

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

| | |
|---|--------------------------------------|
| AGENDA OF: February 16, 2015 | ITEM NO.: |
| DATE SUBMITTED: February 3, 2015 | DEPT. OF ORIGIN: Planning |
| PREPARED BY: Johnna Matthews | PRESENTOR: Johnna Matthews |
| REVIEWED BY: Matt Buchanan | REVIEW DATE: February 9, 2015 |
| SUBJECT: A request of Triangle 31, Ltd. and West Development Company, Inc.; owners; for a Joint Workshop regarding a proposed Planned Development known as "The Oasis at Pearland;" a proposed senior (55+) community, including approximately 60 acres of land located on the west side of the proposed extension of Pearland Parkway, north of Cowarts Creek and south of Towne Lake Estates, Pearland, TX | |
| EXHIBITS: Aerial Map Zoning Map Future Land Use Map Joint Workshop Application Packet & PD Document | |
| EXPENDITURE REQUIRED: N/A | AMOUNT BUDGETED: N/A |
| AMOUNT AVAILABLE: N/A | PROJECT NO.: N/A |
| ACCOUNT NO.: N/A | |
| ADDITIONAL APPROPRIATION REQUIRED: N/A | |
| ACCOUNT NO.: N/A | |
| PROJECT NO.: N/A | |
| To be completed by Department: | |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Legal |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution |

EXECUTIVE SUMMARY

The purpose of the joint workshop is to get feedback regarding rezoning of the property from Light Industrial (M-1) and Single Family Residential 4 (R-4) to a Planned Development (PD) for a senior housing community with commercial along Pearland Parkway. If the Planning and Zoning Commission and City Council are generally in

support of the proposed use of the property, staff will work with the applicant and present a more detailed PD document at a future workshop.

Proposed Development Description

The subject property includes approximately 60 acres of land for which the property owners are proposing a PD known as The Oasis of Pearland; a proposed residential community for seniors 55 and older, with approximately 6.19 acres along Pearland Parkway to be developed with non-residential uses. The subject property is located on the west side of the future extension of Pearland Parkway, north of Cowarts Creek and south of Towne Lakes Estates; and is currently located within 2 zoning districts; Light Industrial (M-1) and a small portion of Single Family Residential (R-4).

The Oasis of Pearland is described as a Continuing Care Retirement Community (CCRC) that would include senior independent living, assisted living, memory care and a nursing home. At this time the proposed development and PD does NOT include assisted living, memory care or a nursing home. The following are components of the proposed development:

Residential

| | Number of Units | Approximate Acres |
|--|---|--------------------------|
| Independent Living-Residences to Own | 204 two to three bedroom townhome units | 28 |
| Independent Living- Market Rate Multi-Family Units | 135 one to two bedroom apartment units | 7.9 |
| Independent Living- Tax Credit Multi Family Units | 140 one to two bedroom apartment units | 11 |

Non-residential

Additionally, the applicant proposes non-residential uses along Pearland Parkway on approximately 6 acres of land.

The proposed development is further described below:

Independent Living- Residences to Own

- 28 acres
- 204, two to three bedroom homes ranging from 1,200 to 1,600 square feet
- 6,000 square foot club house with swimming pool and theatre
- Trail along with a dog park

Independent Living- Residences to Rent

- 7.913 acres
- 135, one to two bedroom units ranging from 600 to 1,200 square feet

- 17 dwelling units per acre
- 2.14 parking spaces per unit, including 6 parking spaces for the club house, for a total of 289 parking spaces
- Overlooking a 5 acre “lake”
- Multiple elevators for 3-story buildings
- 5,000 square foot clubhouse with swimming pool, congregation facility, entertainment areas, exercise facilities
- Trails along the proposed lake

Independent Living- Residences to Rent (Tax Credit)

- 11.611 acres
- 140 one to two bedroom units ranging from ranging from 936 to 27,000 square feet
- 12 dwelling units per acre
- 2 parking spaces per unit for a total of 280 parking spaces + 5 parking spaces for the clubhouse
- Will comply with HUD requirements
- 3-story buildings with multiple elevators to accommodate 150 senior families
- 4,000 square foot clubhouse with a swimming pool, congregation facility, entertainment areas, exercise facilities

The non-residential component will include the following:

- 6.194 acres
- Building A will include 7,000 square feet and 35 parking spaces at a ratio of 1 parking space per 200 square feet.
- Building B will include 32,000 square feet and 160 parking spaces at a ratio of 1 parking space per 200 square feet

Property Description

The property includes approximately 60 acres of land in private ownership and is currently undeveloped, with the exception of a detention pond located at the northern most boundary of the property. The subject property has direct frontage on Pearland Parkway, and according to the Thoroughfare Plan, Industrial Drive will extend through the center-most portion of the site and will connect to Dixie Farm Road. Discussions have ensued regarding amending the Thoroughfare Plan to dead end at the western most boundary of the site and not connect to Dixie Farm Road. However, an unlabeled exhibit provided by the applicant illustrates Industrial Drive extending through the center-most portion of the site and connecting to Pearland Parkway. The aforementioned unlabeled exhibit shows what appears to be 3 pipeline easements of over 30 feet; however the exhibit is not legible.

Comprehensive Plan

The subject property is located within the Medium Density Residential and Light Industrial future land use designations. According to the Comprehensive Plan, the

Medium Density Residential future land use designation is to be developed with less traditional attached and detached dwelling units, including duplexes, townhomes, and patio homes; or a mix of low and high density residential uses of 4-10 dwelling units per acre. Smaller lots may be acceptable if common open space is provided and overall density is not increased. Recommended zoning districts include Single Family Residential (R-3) and Single Family Residential- (R-4) zoning districts. Although the overall density for the residential component of the development is 10 dwelling units per acre, the development, as proposed does not meet the future land use designation due to the multi-family residential component. The applicant has not provided an overlay zoning district for the residential component of the development.

The site is also located within the Light Industrial future land use designation. The Plan recommends warehousing, distribution and light manufacturing; industrial parks and high tech industries. The Comprehensive Plan recommends supporting retail, office and service uses congregated at street intersections, with performance standards for certain uses; indoor and outdoor commercial uses. Appropriate zoning districts include Light Industrial (M-1). The development, as proposed partially meets the intent of the zoning district with proposed retail uses fronting on Pearland Parkway.

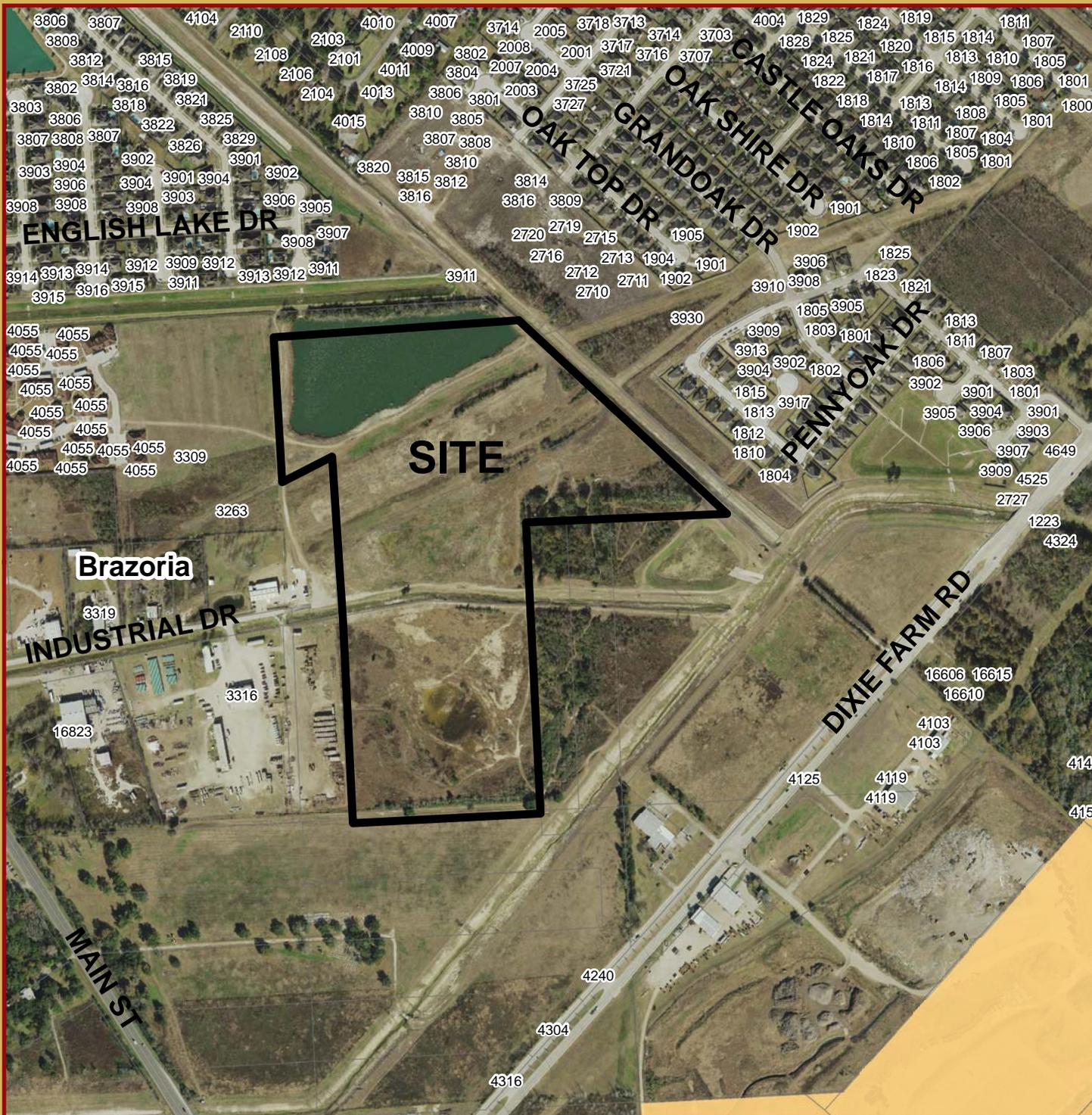
The applicant has not provided an overlay zoning district for the non-residential component of the development.

