

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.36 ACRES OF LAND BEING TRACT 6D03, J. C. ARMSTRONG SURVEY, ABSTRACT 43, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING SAVINGS AND SEVERABILITY CLAUSES; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Commercial District to a Planned Development District for Multi-Family Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 14, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture District to a Planned Development District for Multi-Family Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on May 17, 2022, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of a Agriculture District to a Planned Development District for Multi-Family, and; by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Agriculture District to a Planned Development District for Multi-Family Uses; as described and depicted in Exhibit A – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to rezone property to a Planned Development District for Multi-Family Use that substantially conforms to referenced exhibits, Exhibit B-Concept Plan and Exhibit C-Elevations, which are hereby incorporated by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.
2. The developer will pay their pro rata share of the cost of construction of Day Miar Road.
3. Construction of Day Miar Rd shall be completed prior to the issuance of a Certificate of Occupancy.

C. CONCEPT PLAN

1. Development shall be in substantial conformance with the Exhibit B – Concept Plan and Exhibit C - Elevations, as determined by the Planning Director or his designee.
2. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.
3. Approval of a Detailed Site Plan shall be required with the final plat for each phase to ensure compliance with the standards of the Planned Development. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearing shall be required.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning District
 - a. Multi-Family District: Multi-family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended.
2. Permitted Uses

- a. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

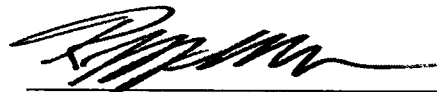
SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.

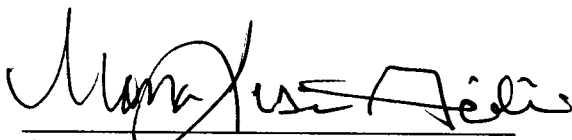
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.

APPROVED:



Ron Jensen, Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney (Assistant)

**Zoning Case No. ZON-21-12-0016
Planned Development No. 426**



CASE LOCATION MAP
ZON-21-12-0016 - Zoning
Change/Concept Plan
Haven at Loyd Park



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

MAP IS ONE PART OF ORIGINAL FULL-SIZE PRINT

PRINTED: 1/7/2022 5:08 PM FILE: WEB-PAVING.STB LAST SAVED: 2/25/2022 6:02 AM SAVED BY: PHILIPS FILE: CONCEPT-PLAN-3111.DWG

