



Conceptual Plan Overview 01 Location, Existing Features, Land Uses & Overall Improvements Sections 1 - 4 02 West Side of Property: Multifamily & Single-Family Residential **Sections 5-9** 03 Central Portion of Property: Retail-Residential Mixed-Use Sections 10-13 04 East Side of Property: Single-Family Residential





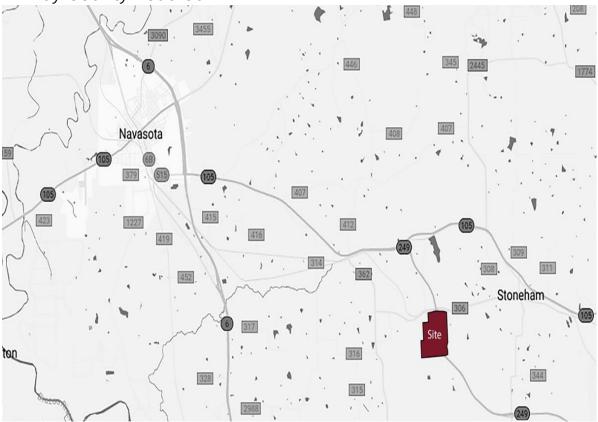
General

The following Site Analysis was performed on a 440.3196-acre parcel which includes 7.2346 ROW (net area = 433.0850). The subject property is located in Grimes County and the City of Navasota (Tx) ETJ.



Site Specifics

County Road 306 borders the property to the North and Highway 249 (Aggie Expressway) runs directly through the center of the property, dividing the parcel into east and west sections. The southeastern portion of the property is bordered by County Road 307.



Potential Wetland

Existing Water Feature Existing Vegetation

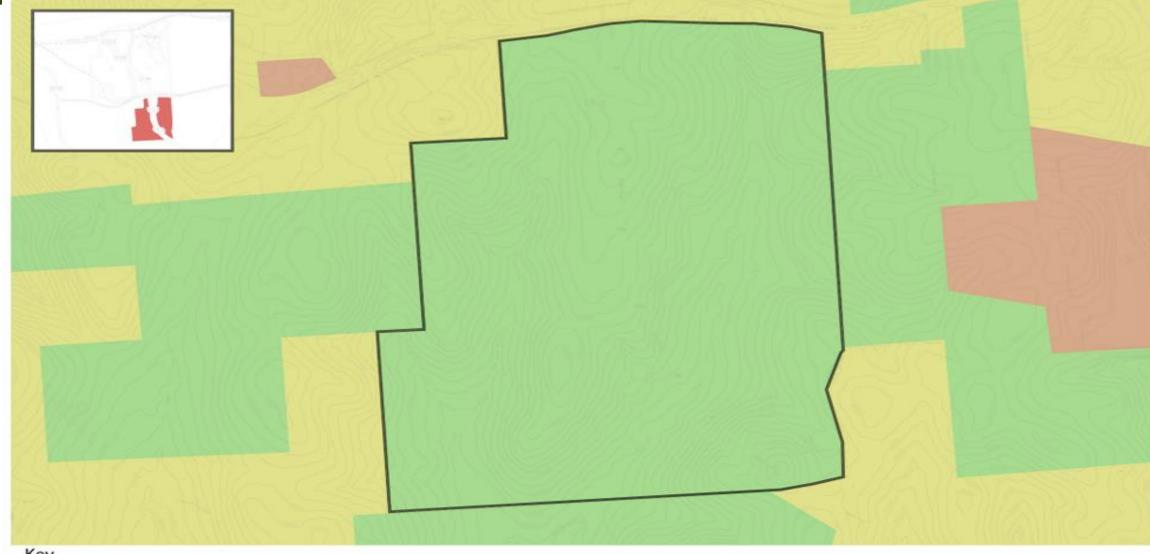


Scale: 1"= 300'