Staff Comments

Realizing that the proposed PD has been submitted in a draft format, staff has reviewed the PD document and has a number of comments as listed below.

1. A PD is “intended to generally implement the goals and objectives of the Comprehensive Plan, may include uses, regulations and other requirements that vary from the provisions of other zoning districts, allow for flexible and creative planning, and will ultimately result in a **higher/superior quality development for the community than would result from the use of conventional zoning.**”
2. The PD does not conform to either of the future land use designations of Medium Density Residential or Light Industrial.
3. The PD does not provide standards to be followed such as minimum lot sizes for the single family product, building heights, building exterior construction, details regarding landscaping, screening, sidewalk/jogging/walking trail width, etc.
4. The PD does not include an overlay zoning district.
5. Staff recommends restricted the non-residential uses proposed along Pearland Parkway to office/medical uses.
6. The PD does not list variations, nor does it follow the template outlined for a PD, which was provided to the applicant.
7. A PD requires 20% of the gross land area to be devoted to usable open space. Open space/landscape calculations are required. Additionally, multi-family developments require 900 square feet of open space/dwelling unit. A table and an exhibit indicating acreages designated for each of the following separately: open space, parkland dedication, and areas dedicated for landscaped areas, as applicable, is required.
8. A PD requires amenities that would result in a “superior/higher development,” that could not otherwise be achieved through conventional zoning, and is not to be used as a land use variance. The applicant was provided with a list of possible amenities/enhancements and was asked to quantify and codify all amenities/enhancements that are not required by the UDC. For example, the PD makes mention of the second housing option overlooking a “5 acre lake.” A detailed description of the lake, including amenities is required.
9. A PD generally implements the goals and objectives of the Comprehensive Plan. The site is located within the Medium Density Residential and Light Industrial future land use designation. As proposed, the development does not comply with either future land use designation. The applicant was asked to provide a detailed description of how the PD fulfills the ideals, goals, objectives and/or concepts of the Comprehensive Plan.
10. A PD requires a design plan, which illustrates existing physical features of the site, location of existing and proposed public facilities, phasing of the development, access, thoroughfares, preliminary lot arrangements, proposed densities, proposed fencing/screening, landscape or private amenity areas, project scheduling, access, existing and proposed streets, alleys, easements, lot lines, building heights and locations, parking areas and ratios, fire lanes, etc. A design plan was not submitted.

11. The property is located within 2 zoning districts; R-4 and M-1. The applicant does not include the R-1 zoning district as an existing zoning district within the PD document.
12. All exhibits must include a title and must be labeled, and as applicable must include a legend.
13. Trails are proposed to be constructed of crushed granite. Trails and sidewalks must be constructed with an improved surface such as concrete.
14. There is a discrepancy in the text of the PD document and several exhibits regarding the number of stories proposed for the multi-family buildings. Text indicates 3 story building. Various exhibits indicate 2-story buildings.
15. Lot Area Data Exhibit appears to be for the "Independent Living-Residences to Own" residential product. However, the exhibit includes an "average square foot per apartment."
16. Lot Area Data Exhibits are required for each of the 3 proposed residential products as well as the non-residential along Pearland Parkway.
17. Acreage is not consistent for each proposed development type. For example, "Lot Area Data: Residential" Exhibit indicates the acreage is 26.92 acres. However, page 5 indicates 28 acres. The applicant was asked to ensure consistency or explain the discrepancy.
18. Renderings were provided for various buildings. However, specific details regarding façade materials and the development type were not included. For example Commercial Development; Independent Living-Residences to Rent; Independent Living- Residences to Rent (Tax Credit); Independent Living-Residences to Own.
19. The survey submitted is not legible.
20. Typos throughout the document.
21. Remove any mention of future developments from the PD document to avoid confusion. For example, the PD document references an assisted living facility as well as a Skilled Nursing Home in the future, with frontage on SH 35. The survey and exhibits do not include the property on SH 35.
22. Boundaries of the site are not consistent on all renderings and exhibits.
23. Metes and bounds description is not inclusive of the entire 61 acres as identified on the survey.
24. PD template should be utilized.



THE OASIS OF PEARLAND

AERIAL MAP



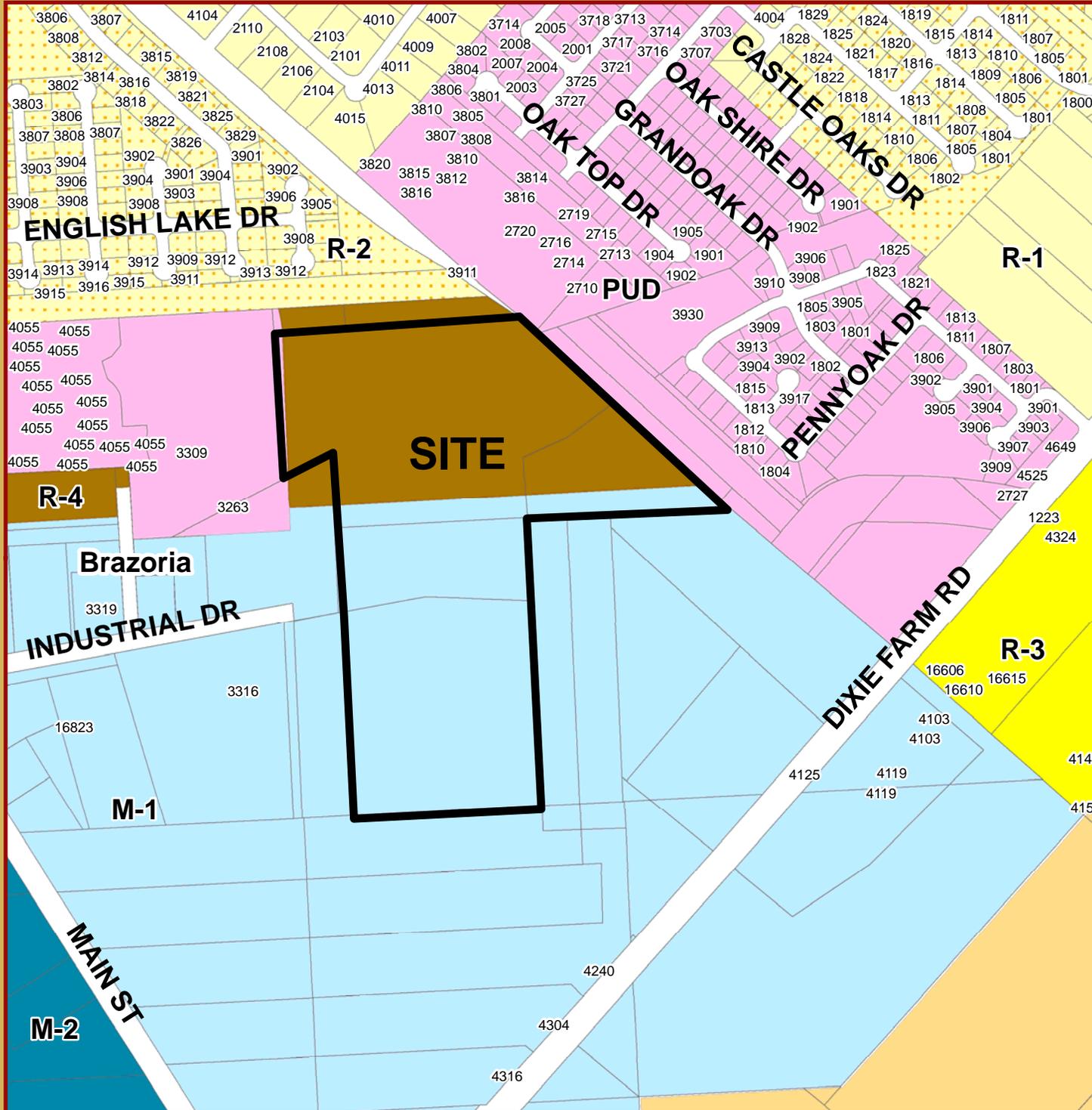
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1 inch = 618 feet