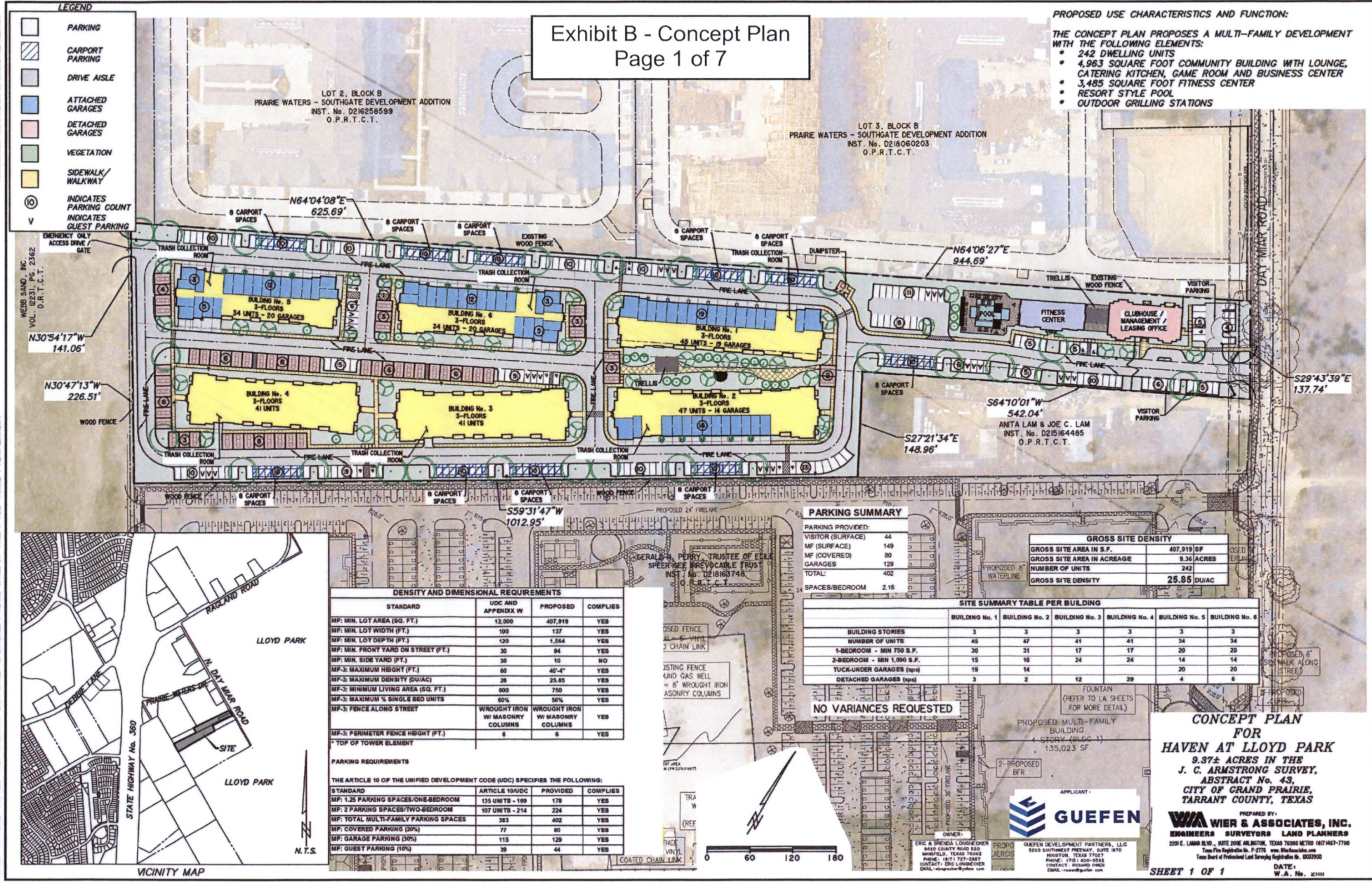


Exhibit B - Concept Plan
Page 1 of 7

PROPOSED USE CHARACTERISTICS AND FUNCTION:
THE CONCEPT PLAN PROPOSES A MULTI-FAMILY DEVELOPMENT WITH THE FOLLOWING ELEMENTS:

- 242 DWELLING UNITS
- 4,963 SQUARE FOOT COMMUNITY BUILDING WITH LOUNGE, CATERING KITCHEN, GAME ROOM AND BUSINESS CENTER
- 3,485 SQUARE FOOT FITNESS CENTER
- RESORT STYLE POOL
- OUTDOOR GRILLING STATIONS

- LEGEND**
- PARKING
 - CARPORIT PARKING
 - DRIVE AISLE
 - ATTACHED GARAGES
 - DETACHED GARAGES
 - VEGETATION
 - SIDEWALK/WALKWAY
 - INDICATES PARKING COUNT
 - INDICATES GUEST PARKING
 - EMERGENCY ONLY ACCESS DRIVE / GATE

DENSITY AND DIMENSIONAL REQUIREMENTS

STANDARD	UDC AND APPENDIX W	PROPOSED	COMPLIES
MF: MIN. LOT AREA (SQ. FT.)	12,000	407,919	YES
MF: MIN. LOT WIDTH (FT.)	100	137	YES
MF: MIN. LOT DEPTH (FT.)	120	1,584	YES
MF: MIN. FRONT YARD ON STREET (FT.)	30	94	YES
MF: MIN. SIDE YARD (FT.)	30	10	NO
MF-3: MAXIMUM HEIGHT (FT.)	60	40'-4"	YES
MF-3: MAXIMUM DENSITY (UNITS/ACRE)	28	25.85	YES
MF-3: MINIMUM LIVING AREA (SQ. FT.)	600	750	YES
MF-3: MAXIMUM % SINGLE BED UNITS	60%	56%	YES
MF-3: FENCE ALONG STREET	WROUGHT IRON W/ MASONRY COLUMNS	WROUGHT IRON W/ MASONRY COLUMNS	YES
MF-3: PERIMETER FENCE HEIGHT (FT.)	6	6	YES
MF-3: TOP OF TOWER ELEMENT			