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Key

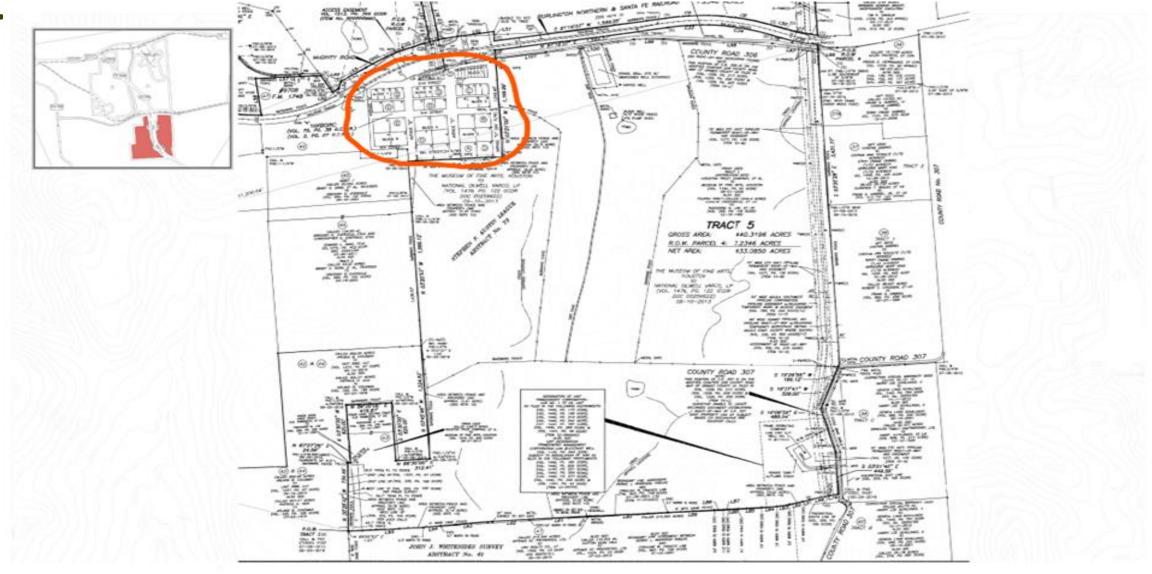
Site Boundary Topography Line Residential Agriculture Industrial

Existing Zoning Map

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Survey

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Site Boundary Topography Line 0% Slope 1% Slope 2% Slope 3-5% Slope 6-10% Slope 11-15% Slope 16-20% Slope 21-30% Slope 31-90% Slope Ridge Line Valley Swale High Point Low Point

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Slope Aspect Map

Scale: 1"= 300'



Avg. 3.5% 12 13 6 Key Conceptual Land Plan **Existing Roadways** Retail 60'-80' Lots Site Boundary Single Family **Existing Pipelines** 80'-100'Lots Topography Line Scale: 1"= 300' Multi Family Proposed Roadways Slope Indicator 1 Acre Lots Retail- Residential Mixed Use Bridge **Proposed Trails** Created By: Elijah Schmit, Chris Semper, Greenspace Existing Water Features Railroad Retention Ponds Existing Vegetation Parcel Boundary Collin Marlow, & Tucker Hermes

SWOT Analysis

STRENGTHS

Natural swales, valleys, and creeks flowing south present ideal drainage without significant use of storm sewer and retention design. Easy access to Houston via the Aggie Expressway.

OPPORTUNITY

First significant development in the area with most land zoned agricultural, so capture rate of potential residents should be high as population in the area expands. This development could spur additional residential development in surrounding area.

WEAKNESSES

Loamy fine sand soils will need stabilization via significant additives (lime/cement) and compaction. Topography limits the developable area to roughly 50% of site.