22 MAY 2014
PLANNING DEPARTMENT



THE OASIS OF PEARLAND ZONING MAP

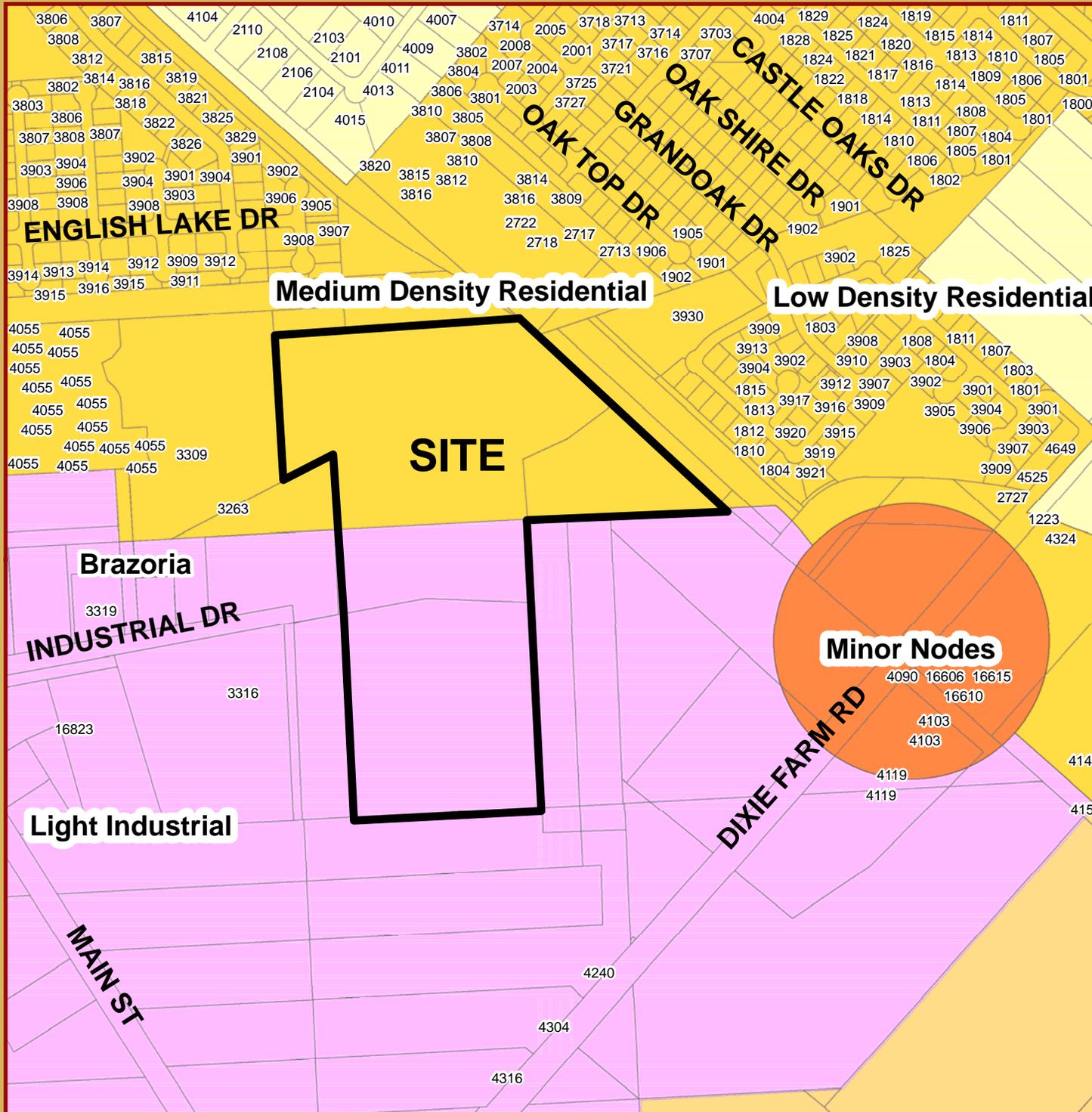


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1 inch = 618 feet

22 MAY 2014
PLANNING DEPARTMENT





THE OASIS OF PEARLAND

FLUP MAP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 618 feet

22 MAY 2014
PLANNING DEPARTMENT





REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP*



***THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: M-1

Proposed Zoning District: PD

Property Information:

Address or General Location of Property: Pearland Parkway

Tax Account No. #178215, #566559, #178215, #178191, #178189, #509994

Subdivision: ABSTRACT 551 HT+BRR Lot: _____ Block: _____

A complete package must include all information shown on the checklist below.

PROPERTY OWNER INFORMATION:

NAME Triangle 31, Ltd + West Dev. Co. Inc.
ADDRESS 7918 W. Broadway #106
CITY Pearland STATE TX ZIP 77581
PHONE (281) 997-1500
FAX (281) 997-2886
E-MAIL ADDRESS Renee@Rustdevelopment.com

APPLICANT/AGENT INFORMATION:

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE (____) _____
FAX (____) _____
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 10-16-14

Applicant/Agent's Signature: _____ Date: _____

- Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

Planned Unit Development

PD Format

Submission for 60 acre tract on Pearland Parkway

By

R West Development

Friday, October 17, 2014

I.

A. Description of Subject Property

Subject property is a circa 60 acre tract on the west side of the extension of Pearland Parkway and south of subdivision known as Town Lakes Estates and west of active adult community known as Villages of Town Lakes and to the North of Cowards Creek. Please refer aerial view in Sec 1.2 Subject property is also due east of the day habilitation program run by Forgotten Angel Foundation.

B. Description of Proposed Development

Please see attachment titled "The Oasis of Pearland"

C. Legal Description and Survey

See Attached Survey and Legal Description

D. Purpose and Intent of PD

Please see attached document titled "The Oasis of Pearland"

II.

A. Existing Zoning and Land Use

Current Zoning and Zoning Map

Current Zoning per the attached Zoning map is M-1. Please refer the City of Pearland Zoning Districts Map

B. Base Zoning is M-1

C. General Standards for the new District

Subject property is recommended for a PD. Hence no standards are applicable for the new district. But the intent is to ensure the minimum standards re higher than the base district.

1.

a) Items included in the Architectural drawings attached here – density, building elevations, building height, coverage, floor area ratio, parking, access and accessory buildings.

b) Items not included: Signs, Lighting and lot dimensions

2. **Phasing**

| | 2015 | 2016 | 2017 | 2018 |
|----------------------------------|------|------|------|------|
| Independent Living – Market Rate | | ■ | ■ | |
| Independent Living – Tax Credit | | | ■ | ■ |
| Residence | | ■ | ■ | |

D. Design Standards

Attached is the site layout and elevations proposed for the development. These are general in nature. Further information will be provided as the process progresses

R West Development



The Oasis of Pearland

A Quality Care Retirement Destination

Planned Unit Workshop Application

October 16, 2014

7918 W Broadway, Suite 106
Pearland, TX 77584
Phone: 281 997 1500
Fax: 281 997 2886
E-Mail: jderasari@rwestdevelopment.com

The Proposal

R West Development, a well recognized and respected Developer (the “Developer”) in the Pearland market, is proposing to build a Continuing Care Retirement Community (CCRC) on a circa 60 acre tract owned by them which fronts on Pearland Parkway and is to the south of English Lake Drive. The current Zoning for this tract is M-1 (Light Industrial) and the Developer is pleading for a rezoning to allow for the development of such CCRC on this tract.

The Developer

R West Development is an experienced and respected developer in the Pearland Market. Over the last 40 years, the Developer has built several quality developments in and around the Pearland Market. Some notable developments include the following

- Residential – All Age Community
 - West Oaks
- Residential - Senior (55+) Community
 - Bella Vita - A XXX acre YYY unit 55+ community
 - Villa Verde
 - Villages of Town Lakes
- Commercial
 - Wells Fargo Building
 - Tranquility Lakes Retail
 - Sherwin Williams Building
 - Stepping Stones 1
 - Stepping Stones 2
 - Stand alone Restaurant Building

In addition, the Developer has developed and built several quality developments in the Houston market as well. The Developer is aggressively pursuing other opportunities to develop in an around the Pearland market in the next 5 years.

All of the developments mentioned here are excellent example of the Developers extensive experience in development, attention to detail and insistence on Quality in all the stages of development. A quick look at the Projects undertaken by the developer gives a sense of pride of ownership and speaks volume of the work that the Developer engages in. The Developer is committed to continue the same tradition of excellent, Quality development in the developments to be undertaken in the future.

The Project

The Developer is proposing a master planned senior (55+) community on the 60-acre tract described below. The proposed Development will be a Continuing Care Development Community (CCRC) that will serve the growing trend of the aging population in the local market. The Developer is hoping to fill a void in the current marketplace to provide a quality destination for seniors to call a home that encompasses the amenities of a modern luxury lifestyle while also affording an option to address any healthcare needs as and when such need arises – all on the same campus. The details of the development are mentioned below.

What is a CCRC

Continuing Care Retirement Communities (CCRCs) offer an innovative and independent lifestyle for seniors. This type of community is different from other housing facility for older adults because it offers an option that provides for independent housing, assistance services and nursing care, all in one location. The CCRC continues to meet seniors needs in a familiar setting, as they grow older and their needs changes. Sometimes called a life-care community, a continuing-care community is the "one-stop shopping" of the retirement world -- a campus-like setting that offers everything a Senior population needs - all in one campus.

In general, CCRCs are communities that provide a continuum of care to older adults under a contract for the life of an individual or for a period longer than one year. Typically there are three levels/stages of care offered by CCRCs:

- Independent Living – is for individuals who are capable of doing the basic chores of everyday life but who may need occasional help from others.
- Assisted Living – provides assistance for residents with chronic care needs excluding complete 24-hour skilled nursing care. Assisted living services include helping a resident with bathing, dressing, taking medications, and other daily activities.
- Skilled Nursing Care – generally provides 24-hour nursing care, rehabilitative services, and assistance with activities of daily living to the chronically ill as well as those who have been hospitalized for an illness or operation and require a short period of rehabilitation before returning home.

Generally, a Senior Resident will move in a CCRC when s/he's still healthy enough to live independently. As the resident ages and their needs changes, they can get a greater level of care without having to uproot themselves. As the need changes, the Resident can move to an Assisted Living facility within the campus while helps them take care of their Activities of Daily Living (ADL) such as Meals, Personal assistance, Transportation, etc. Furthermore, as the need changes, the Resident can move to a skilled Nursing home, while still staying on campus. In such Nursing Home, the care level increases and, generally, a Certified Nursing Aide (CNA) provides medial care. Another attraction for couples is even if one becomes ill and requires much more care than the other; they'll be able to remain near each other, if not in the same apartment.

