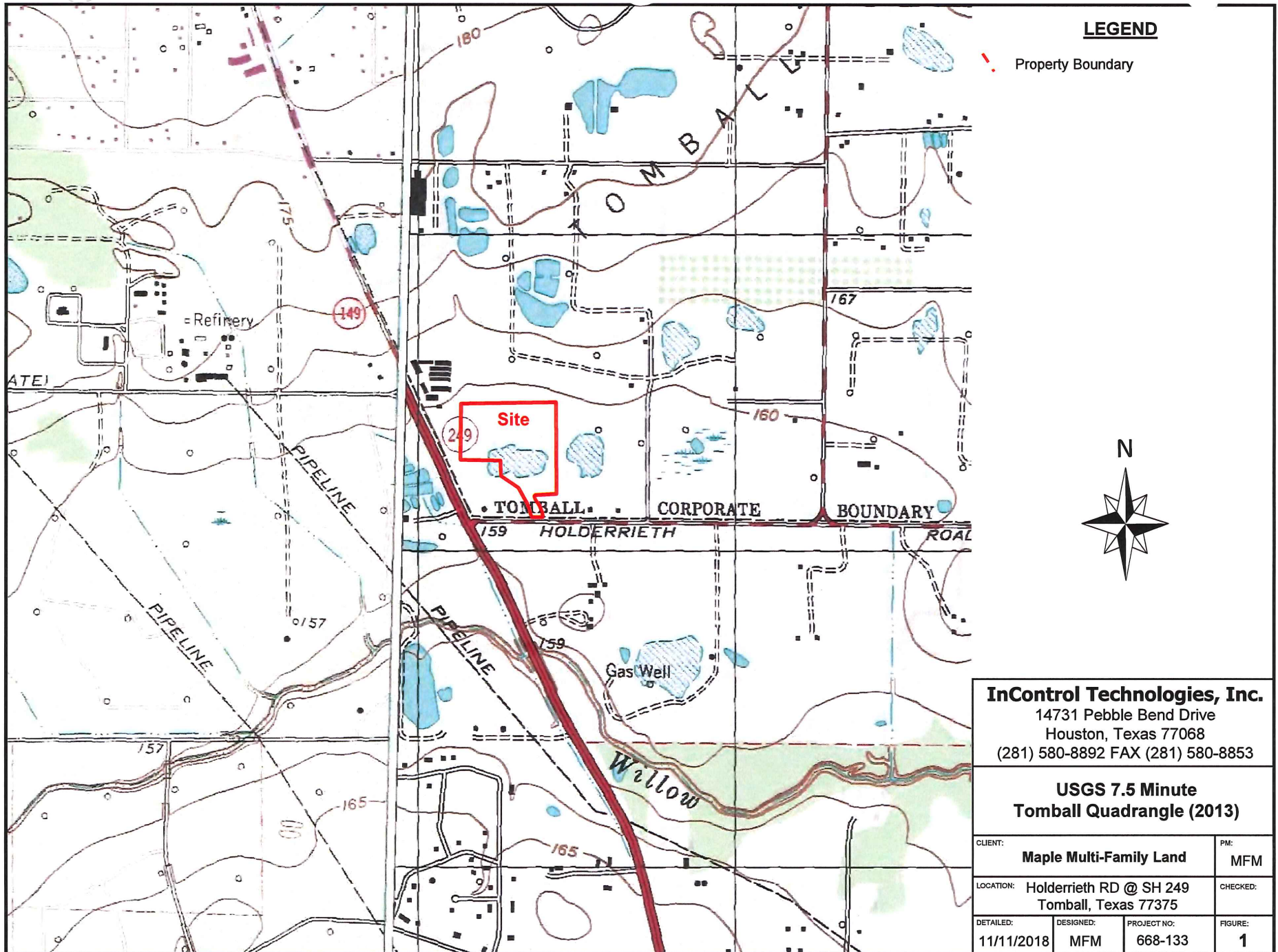






LEGEND

 Property Boundary



Approximate Scale (Feet)

