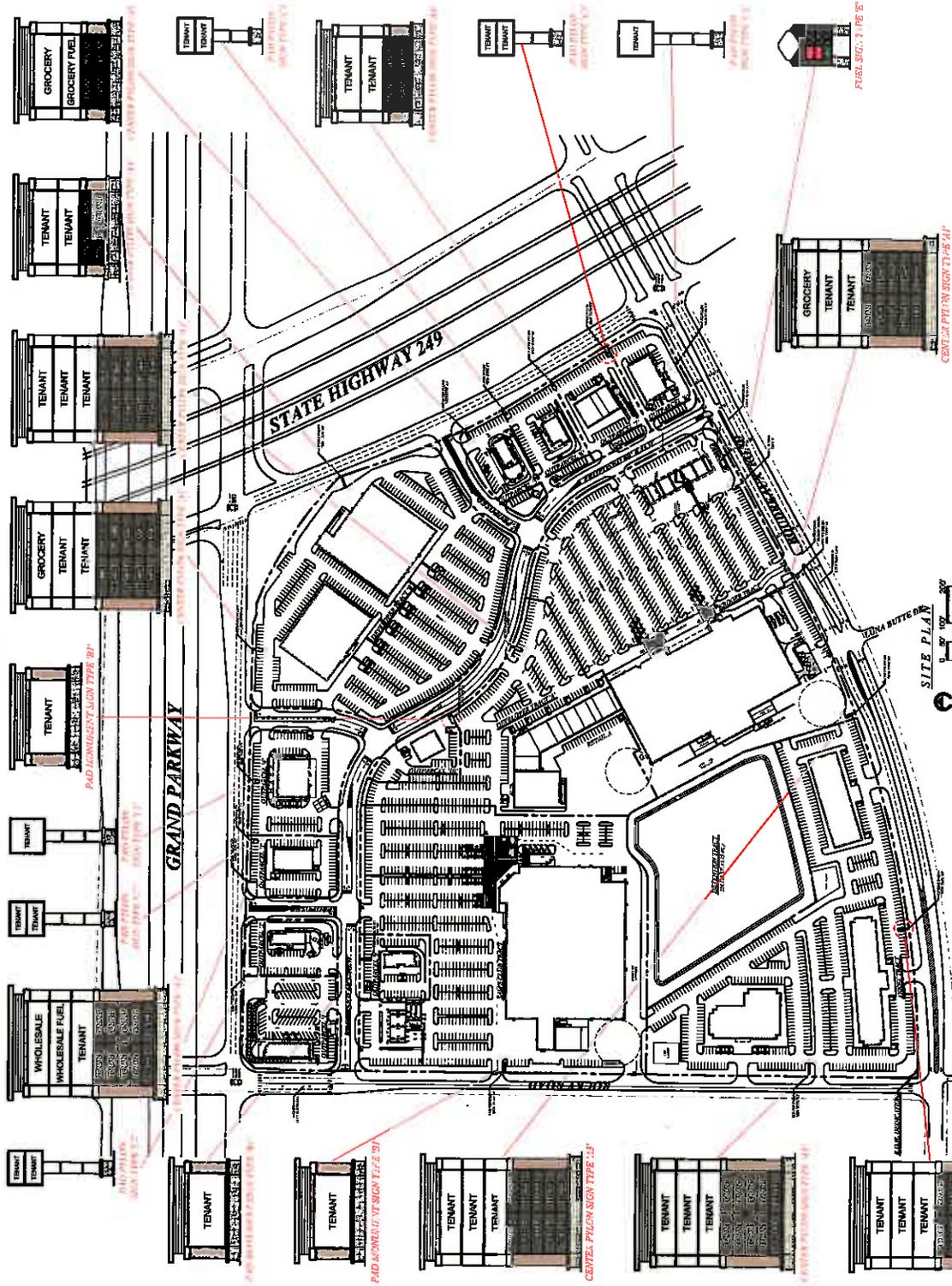
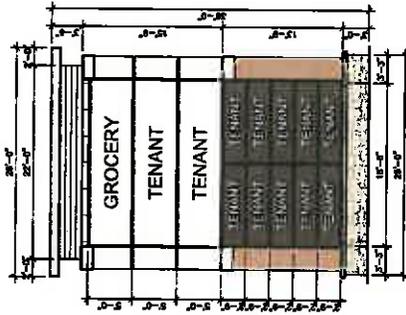