CCRCs provide a wide array of services tailored to each resident's needs, abilities and preferences. Typical services and amenities include:

- Accommodation with exclusive Meal Plans, fitness facilities, clubhouses, walking/jogging trails, etc.
- Personal assistance such as Housekeeping, transportation, recreational and education activities, etc.,
- Nursing and other healthcare services.as needed
- Emergency help.as needed

Depending on the need of the resident, appropriate service is made available from the options provided above.

The Proposed Development

The Developer is proposing a comprehensive campus that caters to the lifestyle needs of the Senior Population. The Developer has already developed a very successful and popular 126-unit Senior Community named "Villages of Town Lakes" that fronts on Hwy 35. This development was completed in 2008 and has seen an average occupancy of over 95% since the property was stabilized.

Extending that theme and completing all the pieces of a CCRC as mentioned above, the Developer is proposing a Development on Pearland Parkway on a 60-acre tract that the Developer own which will house three separate sub developments

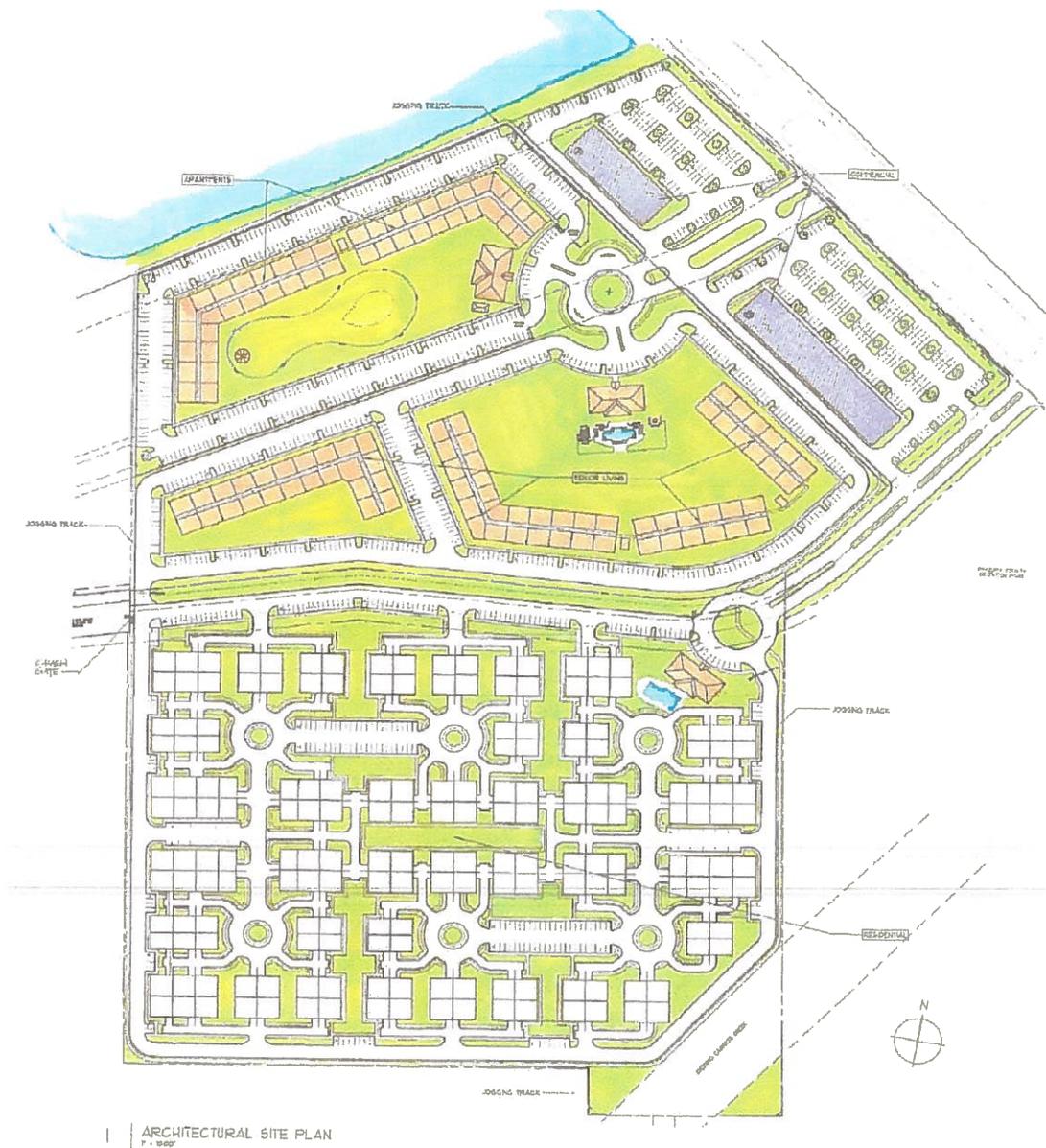
In the future, the Developer is planning to add an Assisted Living facility as well as a Skilled Nursing Home facility on tracts that they own. In addition, a 48-bed Memory Care unit is being planned by a third party on a tract owned by the Developer adjacent to the current development.

As stated earlier, at the completion of all these developments, a campus will be created which will serve all the needs of Senior's Housing needs, consistent with the CCRC model as stated earlier.



Current Proposed Development

The Developer is proposing three separate developments in the 60-acre tract of land that they own adjacent to the section of Pearland Parkway that is being extended. The brief schematic of this development is attached here along with more detailed designs in the attachments



The main sub-developments being proposed are as follows:

Independent Living – Residences to Own:

A circa 28 acre development is proposed which will have 204 2 to 3 bedroom homes ranging from 1200 to 1600 sq. ft. The concept is to have a French quarter theme to this development with the focus being exclusive and efficient space for seniors to call home. This development will have its own 6,000 sq. ft. clubhouse with swimming pool, card rooms, theatre facilities, etc. In addition, it is conceived to have a walking and jogging trail along with Dog Park for the benefit of the residents of the community.

Independent Living - Residences to Rent

A 135-unit exclusive residence development is planned overlooking a 5-acre lake. The three story buildings are planned to have multiple elevators for the convenience of the senior residents. In addition an exclusive 5,000 sq. ft. clubhouse featuring swimming pool, congregation facility, entertainment areas, exercise facilities, etc. is also planned. A nice jogging/walking trails around the water body is also planned. The residences will range from 1 bedroom to 2 bedroom units ranging from 600 sq. ft. to 1200 sq. ft.

Independent Living – Residence to Rent (Tax Credit)

Addressing the need for low income Seniors who have not had the option to be part of a exclusive high-end development, the Developer is proposing a Tax Credit assisted senior development on the campus which will provide accommodation for 150 Senior families. Similar to the other development, these three story buildings are planned to have multiple elevators for the convenience of the senior residents. In addition an exclusive 4,000 sq. ft. clubhouse featuring swimming pool, congregation facility, entertainment areas, exercise facilities, etc. is also planned. The Residences will comply with HUD requirements for 1 bedroom to 2-bedroom size requirements.

Common Features

In addition to the individual amenities within each sub-development, the following campus amenities are also planned to usher in a community type feel for the benefit of the residents of this development.

- All the sub communities to be connected with jogging and walking trails which will help usher in a large campus feel to the development
- A large 5 acre, centrally located lake will be available for all residents to partake in along with walking trails surrounding the lake will be developed for residents' benefit
- A large pavilion central to all communities and near the Southwest corner of the lake is conceived that will provide a congregation venue for all the community members for special occasions such as barbecue, 4th July celebrations, etc.
- All communities will be tied with a common building overlay architecture while still maintaining the uniqueness of each sub community
- The nomenclature will have a resonance of connectivity with the sub communities

Future Development

As suggested earlier, and in the theme of CCRC, the Developer is planning to develop the following in the near future. The exact timing and the appropriate permits for such development will be discussed in those submittals later.

Assisted Living Facility:

An 80 unit Assisted Living with memory care is planned for opening in 2016. This facility will be a Type B DADS approved facility, which will cater to the needs of the aging population who needs assistance in their daily living. This facility will be designed to provide accommodation, meals, and other assistance in activities of daily living (ADL) such as housekeeping, transportation, nothing, medication reminders, etc.

Stand Alone Memory Care Facility:

An 48-bed stand alone Memory Care is being planned by a third party developer who is putting the development package together for providing accommodation services for memory care/Alzheimer's patients.

Skilled Nursing Home:

A 60-bed skilled Nursing Home is planned which will provide rehab and long term nursing assistance for residents who need high-level nursing care either through a qualified nurse or a doctor. A medical Doctor will be also on call 24 hours for the needs of the residents.

Commercial:

As can be seen from the package, a commercial reserve is introduced along the Pearland Parkway corridor to develop in the future. The Develop would like to develop it as the area and the concepts described here are realized. Care will be taken to maintain the integrity of the theme and direction of the community.