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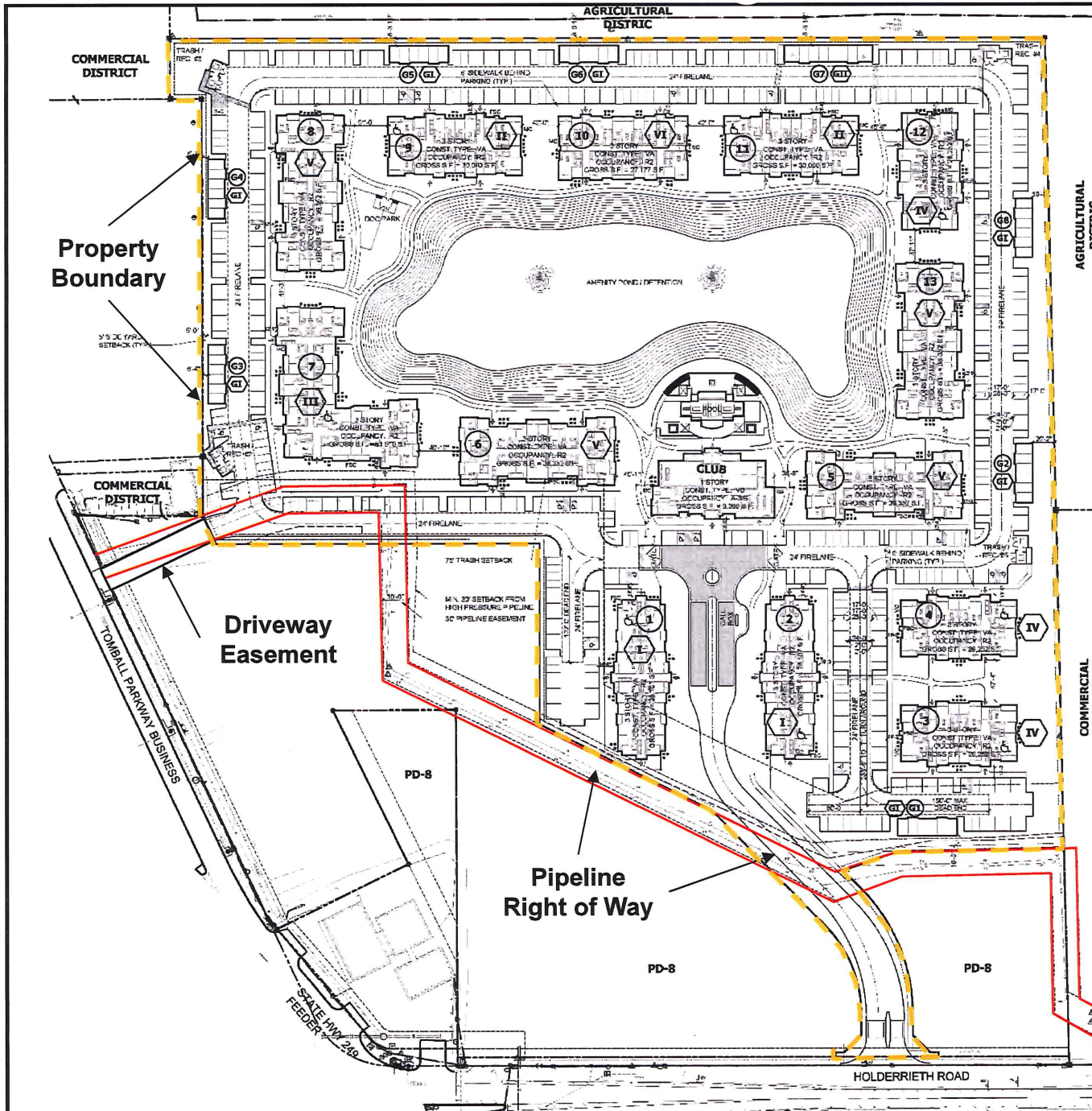
14731 Pebble Bend Drive

Houston, Texas 77068

(281) 580-8892 FAX (281) 580-8853

**Aerial Photograph
April 2006**

CLIENT: Maple Multi-Family Land		PM: JMS
LOCATION: Holderrieth RD @ SH 249 Tomball, Texas 77375		CHECKED:
DETAILED: 3/16/18	DESIGNED: JMS	PROJECT NO: 668-133
		FIGURE: 3



SITE DATA

SITE LOCATION
TOMBALL, TX

STRUCTURE
3 STORY GARDEN APARTMENTS

SITE DENSITY
GROSS SITE AREA +/-18.37 GROSS ACRES
TOTAL UNITS 348
PROPOSED DENSITY 18.84 UNITS/GROSS AC

UNIT MIX

TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	236	67.8%
TWO BEDROOM	98	27.8%
THREE BEDROOM	15	4.6%
TOTAL	348	100.0%
NUMBER OF BEDS	476	
NET RENTABLE AREA	+/- 321,900 N.S.F.	
AVERAGE UNIT SIZE	+/- 825 N.S.F.	