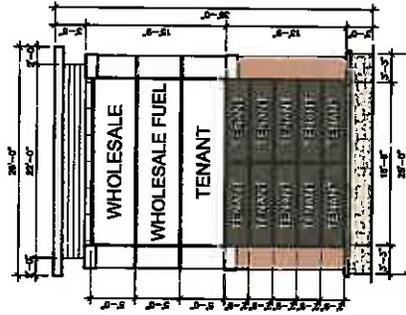
EXHIBIT
GRAND PARKWAY TOWN CENTER

SWC OF GRAND PARKWAY & STATE HIGHWAY 249
 TOMBALL, TEXAS

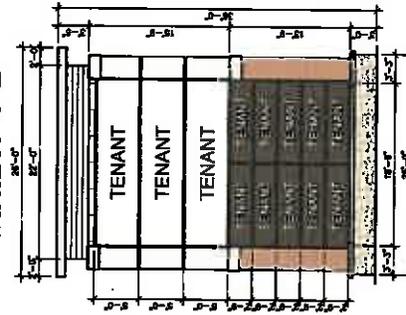
EXHIBIT G-2



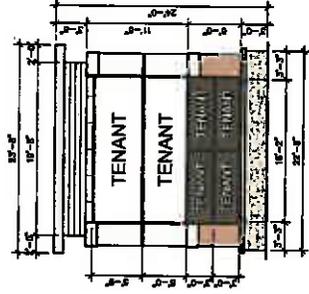
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SCALE: NOT TO SCALE



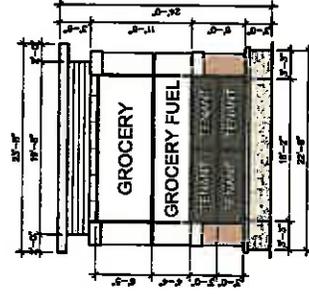
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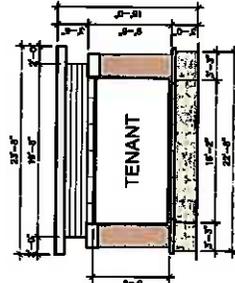
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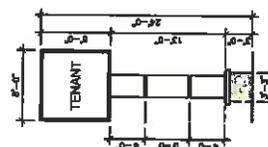
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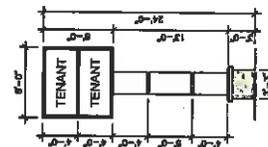
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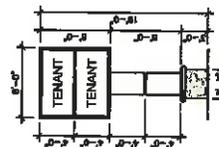
PAD MONUMENT SIGN TYPE 'B1'
SCALE: NOT TO SCALE



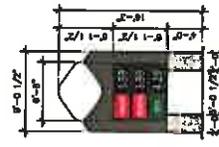
PAD PYLON SIGN TYPE 'C1'
SCALE: NOT TO SCALE



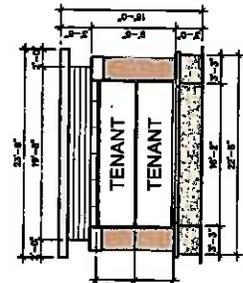
PAD PYLON SIGN TYPE 'C2'
SCALE: NOT TO SCALE



PAD PYLON SIGN TYPE 'C3'
SCALE: NOT TO SCALE



FUEL SIGN TYPE 'E'
SCALE: NOT TO SCALE



PAD MONUMENT SIGN TYPE 'B2'
SCALE: NOT TO SCALE

SIGNAGE
EXHIBIT
GRAND PARKWAY TOWN CENTER

SWC OF GRAND PARKWAY & STATE HIGHWAY 289
TOMBALL, TEXAS