Conclusion

As is evident from the description above and the designs produced herewith, the Developer is proposing a high-end development that addresses the needs of the growing senior population in the Pearland marketplace. Hence, the Developer would urge the Council and the Planning and Zoning Committee to approve the zoning change to facilitate such development.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 0.3698 acre tract in the H.T. & B.R.R. Co Survey, Section No. 28, Abstract No. 551 in Brazoria County, Texas. Said 0.3698 acre tract is in Lots 163 and 164 of the Zychlinski Subdivision as recorded in Volume 29, Page 9 of the Brazoria County Deed Records and is further described as being the northerly 60-feet of a 5.0 acre tract described in a deed to James T. Driver as recorded in Clerk's File No. 02 047456 in the Brazoria County Clerk's Office. Said 0.3698 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 5.0 acre tract, same being the northwest corner of a 16.359 acre tract described in a deed to Forgotten Angels, Inc. as recorded in Clerk's File No. 02-000968 in the Brazoria County Clerk's Office, said point being in the south line of a 38.5705 acre tract described in a deed to Forgotten Angels, Inc. as recorded in Clerk's File No. 05-002608 in the Brazoria County Clerk's Office;

THENCE, South 03°25'14" East, along the common line of said 5.0 acre tract and said 16.359 acre tract for a distance of 60.46 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract;

THENCE, South 79°31'46" West, 60-feet south of and parallel to the north line of said 5.0 acre tract, for a distance of 268.46 feet to a 5/8-inch iron rod set for the southwest corner of the herein described tract, said point being in the west line of said 5.0 acre tract;

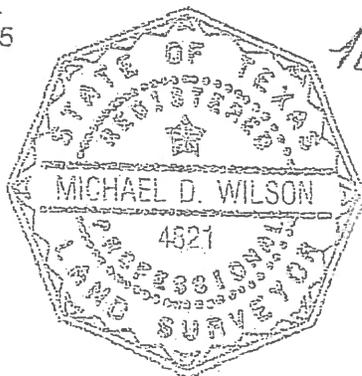
THENCE, North 03°28'14" West, along the west line of said 5.0 acre tract for a distance of 60.45 feet to a 5/8-inch iron rod set for the northwest corner of the herein described tract, same being the northwest corner of said 5.0 acre tract;

THENCE, North 79°31'46" East, along the north line of said 5.0 acre tract, same being a southerly line of the aforementioned 38.5705 acre tract, for a distance of 268.51 feet to the POINT OF BEGINNING, containing a computed area of 0.3698 of an acre (16,106 square feet)

NOTE:

1. The bearings and coordinate shown hereon are based on the Texas State Plane Coordinate System, South Central Zone.
2. A separate survey plat has been prepared in connection with this description.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 105
Pearland, Texas 77581
(281) 485-3991
Job No. 05-111
April 18, 2005



Michael D. Wilson
Michael D. Wilson, R.P.L.S.
Registration No 4821

04/18/05

THENCE, South 03°22'11" East, along the east line of said 6.3116 acre tract, at a distance of 40.09 feet pass a 5/8-inch iron rod found for a westerly corner of said 10 acre tract, same being the north corner of a 15.9192 acre tract described in a deed to Donald H. Anderson as recorded in Clerk's File No. 01-023939 in the Brazoria County Clerk's Office, and continue for a total distance of 1,357.64 feet to the POINT OF BEGINNING, containing a computed area of 31.628 acres (1,377,723 square feet).

NOTE:

1. The bearings and coordinate shown hereon are based on the Texas State Plane Coordinate System, South Central Zone.
2. A separate survey plat has been prepared in connection with this description.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 105
Pearland, Texas 77581
(281) 485-3991
Job No. 05-111
April 18, 2005



Michael D. Wilson
Michael D. Wilson, R.P.L.S.
Registration No 4821

04/18/05

[Handwritten mark]

THENCE, South 86°31'46" West, along the common line between said Lots 163 and 175, same being the south line of said 16.359 acre tract, for a distance of 827.77 feet to a 1-inch iron pipe found for the southwest corner of said 16.359 acre tract, said point being the southeast corner of a 5.0 acre tract described in a deed to James T. Driver as recorded in Clerk's File No. 02-047456 in the Brazoria County Clerk's Office, from which the common corner of Lots 163, 164, 174 and 175 bears South 86°31'46" West a distance of 206.34 feet;

THENCE, North 03°25'14" West, along the west line of said 16.359 acre tract, same being the east line of said 5.0 acre tract, for a distance of 833.51 feet to a 1/2-inch iron rod found for the northwest corner of the herein described tract, said point being in the south line of the aforementioned 38.5705 acre tract;

THENCE, North 79°31'46" East, along the north line of said 16.359 acre tract, same being a southerly line of said 38.5705 acre tract, for a distance of 415.48 feet to a 1-inch iron pipe found for a northerly corner of said 16.359 acre tract, same being a southerly corner of said 38.5705 acre tract;

THENCE, South 87°56'15" East, along the north line of said 16.359 acre tract, same being a southerly line of said 38.5705 acre tract, for a distance of 418.52 feet, (called 417.40 feet), to a 2-inch iron pipe found for the northeast corner of said 16.359 acre tract, same being a southeast corner of said 38.5707 acre tract, said point is in the west line of the aforementioned 4.2836 acre tract;

THENCE, North 03°20'27" West, along an easterly line of said 38.5707 acre tract, same being the west line of said 4.2836 acre tract, at a distance of 424.27 feet pass a 5/8-inch iron found for the northwest corner of said 4.2836 acre tract and continue on a projection of said west line for a total distance of 612.50 feet to a 5/8-inch iron rod set for the most northerly northwest corner of the herein described tract;

THENCE, North 65°11'22" East, along the northwesterly line of the herein described tract for a distance of 210.86 feet to a 5/8-inch iron rod set for an angle point;

THENCE, North 52°55'40" East, continuing along said northwesterly line for a distance of 256.94 feet to a 5/8-inch iron set for the north corner of the herein described tract, said point being in the east line of the aforementioned 38.5705 acre tract and in the west line of a tract of land described in a deed to Oakbrook Estates, Ltd. as recorded in Clerk's File No. 03-003446 in the Brazoria County Clerk's Office and is in the common line between the aforementioned H.T. & B.R.R. CO. Survey, Abstract No. 551 and the W.D.C. Hall League, Abstract No. 70;

THENCE, South 48°13'20" East, along the east line of said 38.5705 acre tract, same being said common survey line, for a distance of 574.06 feet to a 2-inch iron pipe found for the east corner of said 38.5707 acre tract, said point being the northeast corner of a 10 acre tract of land described in a deed to Quinton Jamison as recorded in Volume 651, Page 617 in the Brazoria County Deed Records;

THENCE, South 86°33'59" West, along a southerly line of said 38.5705 acre tract, same being the northerly line of said 10 acre tract, for a distance of 472.62 feet to a 1-1/2-inch iron pipe found for the northwest corner of said 10 acre tract, said point being the northeast corner of the aforementioned 6.3116 acre tract, from which a 1-inch iron pipe bears South 85°08'12" West, 7.30 feet;

TRACT ONE (1)

H.T. & B.R.R. CO. Survey
Abstract No. 551

STATE OF TEXAS §
COUNTY OF BRAZORIA §

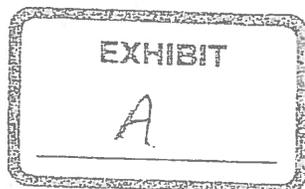
METES AND BOUNDS DESCRIPTION of a 31.628 acre tract in the H.T. & B.R.R. Co Survey, Section No. 28, Abstract No. 551 in Brazoria County, Texas. Said 31.628 acre tract is in Lots 161, 163, 164 and 175 of the Zychlinski Subdivision as recorded in Volume 29, Page 9 of the Brazoria County Deed Records and is further described as being a part of a 38.5705 acre tract described in a deed to Forgotten Angels, Inc. as recorded in Clerk's File No. 05-002608 in the Brazoria County Clerk's Office, all of a 16.359 acre tract described in a deed to Forgotten Angels, Inc. as recorded in Clerk's File No. 02-000968 in the Brazoria County Clerk's Office, all of a 4.2836 acre tract as described in a deed to Mary Alexander Bartlett as recorded in Volume 1758, Page 50 in the Brazoria County Deed Records, and all of a 6.3118 acre tract described in a deed to George Alexander as recorded in Volume 1758, Page 18 in the Brazoria County Deed. Said 31.628 acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the south corner of a 4.00 acre tract described in a deed to Gulf Coast Regional Mental Health-Mental Retardation Center as recorded in Volume 1763, Page 622 of the Brazoria County Deed Records, said point being in the northwest right-of-way line of Dixie Farm Road (based on a width of 80 feet);

THENCE, North 03°22'11" West, along the west line of said 4.00 acre tract for a distance of 549.16 feet (called 550.56 feet) to a 5/8-inch iron rod found for the POINT OF BEGINNING and southeast corner of the herein described tract, a found 3/8-inch iron rod bears South 86°32'57" West, 2.06 feet, said point is further described as being the southeast corner of the aforementioned 6.3116 acre tract;

THENCE, South 86°32'57" West, along the south line of said 6.3116 acre tract, at a distance of 206.13 feet pass a 5/8-inch iron rod found for the southwest corner of said 6.3116 acre tract, same being the southeast corner of the aforementioned 4.2836 acre tract, and continue for a total distance of 343.08 feet to a 5/8-inch iron rod found for the southwest corner of said 4.2836 acre tract;

THENCE, North 03°20'27" West, along the west line of said 4.2836 acre tract for a distance of 89.67, (called 90.10 feet), to a 1/2-inch iron rod found in the common line between the aforementioned Lots 163 and 175, same being the southeast corner of the aforementioned 16.359 acre tract and is further described as being the northeast corner of a 13.1737 acre tract of land described in a deed to T. & B. Alexander Family Partnership, LTD. as recorded in Clerk's File No. 99-056603 in the Brazoria County Clerk's Office;