PARKING REQUIREMENTS

THE ARTICLE 16 OF THE UNIFIED DEVELOPMENT CODE (UDC) SPECIFIES THE FOLLOWING:

STANDARD	ARTICLE 16 UDC	PROVIDED	COMPLIES
MF: 1.25 PARKING SPACES/ONE-BEDROOM	135 UNITS - 169	179	YES
MF: 2 PARKING SPACES/TWO-BEDROOM	107 UNITS - 214	224	YES
MF: TOTAL MULTI-FAMILY PARKING SPACES	393	402	YES
MF: COVERED PARKING (30%)	77	80	YES
MF: GARAGE PARKING (30%)	115	129	YES
MF: GUEST PARKING (30%)	39	44	YES

PARKING SUMMARY

PARKING PROVIDED:	
VISITOR (SURFACE)	44
MF (SURFACE)	149
MF (COVERED)	80
GARAGES	129
TOTAL:	402
SPACES/BEDROOM	2.16

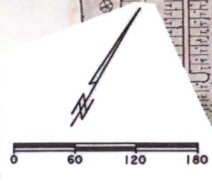
GROSS SITE DENSITY

GROSS SITE AREA IN S.F.	407,919 SF
GROSS SITE AREA IN ACREAGE	9.36 ACRES
NUMBER OF UNITS	242
GROSS SITE DENSITY	25.85 DU/AC

SITE SUMMARY TABLE PER BUILDING

	BUILDING No. 1	BUILDING No. 2	BUILDING No. 3	BUILDING No. 4	BUILDING No. 5	BUILDING No. 6
BUILDING STOREYS	3	3	3	3	3	3
NUMBER OF UNITS	45	47	41	41	34	34
1-BEDROOM - MIN 750 S.F.	30	31	17	17	20	20
2-BEDROOM - MIN 1,090 S.F.	15	16	24	24	14	14
TUCKER UNDER GARAGES (sq ft)	19	14	14	14	20	20
DETACHED GARAGES (sq ft)	3	2	12	20	4	0

NO VARIANCES REQUESTED



CONCEPT PLAN FOR HAVEN AT LLOYD PARK
9.37± ACRES IN THE J. C. ARMSTRONG SURVEY, ABSTRACT No. 43, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

PREPARED BY: **W. WIER & ASSOCIATES, INC.**
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 462-7700
Team File Registration No. F-2776 www.WWierAssociates.com
Texas Real Estate License Registration No. 0039390
DATE: W.A. No. 21111

61021053 Haven at Lloyd Park - Grand Prairie Unit Mix 02/16/2022

Exhibit B - Concept Plan
Page 2 of 7

Unit Mix																	
Unit Type	Description	Net SF	Ratio / Balcon	Stor	Total	Building Number						Total Units	Total %	Total Net SF	Total SF	Total Stor	Unit MIX
						1 A1	2 A2	3 B2	4 B2	5 A3	6 A3						
A1	1BR/1BA	752	83	0	835	25	26	12	12	15	15	105	43%	78,960	87,675	0	
A5	1BR/1BA	750	35	0	785	5	5	5	5	5	5	30	12%	22,500	23,550	0	
subtotals for one bedroom						30	31	17	17	20	20	135	56%				56%
B1	2BR/2BA	1104	77	0	1181	5	5	12	12	5	5	44	18%	48,576	51,964	0	
B3	2BR/2BA	1090	35	0	1125	10	11	12	12	9	9	63	26%	68,670	70,875	0	
subtotal for 2 bedroom						15	16	24	24	14	14	107	44%				44%
Total Units						45	47	41	41	34	34	242	100%	****	****	0	100%
Average Net Unit Area															904		
Average Unit Area Including Balconies and Storage															967		