PARKING REQUIRED

TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	1	236
TWO BEDROOM	2	192
THREE BEDROOM	3	48
TOTAL		476

PARKING PROVIDED

STANDARD LEASING SPACES	8
TUCK-UNDER GARAGE SPACES	0
DETACHED GARAGE SPACES	47
SURFACE SPACES	490
CARPORT	0
TOTAL STANDARD	545
LEASING VAN HC SPACES	2
SURFACE VAN HC SPACES	4
SURFACE STANDARD HC SPACES	12
DETACHED GARAGE HC SPACES	1
TUCK UNDER GARAGE HC SPACES	0
TOTAL HC	19

TOTAL 564 (1.62)

OPEN SPACE REQUIRED

MAX IMPERVIOUS = 50%	400,015 S.F.
MAX. LOT COVERAGE = 50%	400,015 S.F.
MIN. GREEN SPACE = 50%	400,015 S.F.

IMPERVIOUS SPACE SHOWN

BUILDINGS	152,000 S.F.
STREETS	233,000 S.F.
TOTAL	385,000 S.F.

NOTES:
* DETENTION POND WILL NOT BE COUNTED AS IMPERVIOUS AREA OR LOT COVERAGE.
* DETENTION POND WILL BE COUNTED AS GREEN SPACE.
* SIDEWALKS AND POOL/POOL DECK WILL NOT COUNT AGAINST IMPERVIOUS COVERAGE OR LOT COVERAGE.

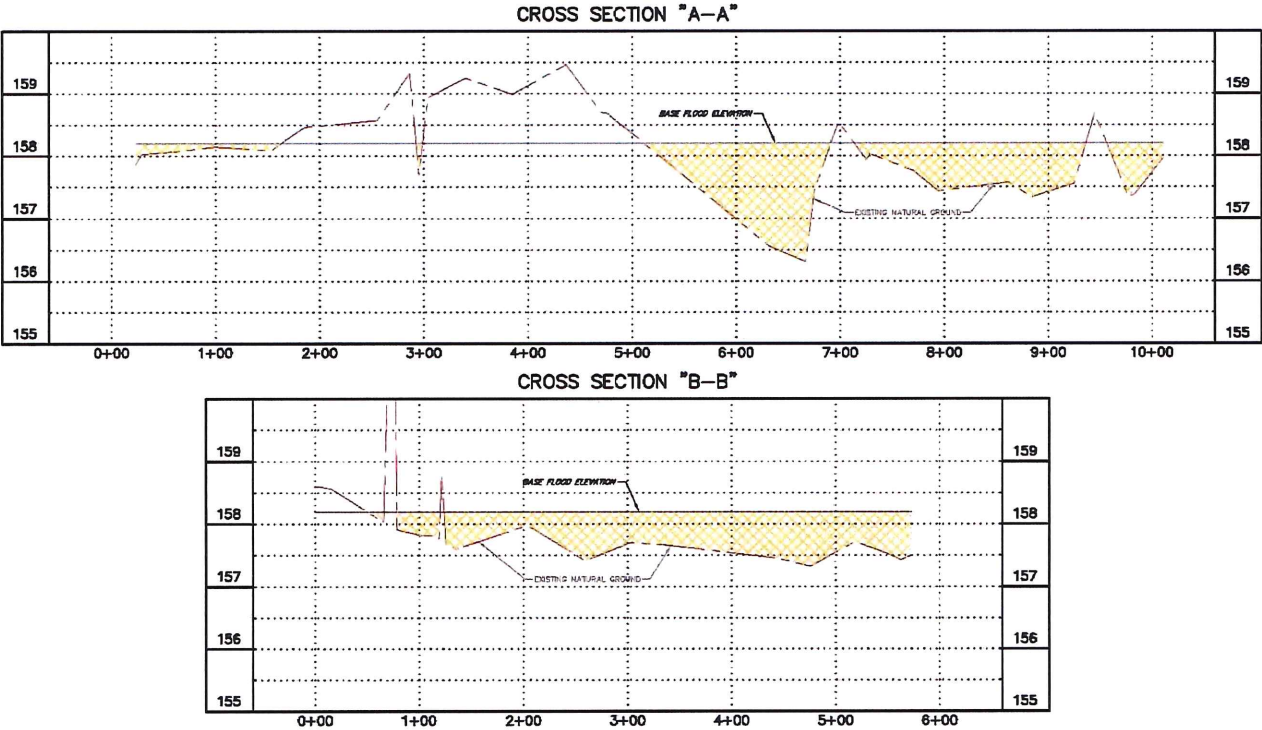
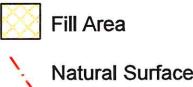
InControl Technologies, Inc.