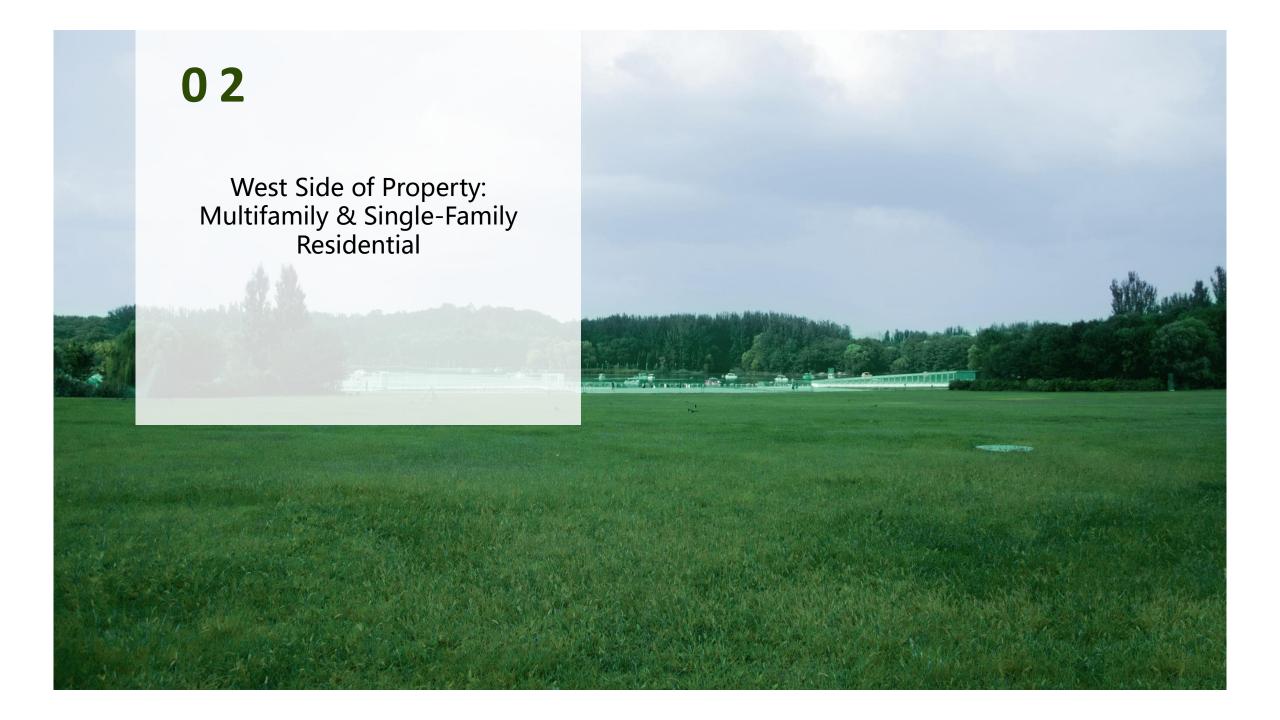
THREATS

There could be zoning issues and pushback from neighboring properties being the first significant mixed-use development in the area.

Overall Site Improvements



- MUD will be created for utility infrastructure to service site.
 - Loamy Fine Sand Soil must be stabilized with lime or cement and compacted prior to construction.
 - Retention ponds and drainage system as shown in concept plan.
 - Coordinate with TX-DOT (easement) on access points to site off the Aggie Expressway. No development on the pipeline easements on the eastern border of the site.
- Trees removed will be sold to offset clearing & grubbing costs.



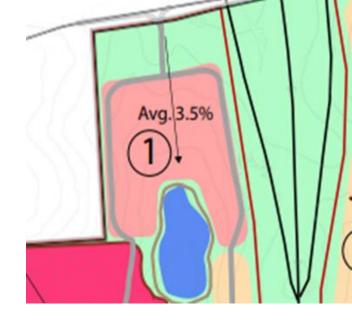


Section 1: Garden-Style Multifamily

Section 1: Garden-Style Multifamily (11.56 acres)

- Gated community in NW corner of property with access off County Rd 306
- Set back 300 ft to avoid noise from road/ railroad; entry monuments in greenspace
- Avg. slope 3.5%, maximum slope 8%

 - 13 units per acre density
 Cut of roughly 2,500 sq ft required
 Many separate 2-3 story buildings
- Retention pond south of property
 - Need to mitigate surface parking (impervious) and associated storm runoff
 - Amenity and drainage Walking trail system





