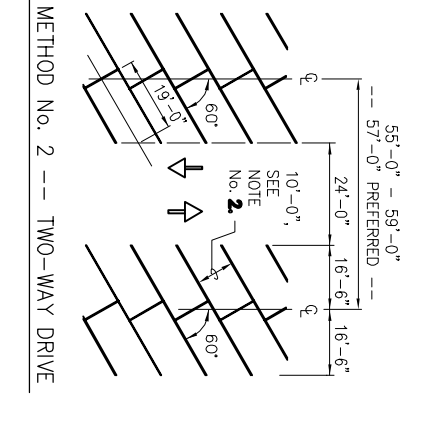


DEVELOPMENT SUMMARY

LAND	ACRES
TRACT 1 - RETAIL A	2.6725
TRACT 2 - KROGER	14.6929
TRACT 3 - FUTURE	5.5529
PAD SITE A	2.5177
PAD SITE B	1.3920
DETENTION	4.3240
PARKING	
CODE: 0.75 SF OF PARKING PER 1 SF OF BUILDING AREA	
AVG SPACE = 190 SF	
RETAIL A - 24,000 SF	
PROVIDED: 116 SPACES	4.83
MINIMUM: 107 SPACES	4.73
CODE: 95 SPACES	
KROGER - 123,000 SF	
PROVIDED: 601 SPACES	4.89
MINIMUM: 584 SPACES	4.75
CODE: 486 SPACES	
FUTURE	
PROVIDED: TBD SPACES	TBD
MINIMUM: TBD SPACES	TBD
CODE: TBD SPACES	4.75



- PYLON #1: 200 SF, 30' HIGH
- PYLON #2: 200 SF, 30' HIGH
- PYLON #3: 200 SF, 30' HIGH
- PYLON #4: 200 SF, 30' HIGH

Ph I Development Plan
Buffalo Springs Shopping Center
 Montgomery, Texas

Milestone Properties, Inc.
 10497 Town & Country Way #820 Houston, Texas 77042

DEVELOPMENT SERVICES
INCORPORATED

900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

No:	ISSUE:	DATE:
W	CONCEPTUAL	10/04/16

DATE	BY	DESCRIPTION
03/26/14	SWG	SWG

SHEET TITLE
CONTROL
SITE PLAN

SHEET
PC101

1 DEVELOPMENT CONTROL SITE PLAN
 1" = 60'-0" (22 x 34) OR 1" = 120' (11 x 17)

429'-11"
 (425 REQUIRED BY TMOU)

STATE HIGHWAY 105
 (45 MPH)

LONE STAR PARKWAY
 (WIDTH VARIES) (45 MPH)

RESTRICTED RESERVE "A2" & PART OF "A1" RESTRICTED TO COMMERCIAL USE 1.51 ACRES (65,620 SQ. FT.)

RESTRICTED RESERVE REMAINDER OF "A1" RESTRICTED TO COMMERCIAL USE 1.01 ACRES (44,107 SQ. FT.)

RESTRICTED RESERVE "B" 2.67 ACRES RESTRICTED TO COMMERCIAL USE

RESTRICTED RESERVE "C" 5.54 ACRES RESTRICTED TO COMMERCIAL USE

RESTRICTED RESERVE "D" 4.37 ACRES

RESTRICTED RESERVE "E" 5.54 ACRES RESTRICTED TO COMMERCIAL USE

RESTRICTED RESERVE "F" 2.30 AC. RESTRICTED TO DRAINAGE USE

RESTRICTED RESERVE "G" 1.40 AC. RESTRICTED TO COMMERCIAL USE

RETAIL A 24,000 SF

Kroger 123K S.F.

DETENTION OR PAD SITE 4.37 ACRES

RESTRICTED TO COMMERCIAL USE