14731 Pebble Bend Drive
Houston, Texas 77068
(281) 580-8892 FAX (281) 580-8853

Proposed Alexan Tomball Development Plan

CLIENT:	Trammel Crow Residential	PM:	JMS
LOCATION:	Holderrieth Rd at SH 249 Tomball, Texas	CHECKED:	
DETAILED:	DESIGNED:	PROJECT NO:	FIGURE:
4/26/18	VF	623-133	2

LEGEND



FLOODPLAIN INFORMATION:

A PORTION OF THIS TRACT LIES IN ZONE "X" (SHADED), DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND A PORTION OF THIS TRACT LIES IN ZONE "A", DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WHERE BASE FLOOD ELEVATIONS ARE DETERMINED", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 462020220L, LATEST AVAILABLE PUBLISHED REVISION DATED JUNE 15, 2007 AND A LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NUMBER 16-08-4206P, EFFECTIVE SEPTEMBER 16, 2017. THE BASE FLOOD ELEVATION IS APPROXIMATELY 158.0 AT THE NORTHEAST CORNER OF THE SUBJECT TRACT AND APPROXIMATELY 155.5 AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.

BENCHMARK NOTE:

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON FLOODPLAIN REFERENCE MARK NUMBER 120063, A BRASS DISK STAMPED RM120063 EST 2012 RESET, LOCATED ON THE EAST SIDE OF THE BRIDGE ON F.M. 249 OVER WILLOW CREEK (STREAM NO. M100-00-00), APPROXIMATELY 1,400 FEET SOUTH OF HOLDERREITH ROAD, ELEVATION = 161.13 FEET (NAVD 1988, 2001 ADJUSTMENT)

TBM-1 = BOX CUT WITH "X" ON A TYPE-C INLET ON THE NORTH SIDE OF THE FEEDER ROAD AT THE CURB RETURN TO THE EAST EDGE OF PAVING ON STATE HIGHWAY 249, NEAR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 156.78' (NAVD 1988, 2001 ADJUSTMENT)

TBM-2 = BOX CUT WITH "X" ON A TYPE-C INLET ON THE EAST SIDE OF THE FEEDER ROAD OF TOMBALL PARKWAY, APPROXIMATELY 700-FEET NORTH OF THE CENTERLINE OF HOLDERREITH ROAD, ELEVATION = 157.44' (NAVD 1988, 2001 ADJUSTMENT)

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL CONTAINING 18.38 ACRES (799,804 SQUARE FEET) OF LAND SITUATED IN THE C.M. PILLOT SURVEY, ABSTRACT NUMBER 832, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PORTION OF RESERVE "A" OF MAPLE GROUP, A SUBDIVISION OF RECORD AT FILM CODE NUMBER 883988 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND OUT OF AND A PORTION OF A CALLED 26.950 ACRE TRACT AS DESCRIBED IN DEED TO MAPLE GROUP, LTD. UNDER HARRIS COUNTY CLERK'S FILE NUMBER X273577

Volume Summary						
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)
P-SURFACE-VOLUME	full	1.000	1.000	1347008.12	18795.87	10952.59
Totals						
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)
Total				1347008.12	18795.87	10952.59

* Value adjusted by cut or fill factor other than 1.0

Cut/Fill Analysis performed with daylighting to existing ground outside property lines.

InControl Technologies, Inc.
14731 Pebble Bend Drive
Houston, Texas 77068
(281) 580-8892 FAX (281) 580-8853

Proposed Fill Profile

CLIENT:	Trammel Crow Residential	PM:	JMS
LOCATION:	Holderreith Rd at SH 249 Tomball, Texas	CHECKED:	
DATE:	4/26/18	DESIGNED:	VF
PROJECT NO:	623-133	FIGURE:	4



LEGEND

- Property Boundary
- Pipeline Right of Way
- Wetland Boundary
- Ditches

Aquatic Resource Type

W1 – PEM: 0.3953 acres
W2 – PEM: 0.1416 acres
W3 – PEM: 0.0218 acres
W4a – PFO: 0.8944 acres
W4b – PEM: 0.4549 acres
W5a – PEM: 0.2354 acres
W5b – PFO: 0.4466 acres
W6 – PEM: 0.014 acres
W7 – PEM: 0.3083 acres
W8 – PEM: 0.004 acres
SW3 – PEM: 0.0018 acres