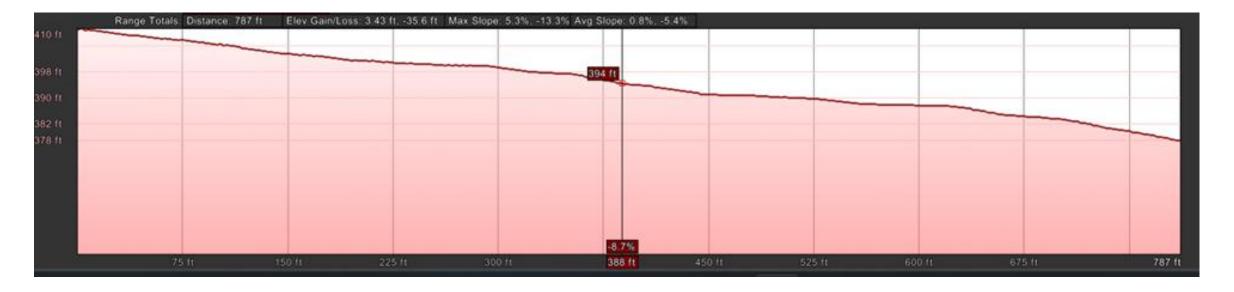


Section 2: High-Density Single-Family Residential

Section 2: High-Density Single-Family Residential (18.62 acres)

- 60-80 ft wide lots at building line setback (minimum 115 ft depth, 7k sq ft lot)
- Lower price point homes due to noise from road/ railroad and lack of privacy (next to adjacent site that may be developed)
- Avg. slope 5.4%, maximum slope 13.3%

 - Attempt to have local streets running parallel to contours
 Limit retaining walls and grading; max yield
 Not suitable for commercial development due to slope variation
 Swales/ valleys on either side of this section are to be avoided for development
- Low vegetation will help offset grading/ retaining wall cost
- Access to walking trail system and amenity lake (retention)







Section 3: Medium-Density Single-Family Residential

Section 3: Medium-Density Single-Family Residential (23.60 acres)

- 80-100 ft wide lots at building line setback
- Higher price point homes due privacy and larger lot sizes
- Avg. slope 4.7%, maximum slope 20.4% (southeast)
- Avg. slope 6.2%, maximum 23% (east)
 Intense grading and significant use of retaining walls will be required
 Areas with > 15% slope will be avoided for development
- Low vegetation and larger lot size will help offset grading/ retaining wall cost
- Access to walking trail system and large retention lake (amenity) to the south



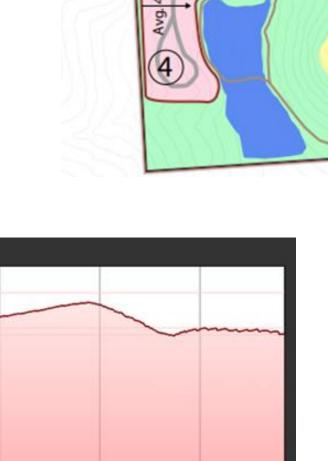


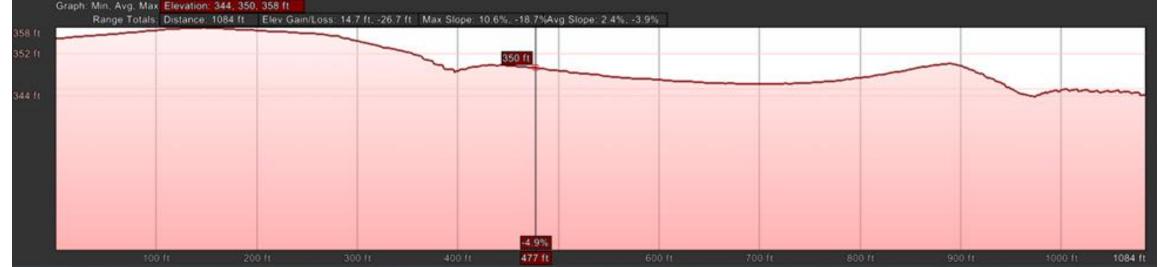


Section 4: Low-Density Single-Family Residential

Section 4: Low-Density Single-Family Residential (9.61 acres)