Building Parking	1	2	3	4	5	6	
Surface Parking	42	23	11	19	30	14	139
Private Garages	19	14	0	0	20	20	73
Detached Garages	5	3	12	17	16	3	56
Carport Spaces	24	8	16	8	8	16	80
Accessible Parking	4	2	2	2	2	1	13
							0
TOTAL PARKING P/BUILDING	94	50	41	46	76	54	361
	2.09	1.06	1.00	1.12	2.24	1.59	1.49

Parking Summary			
units	ratio/bed R	spaces	Ratio
<i>(Standard Parking Calculations)</i>			
Parking Required:	135 1 bedrooms @	1.25	169
	107 2 bedrooms @	2	214
Total Required:	242		383 1.58
Garages Required	403 @ 30%		121
Provided:	Surface Parking		115
	Private Garages under Building		73
	Detached Garages		56
	Carport Spaces		80
	Accessible Parking		13
	fitness/Pool		19
	Guest Surface Parking		24
	Club Standard Guest Parking		17
	Club Accessible Guest Parking		1

Site Summary				
	Acres	DU'S	DENSITY	DU/AC
GROSS AREA	9.36 ac	242	25.84	DU/AC
Pool and open area	0.0 ac			
Wetlands/Greenspace	0.0 ac			
Detention	0.0 ac			
Easements	0.0 ac			
NET area	9.36	242	25.84	DU/AC

Exhibit B - Concept Plan
Page 3 of 7



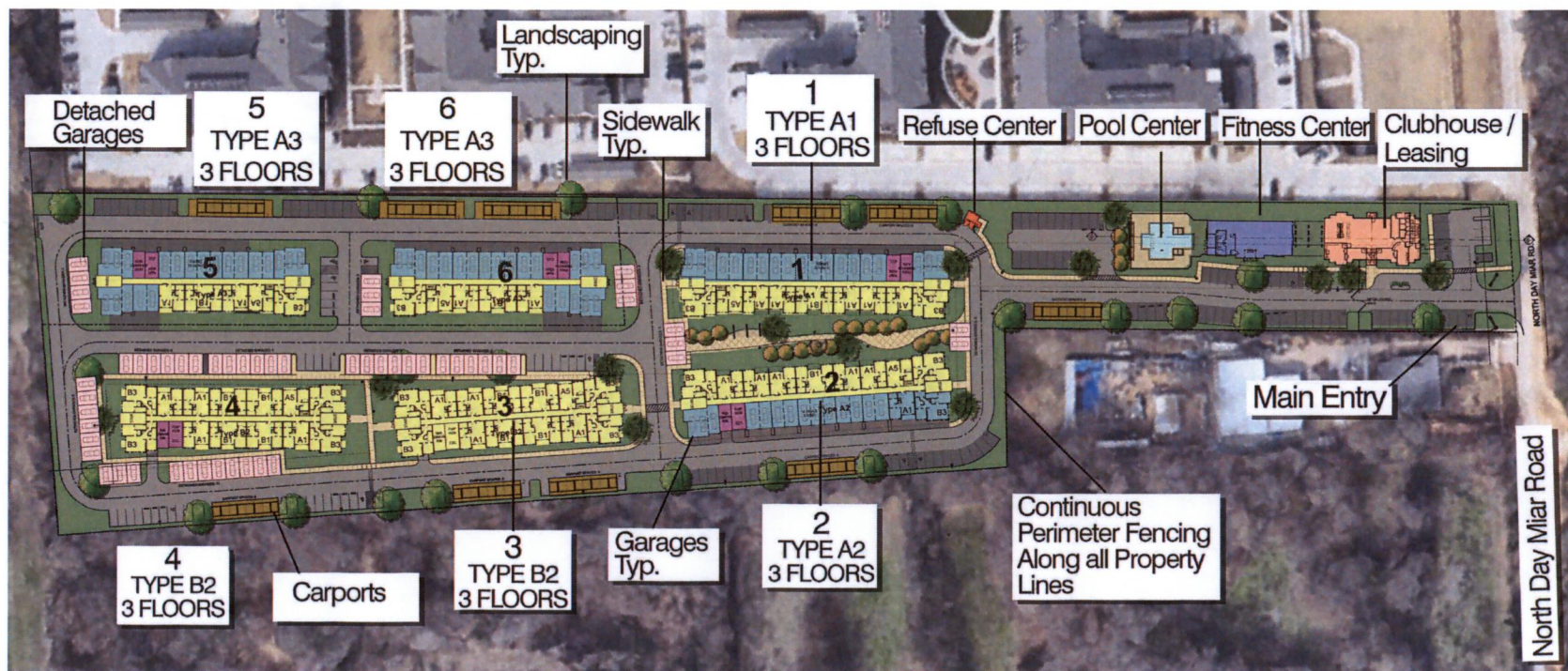
CIVIL
 WIER
 2021 E. L.
 1000 S. W. 10th Ave.
 Fort Lauderdale, FL 33315
 Phone: 954.575.1111
 Fax: 954.575.1112
 www.wier.com