W

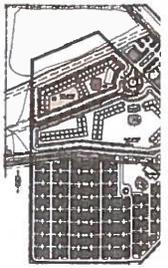
VILLAGES OF TOWNE LAKE
B.C.C.F. NO. 2007001513

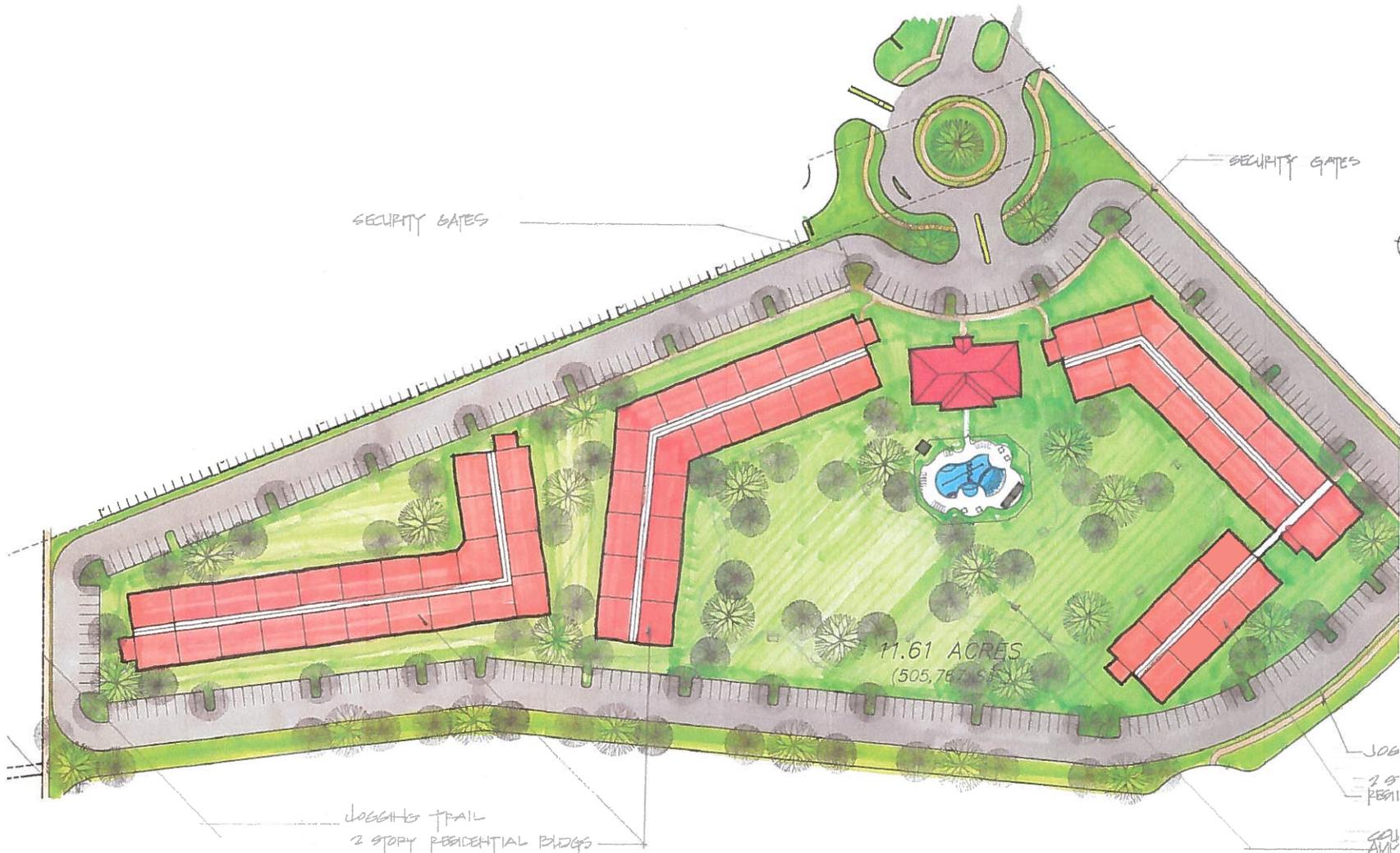




55+ APARTMENTS

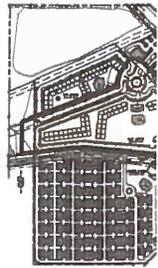
1 | ARCHITECTURAL SITE PLAN
 1" = 30'-0"

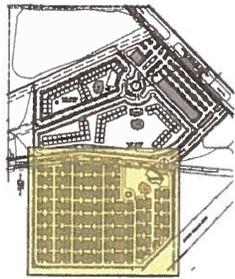




**TAX CREDIT.
SR. LIVING APARTMENTS**

ARCHITECTURAL SITE PLAN
1" = 50'-0"





30'-0" DRAINAGE EASEMENT.

20'-0" DRIVEWAYS

PARKING GARAGE W/ TANKEN PARKING SPACE, TYPICAL

30'-0" DRAINAGE EASEMENT

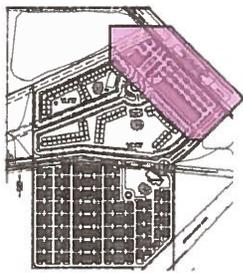
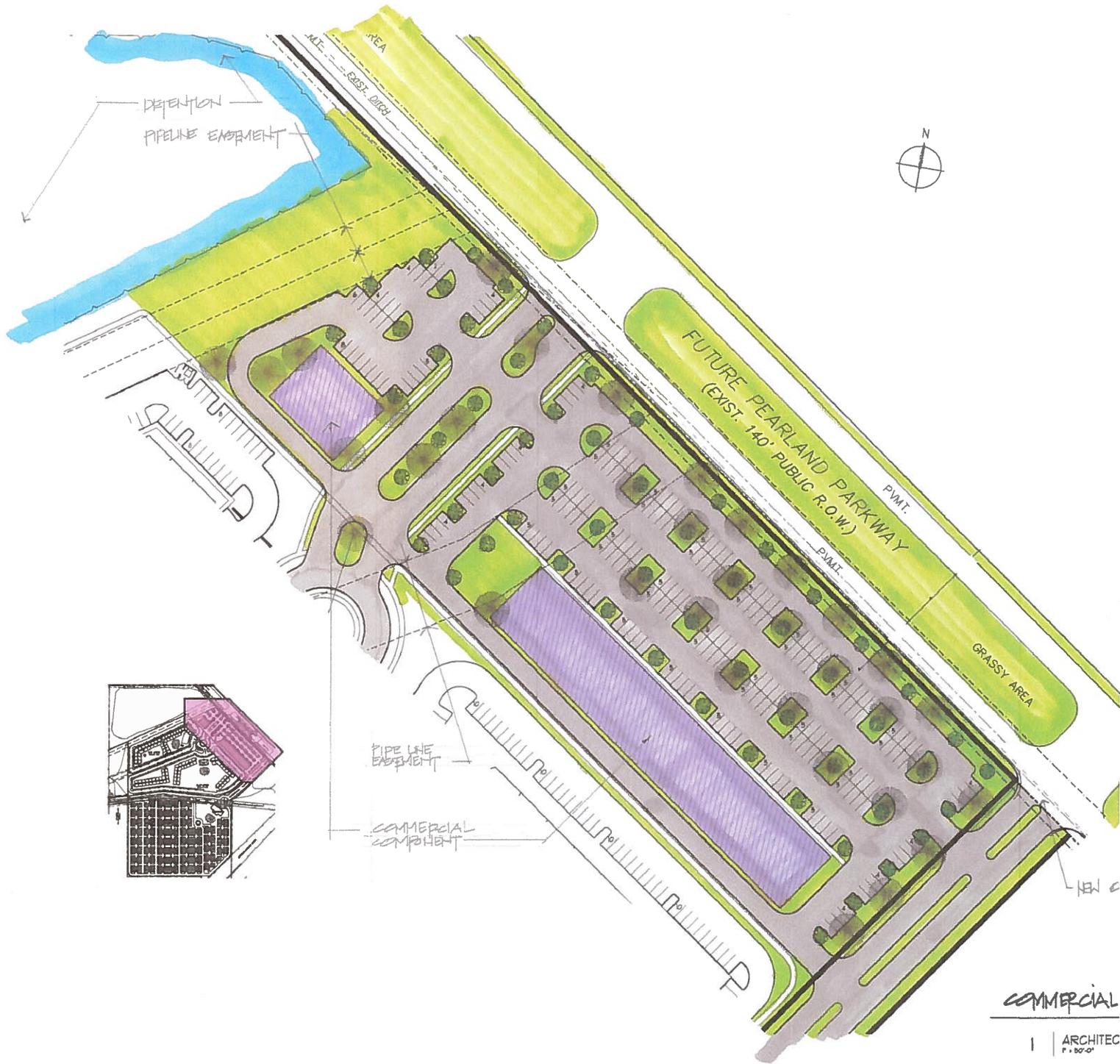
CLUBHOUSE

CORAL SPANITE JOGGING TRAIL
6'-0" WIDE

ARCHITECTURAL SITE PLAN
P. 1 OF 27

ONE STORY RESIDENTIAL





COMMERCIAL

LOT AREA DATA: COMMERCIAL/ RETAIL

| <u>AREA</u> <u>(SQ. FT.)</u> | <u>ACREAGE</u> | <u>DENSITY</u> |
|---------------------------------|----------------|----------------|
| 269,807 S.F. | 6.194 ACRES | N/A |