- 1 acre lots (9 lots total)
- High price point due to privacy, tree coverage, and lots with lake views (retention)
- Avg. slope 3.9%, maximum slope 18.7% (southeast)
 Slope range would be a challenge for denser development
 Hope is to limit grading with larger lots/ lower FAR
- Dense vegetation exists but larger lot size should help to offset clearing cost
 - Save any many trees as possible
- Will avoid development of swales on either side of this section (north and south)







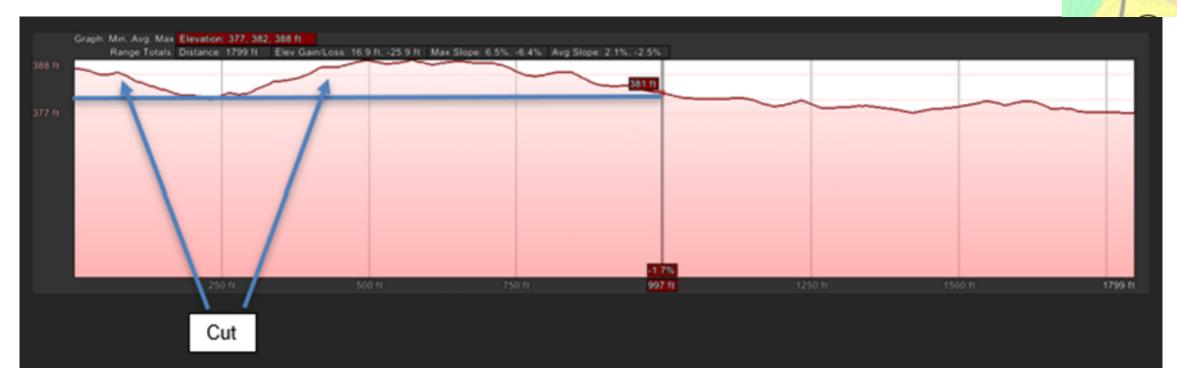




Section 5: Retail Centers

Section 5: Retail Centers (10.06 acres)

- Retail strip centers
- Consist of primarily food establishments
- Strategically located to attract commuters traveling between College Station and Houston
- Avg. slope of 2.1%, maximum slope 6.5%
 - Minimal slope differentials
 - Roughly 8 ft of cut required for stabilization
- Northern part shares retention pond with sections 1 & 2, connected by dedicated walking trail







Section 6: Residential-Retail Mixed-Use

Section 6: Residential-Retail Mixed-Use (31.43 acres)

- Retail-residential mixed-use property
 - First floor retail, upper floors condominiums
- High price point due to ease of access and surrounding green space
- Avg. slope 2.4%, maximum slope of 10.1%
 - Avoid development in areas of severe elevation change
 - Placement of fill as indicated on elevation profile
- Seamlessly integrate with retail spaces of section 5
- Picturesque views to east, west, & south







Section 7: Residential-Retail Mixed-Use

Section 7: Residential-Retail Mixed-Use (16.33 acres)

- Similar to section 6, located on east side of Aggie Expressway
- Gradually slopes from northwest to southeast
- Avg. slope of 4.6%
 - Accommodate by cut/fill methods along blue line
- Not surrounded by green space like section 6
- Bordered by retail & multifamily to the north, single family to the east
 - Walking trail connects all sections
 - Retention pond lies south, managing drainage and providing attractive view





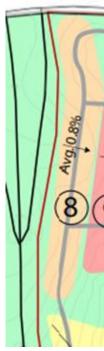


Section 8: Retail Centers

Section 8: Retail Centers (10.25 acres)

- Retail strip centers
- Consist of mainly food establishments
- Central areas only 0.8% Avg. slope 2.2%, max slope 9%
 - Significant cutting necessary along blue line
 - Minimal clearing & grubbing due to lack of vegetation, offset excavation
- Backs up to section 9, enhancing connectivity