ARCHITECT
 LICENSURE
 COMPANY
 FIRM ID:

PROJECT
 ISSUED:
 ISSUE D

HAVEN AT LLOYD PARK

Exhibit B - Concept Plan
Page 4 of 7



In
 ARCHITECT
 WIER
 2011 E. L.
 ARCHITECTS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 754.346.1111
 Fax: 754.346.1112
 Email: info@wier.com

PROJECT
 EDI II
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 754.346.1111
 Fax: 754.346.1112
 Email: info@wier.com

NO. 10
 Project
 Issued:
 Issue D

HAVEN AT LLOYD PARK

Exhibit B - Concept Plan
Page 5 of 7

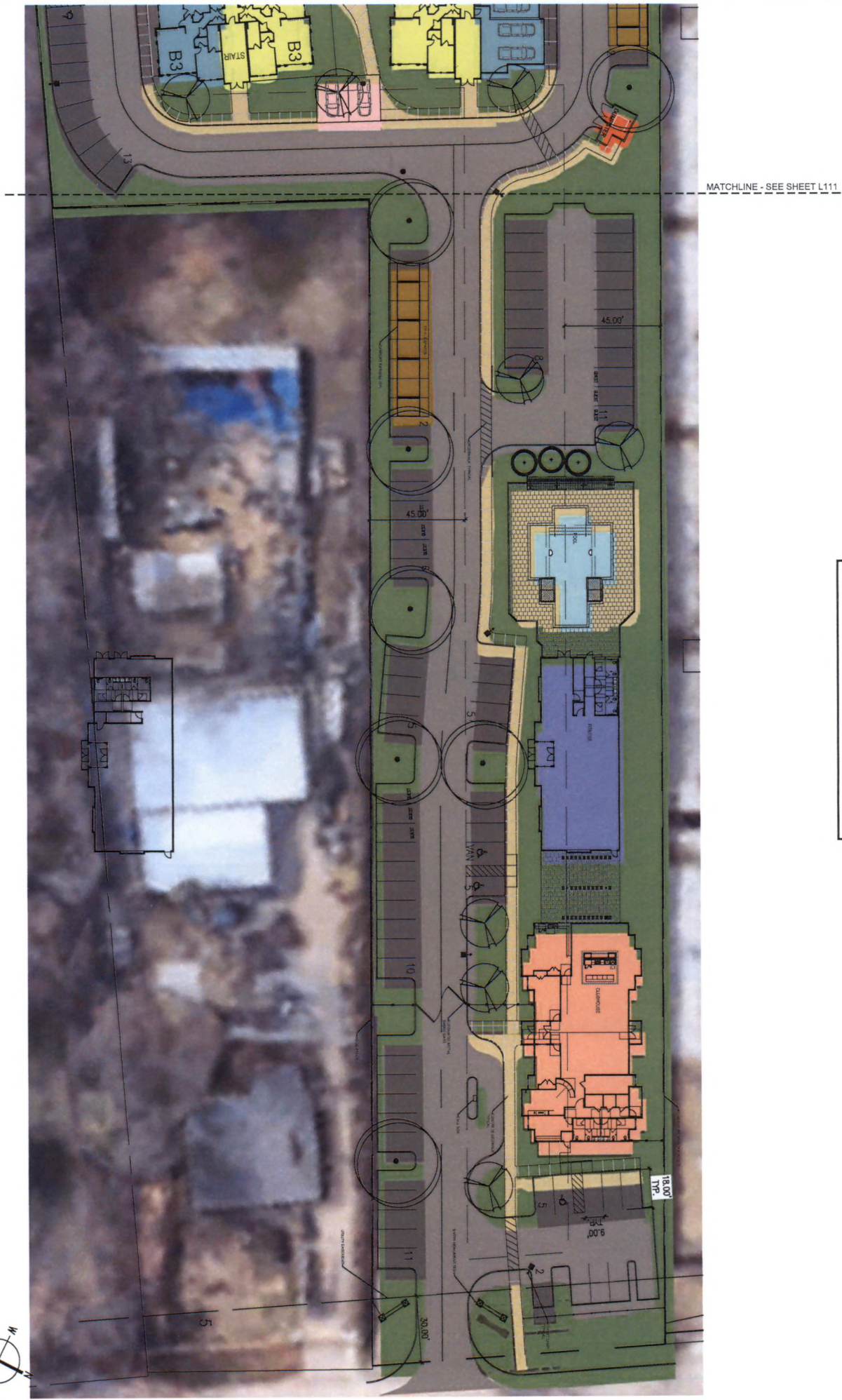
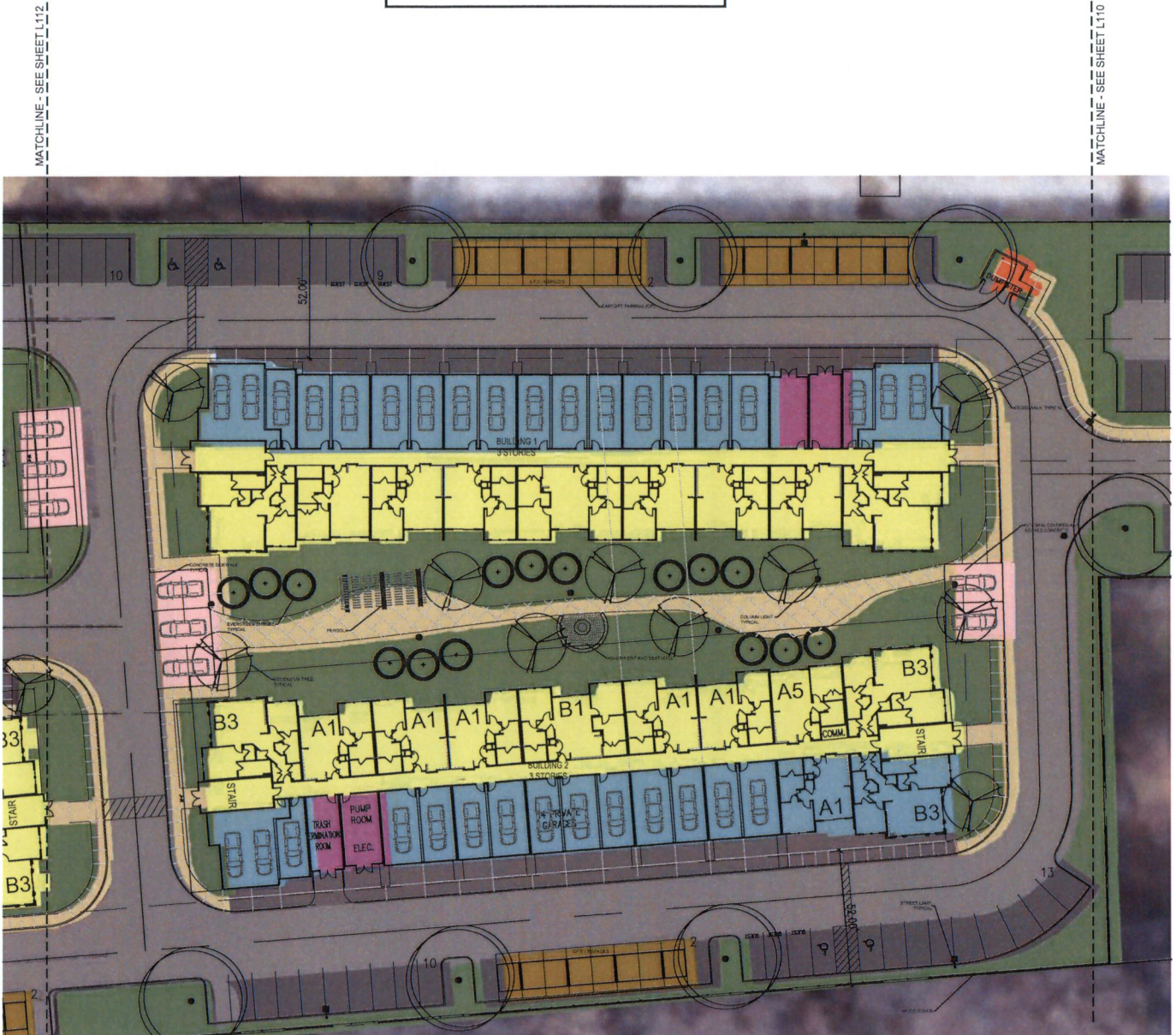