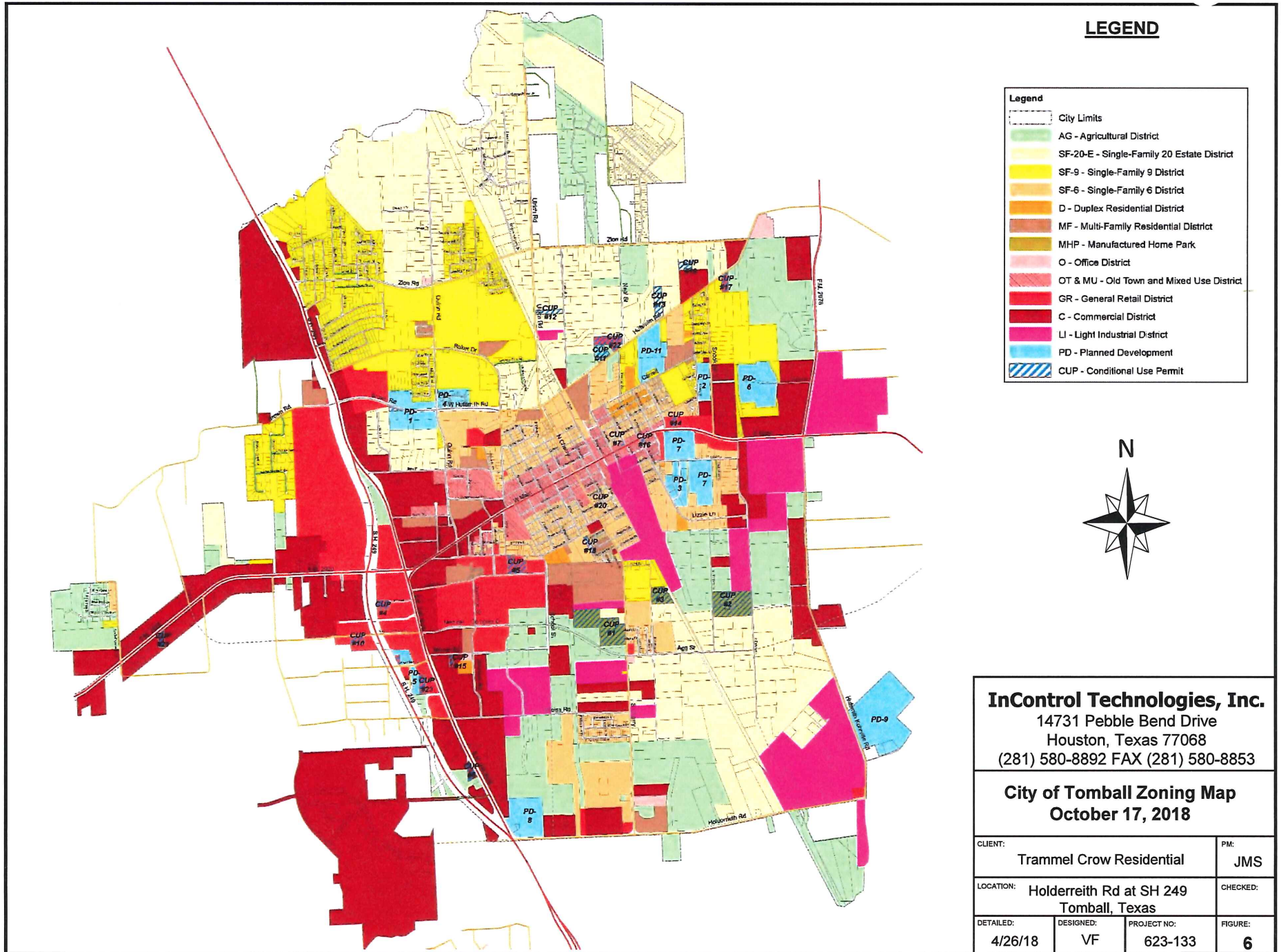
Approximate Scale (Feet)