Section 9: Contemporary Urban-Style Multifamily

Section 9: Contemporary Urban-Style Multifamily (10.30 acres)

- Apartments featuring both surface & structured garage parking Accessible via entrance off County Rd 306
- Favorable topography
 - Avg. slope 2.1% 2.4%, maximum slope 10.2% up to 10ft of cut required

 - Avoid construction in southern part of section as slope increases towards swale
- Minimal clearing due to lack of vegetation Sizable retention pond behind community to serve as amenity and view
- Access to walking trail system

 Large entry monuments placed in greenspace north of community









Section 10: High-Density Single-Family Residential

Section 10: High-Density Single-Family Residential (7.54 acres)

- 60-80 ft wide lots at building line setback (minimum 115 ft depth, 7k sq ft lot)
- Lower price point homes due to noise from road/ railroad and reduced privacy
- Avg. slope 6.3%, maximum slope 15.9%
 - limit retaining walls; help enable max yield
 - Swales on south side of section to be avoided for development
- Medium vegetation will require clearing, larger trees will be preserved where they can.
- Access to walking trail system





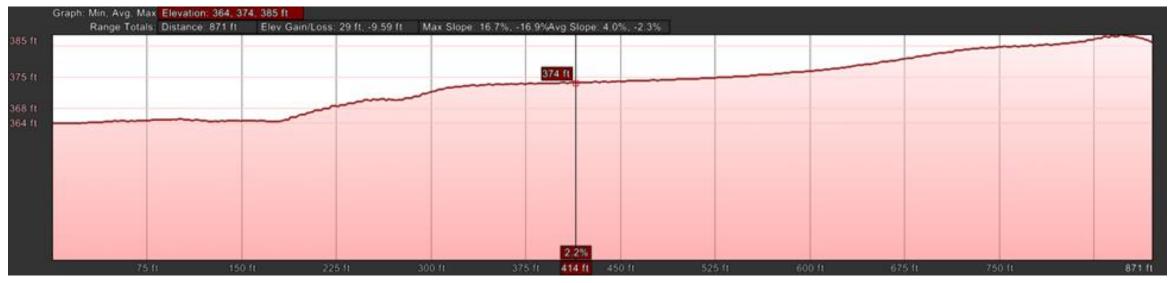


Section 11: Low-Density Single-Family Residential

Section 11: Low-Density Single-Family Residential (7.88 acres)

- 1 acre lots (9 lots total)
- High price point due to privacy, tree coverage, and lakefront lots (retention)
- The area's topography includes slopes ranging up to 16.9%, with an average slope of about 4.0%
 - Slope range would be a challenge for denser development
 - Hope is to limit grading with larger lots/ less net developable area
- Dense vegetation and larger lot size will help offset clearing costs
- Will avoid development of swales on either side of this section and the pipeline easement







Section 12: Low-Density Single-Family Residential

Section 12: Low-Density Single-Family Residential (17.82 acres)

- 1 acre lots
- High price point due to privacy, tree coverage, and walking trail access.
- The terrain in this section is challenging with a maximum slope of 15.1% and an average of 2.8% - 4.1%,

 - Slope range would be a challenge for denser development Hope is to limit grading with larger lots/ less net developable area
- Dense vegetation and larger lot size will help offset clearing costs
- Will avoid development of swales on either side of this section, also avoid pipeline easement







Section 13: Medium-Density Single-Family Residential

Section 13: Medium-Density Single-Family Residential (29.21 acres)

- Section 13 is a medium-density residential area in the southeast corner with slopes up to 18.6% and an average of 2.8%, featuring a landscape that facilitates easier construction
- The development plan includes preservation of larger trees, strategic placement away from Aggie Expressway for reduced noise,
- Extensive use of retaining walls will manage steeper terrain, especially on the northeast and east sides. Avoid the pipeline easement and active well.
- Amenities such as a mixed-use retail development and walking trails enhance resident lifestyle.