PARKING DATA: COMMERCIAL/ RETAIL

| | | <u>AREA</u> <u>(SQ. FT.)</u> | <u>TOTAL SPACES</u> |
|---|--------------------------|---------------------------------|---------------------|
| 1 SPACES PER 200 SQ. FT. | | | |
| <u>AREA</u> | BUILDING (NORTHWEST) (A) | 1,000 SQ. FT. | 35 SPACES |
| | BUILDING (SOUTHEAST) (B) | 32,000 SQ. FT. | 160 SPACES |
| TOTAL PARKING SPACES PROPOSED (SURFACE) | | | 195 SPACES |
| PROVIDED | | | 283 SPACES |

| LOT AREA DATA: 55+ APARTMENTS | | |
|-------------------------------|-------------|---------------|
| AREA (SQ. FT.) | ACREAGE | DENSITY |
| 344,672 S.F. | 1.913 ACRES | 17 UNITS/ACRE |

| PARKING DATA: 55+ APARTMENTS | | NUMBER OF UNITS | TOTAL SPACES |
|---|--|--------------------|--------------|
| 2 SPACES PER UNIT | | 135 | 270 SPACES |
| CLUBHOUSE = 4 PER 1,000 SQ. FT. | | | 6 SPACES |
| TOTAL PARKING SPACES PROPOSED (SURFACE) | | | 276 SPACES |
| PROVIDED <u>2.14</u> SPACES PER UNIT | | | 289 SPACES |

UNIT DATA:

| UNIT | DESCRIPTION | NET RENTABLE AREA | GROSS AREA | NUMBER OF UNITS | TOTAL NET SQ. FOOTAGE | TOTAL GROSS SQ. FOOTAGE |
|--------------------------------------|----------------|----------------------|---------------|--------------------|--------------------------|----------------------------|
| A1 | 1 BDRM/ 1 BATH | 750 SQ. FT. | 800 SQ. FT. | 32 | 24,000 SQ. FT. | 25,600 SQ. FT. |
| A2 | 1 BDRM/ 1 BATH | 850 SQ. FT. | 900 SQ. FT. | 36 | 30,600 SQ. FT. | 32,400 SQ. FT. |
| B1 | 2 BDRM/ 2 BATH | 975 SQ. FT. | 1050 SQ. FT. | 36 | 35,100 SQ. FT. | 37,800 SQ. FT. |
| B2 | 2 BDRM/ 2 BATH | 1200 SQ. FT. | 1275 SQ. FT. | 31 | 37,200 SQ. FT. | 39,525 SQ. FT. |
| | | | | | 126,900 SQ. FT. | 135,325 SQ. FT. |
| AVERAGE SQUARE FOOTAGE PER APARTMENT | | | | | 940 SQ. FT. | 1002 SQ. FT. |

| LOT AREA DATA: SENIOR LIVING | | |
|------------------------------|--------------|---------------|
| AREA (SQ. FT.) | ACREAGE | DENSITY |
| 505,161 S.F. | 11.611 ACRES | 12 UNITS/ACRE |

| PARKING DATA: SENIOR LIVING | | NUMBER OF UNITS | TOTAL SPACES |
|---|--|--------------------|--------------|
| 2 SPACES PER UNIT | | 140 | 280 SPACES |
| CLUBHOUSE = 4 PER 1,000 SQ. FT. | | | 5 SPACES |
| TOTAL PARKING SPACES PROPOSED | | | 285 SPACES |
| PROVIDED (TOTAL) <u>2.0</u> SPACES PER UNIT | | | 285 SPACES |

UNIT DATA:

| UNIT | DESCRIPTION | NET RENTABLE AREA | GROSS AREA | NUMBER OF UNITS | TOTAL NET SQ. FOOTAGE | TOTAL GROSS SQ. FOOTAGE |
|--------------------------------------|----------------|----------------------|---------------|--------------------|--------------------------|----------------------------|
| A1 | 1 BDRM/ 1 BATH | 750 SQ. FT. | 800 SQ. FT. | 36 | 27,000 SQ. FT. | 28,800 SQ. FT. |
| A2 | 1 BDRM/ 1 BATH | 850 SQ. FT. | 900 SQ. FT. | 36 | 30,600 SQ. FT. | 32,400 SQ. FT. |
| B1 | 2 BDRM/ 2 BATH | 975 SQ. FT. | 1050 SQ. FT. | 36 | 35,100 SQ. FT. | 37,800 SQ. FT. |
| B2 | 2 BDRM/ 2 BATH | 1200 SQ. FT. | 1275 SQ. FT. | 32 | 38,400 SQ. FT. | 40,800 SQ. FT. |
| | | | | | 131,100 SQ. FT. | 139,800 SQ. FT. |
| AVERAGE SQUARE FOOTAGE PER APARTMENT | | | | | 936 SQ. FT. | 998 SQ. FT. |

| LOT AREA DATA: RESIDENTIAL | | |
|----------------------------|--------------|--------------|
| AREA (SQ. FT.) | ACREAGE | DENSITY |
| 1,174,471 S.F. | 26.962 ACRES | 8 UNITS/ACRE |

| PARKING DATA: RESIDENTIAL | | NUMBER OF UNITS | TOTAL SPACES |
|---------------------------------|-----------------------------|--------------------|--------------|
| 2 SPACES PER UNIT | | 212 | 424 SPACES |
| CLUBHOUSE = 4 PER 1,000 SQ. FT. | | | 5 SPACES |
| TOTAL PARKING SPACES REQUIRED | | | 429 SPACES |
| PROVIDED | OPEN PARKING SPACES | | 44 SPACES |
| | TANDEM PARKING SPACES | | 212 SPACES |
| | GARAGE PARKING SPACES | | 212 SPACES |
| PROVIDED (TOTAL) | <u>2.21</u> SPACES PER UNIT | | 468 SPACES |

UNIT DATA:

| UNIT | DESCRIPTION | NET RENTABLE AREA | GROSS AREA | NUMBER OF UNITS | TOTAL NET SQ. FOOTAGE | TOTAL GROSS SQ. FOOTAGE |
|--------------------------------------|----------------|----------------------|---------------|--------------------|--------------------------|----------------------------|
| A | 2 BDRM/ 2 BATH | 1200 SQ. FT. | 1560 SQ. FT. | 107 | 128,400 SQ. FT. | 166,920 SQ. FT. |
| B | 2 BDRM/ 2 BATH | 1400 SQ. FT. | 1760 SQ. FT. | 32 | 44,800 SQ. FT. | 56,320 SQ. FT. |
| C | 2 BDRM/ 2 BATH | 1600 SQ. FT. | 1960 SQ. FT. | 73 | 116,800 SQ. FT. | 143,080 SQ. FT. |
| | | | | 212 | 290,00 SQ. FT. | 366,320 SQ. FT. |
| AVERAGE SQUARE FOOTAGE PER APARTMENT | | | | | 1368 SQ. FT. | 1728 SQ. FT. |

| LOT AREA DATA: | <u>AREA (SQ. FT.)</u> | <u>ACREAGE</u> | <u>DENSITY</u> |
|-----------------------|---------------------------|---------------------|----------------------|
| COMMERCIAL | <u>269,807 S.F.</u> | <u>6.194 ACRES</u> | <u>N/A</u> |
| APARTMENTS | <u>344,672 S.F.</u> | <u>7.913 ACRES</u> | <u>17 UNITS/ACRE</u> |
| SENIOR LIVING | <u>505,767 S.F.</u> | <u>11.611 ACRES</u> | <u>12 UNITS/ACRE</u> |
| RESIDENTIAL | <u>1,174,477 S.F.</u> | <u>26.962 ACRES</u> | <u>8 UNITS/ACRE</u> |
| TOTAL | <u>2,294,723 S.F.</u> | <u>52.68 ACRES</u> | |



FRONT ELEVATION
(QUADRIPLEX 1-STORY BLDG.)



FRONT ELEVATION (2-STOREY BLDG.)