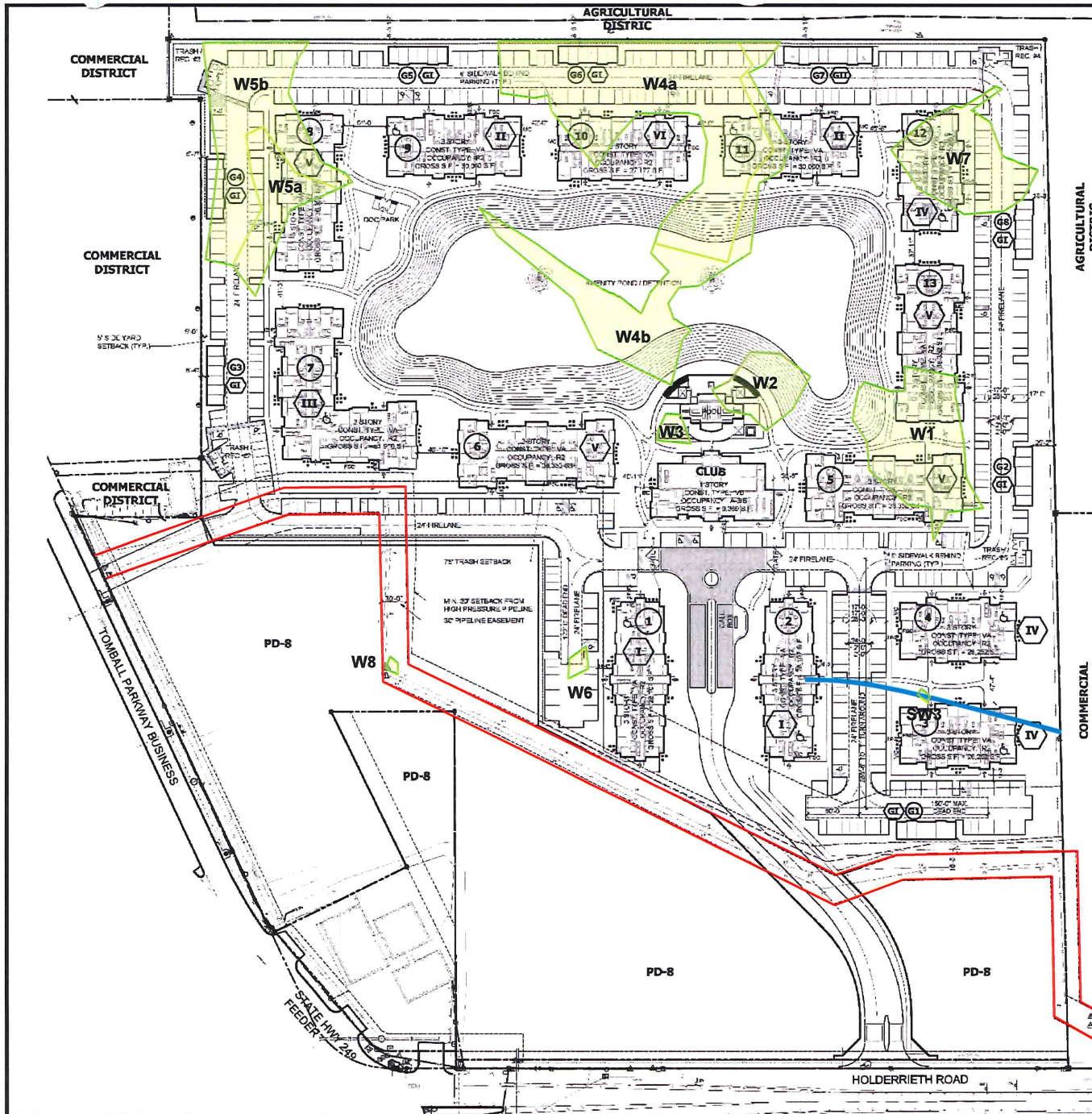
InControl Technologies, Inc.

14731 Pebble Bend Drive
Houston, Texas 77068
(281) 580-8892 FAX (281) 580-8853

Aquatic Resource Map May 29, 2018

CLIENT:		PM:	
Trammel Crow Residential		MFM	
LOCATION:		CHECKED:	
Holderreith Rd at SH 249 Tomball, Texas			
DETAILED:	DESIGNED:	PROJECT NO:	FIGURE:
10/19/2018	MFM	688-133	5





SITE DATA

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TOMBALL, TX

STRUCTURE
3 STORY GARDEN APARTMENTS

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Houston, Texas 77068
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Proposed Development Plan With Mapped Wetlands

CLIENT:	Trammel Crow Residential		PM:	JMS
LOCATION:	Holderrieth Rd at SH 249 Tomball, Texas		CHECKED:	
DETAILED:	DESIGNED:	PROJECT NO:	FIGURE:	
4/26/18	VF	623-133	7	