14-8 12.10.11

TED TROUT
ARCHITECTS

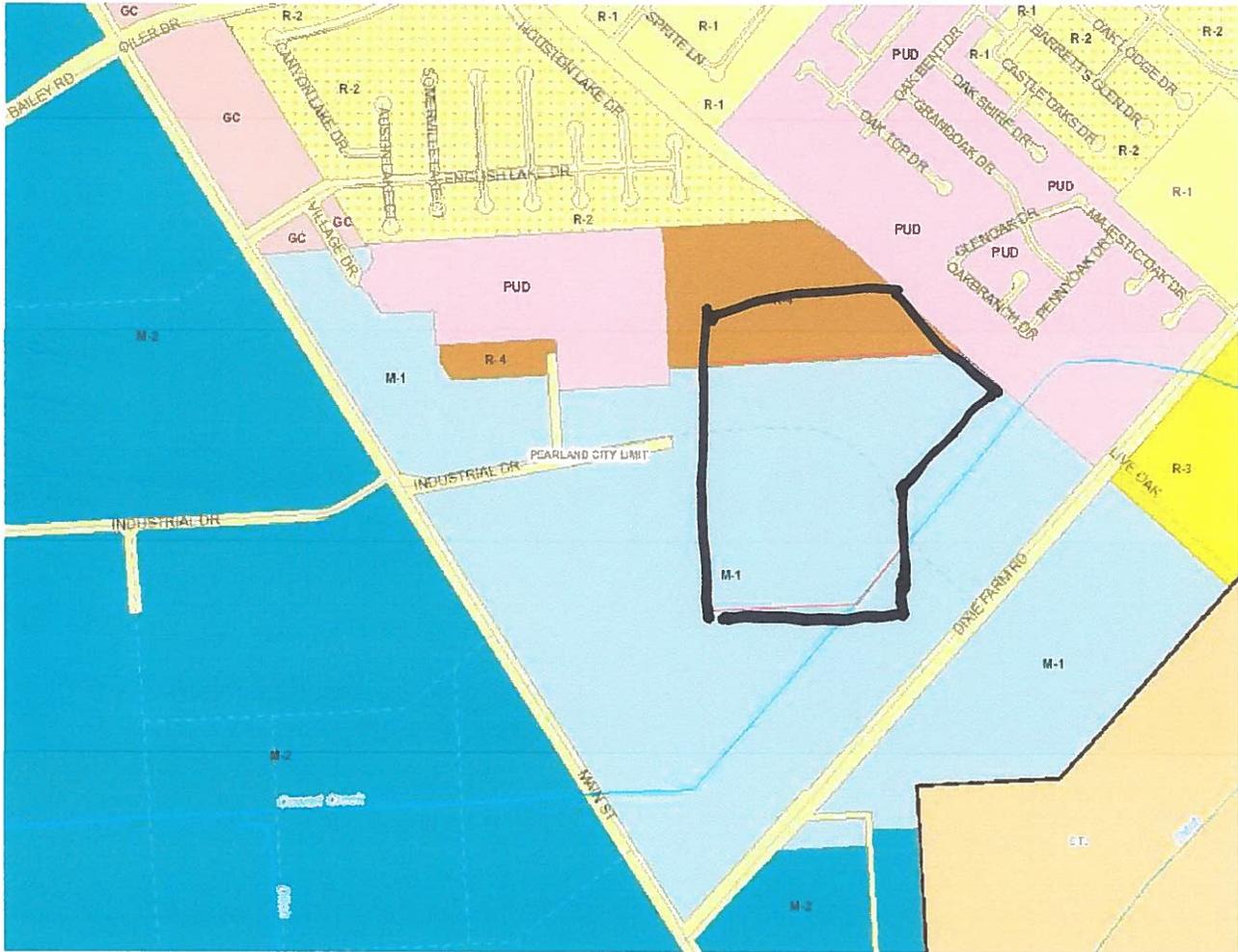


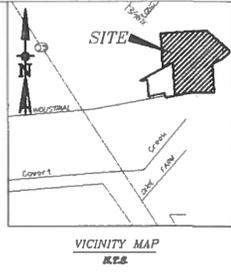
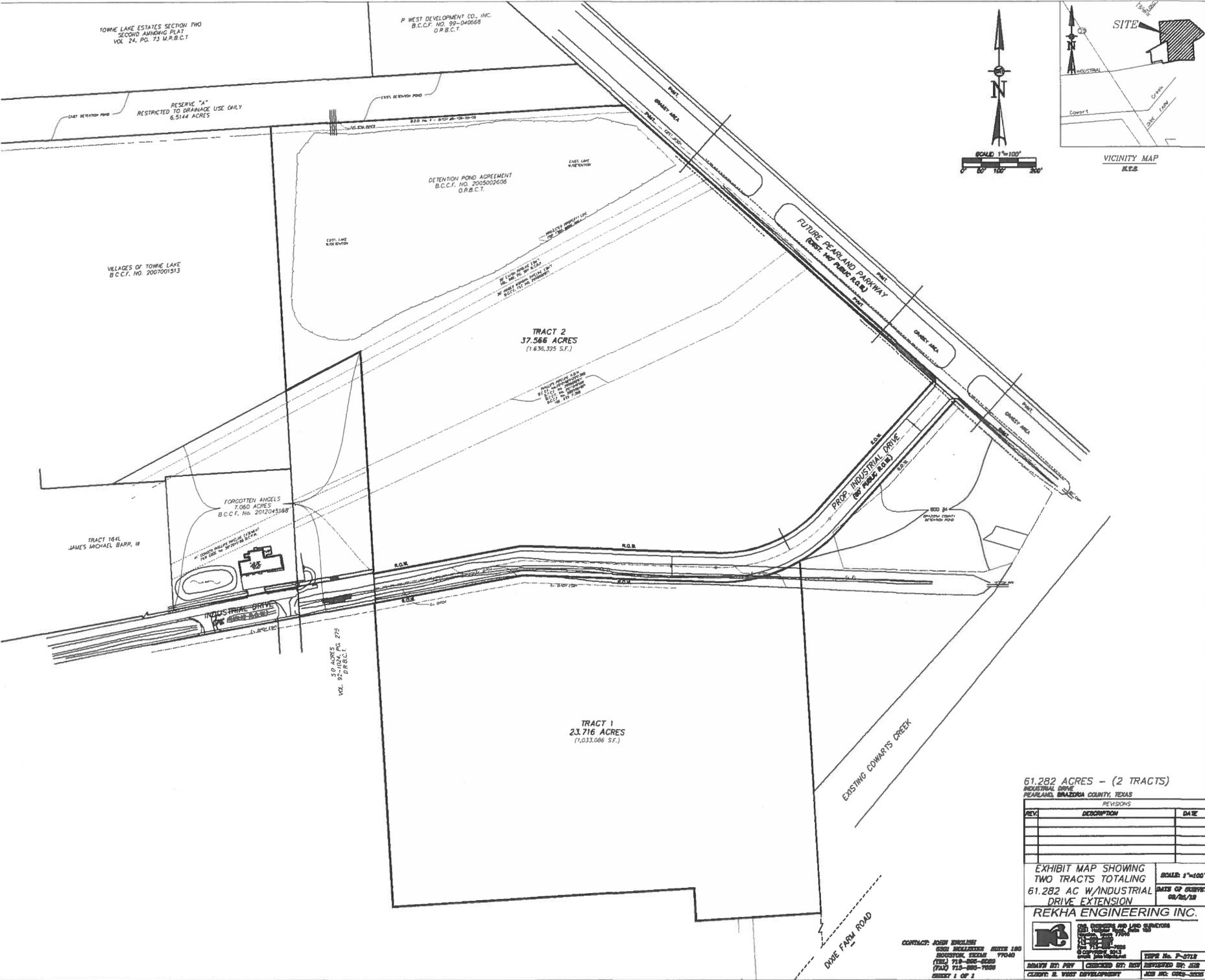
FRONT ELEVATION (3-STORY PLUG.)

1428 4.10.14









TRACT 2
37.566 ACRES
(1,636,325 S.F.)

TRACT 1
23.716 ACRES
(1,033,086 S.F.)

61.282 ACRES - (2 TRACTS)

INDUSTRIAL DRIVE
PEARLAND, BRAZORIA COUNTY, TEXAS

| REVISIONS | | |
|-----------|-------------|------|
| REV# | DESCRIPTION | DATE |
| | | |
| | | |
| | | |

EXHIBIT MAP SHOWING
TWO TRACTS TOTALING
61.282 AC W/INDUSTRIAL
DRIVE EXTENSION
DATE OF SURVEY
08/26/18

REKHA ENGINEERING INC.
REGISTERED PROFESSIONAL ENGINEERS
INDUSTRIAL AND LAND SURVEYORS
12111 W. LOOP WEST, SUITE 100
DALLAS, TEXAS 75244
TEL: 714-988-8888
FAX: 714-988-8888

CONTACT: JOSE ENGLISH
JOSE ENGLISH, ENGINEER
SOUTHVIEW, SUITE 100
77040
(TEL) 714-988-8888
(FAX) 714-988-8888
SHEET 1 OF 1

PROJECT NO. P-0718
DATE: 08/26/18
CLIENT: P WEST DEVELOPMENT

HOUSTON

SAM HOUSTON TOLLWAY/BELTWAY 8

SAM HOUSTON TOLLWAY/BELTWAY 8

Tom Bass
Regional
Park

BROOKSIDE
VILLAGE

See Old Town
District Inset

Old Town District

MANVEL

SHADOW CREEK PKWY FM / 2234

KINGSLEY DR
CLEAR LAKE LOOP
KINNEY DR
BUSINESS CENTER DR

SOUTHERN TRAILS

SH 288
SMITH RANCH RD

SH 288
SMITH RANCH RD

ORANGE
MYKAWA
BUNKER HILL
AUSTIN
CHERRY
EARLAND
NANTONIO
WASHINGTON
PEAR

MCHARD RD
HUGHES RANCH RD
MILLER RANCH RD
BROADWAY ST / FM 518

BORTHWYCK PKWY
NORTHFORK DR
SOUTHFORK DR
BAILEY RD

PLUM
JASMINE
SACRAMENTO
MAIN
AUSTIN
NANTONIO
WASHINGTON
PEAR

STONE RD
GARDEN RD
ROY RD
ODAY RD
HATFIELD RD

FT. RD
MAGNOLIA RD
MCLLEN RD
VETERANS DR
BAILEY RD

GRAND PARK
PLUM
GALVESTON
BROADWAY
JUSTON
PEAR

QUINN RD
MANTREL RD / FM 1128

QUINN PKWY
HARREY RD
MANTREL RD / FM 1128

TEXAS
BROADWAY
JUSTON
PEAR

ROY RD
GARDEN RD
ODAY RD
HATFIELD RD

FT. RD
MAGNOLIA RD
MCLLEN RD
VETERANS DR
BAILEY RD

GRAND PARK
PLUM
GALVESTON
BROADWAY
JUSTON
PEAR

ROY RD
GARDEN RD
ODAY RD
HATFIELD RD

FT. RD
MAGNOLIA RD
MCLLEN RD
VETERANS DR
BAILEY RD

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GALVESTON
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PEAR

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GARDEN RD
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BAILEY RD

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VIA
LON