Exhibit B - Concept Plan
Page 6 of 7



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
Exhibit B - Concept Plan
Page 7 of 7





SEE SHEET L11

































































HAVEN AT LLOYD PARK

NO. 6

Project
Issue: Issue D

Exhibit C - Elevations
Page 1 of 11



BUILDING #2 - TYPE A2 - 3 FLOORS - PERSPECTIVE LOOKING EAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - PERSPECTIVE LOOKING NORTHEAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - AERIAL LOOKING EAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - AERIAL LOOKING NORTHEAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - SOUTH ELEVATION - SCALE 3/32" = 1'-0"



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DATE:

HAVEN AT LLOYD PARK
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GUEFEN DEVELOPMENT



ARCHITECT: BRITTEN PERKINS
LICENSE NO. 12135
COMPANY: EDI INTERNATIONAL, P.C.
FRM ID # 445228-00

DATE: 01-24-2022

PROJECT NUMBER: 802103

ISSUED: 2D&G PACKAGES

ISSUE DATE: 01-24-2022

NO. DATE ISSUE

1 01-24-2022

2 01-24-2022

3 01-24-2022

4 01-24-2022

5 01-24-2022

6 01-24-2022

7 01-24-2022

8 01-24-2022

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14 01-24-2022

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17 01-24-2022

18 01-24-2022

19 01-24-2022

20 01-24-2022

SCALE(S):

DRAWING NUMBER

G1.1.0

BLDG. MEWS

Exhibit C - Elevations
Page 2 of 11



PERSPECTIVE VIEW | 2



PERSPECTIVE VIEW | 1



International

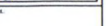
3250 BISHOP PARK DRIVE
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HAVEN AT LLOYD PARK
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01-24-2022
ARCHITECT: BRITEN L. PERKINS
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FIRM ID #: 445228-00

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NO.	DATE	ISSUE

Project Number: 802983
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

SCALE: N.T.S.

DRAWING NUMBER

G1.1.1
BLDG. VIEWS

Exhibit C - Elevations
Page 3 of 11



PERSPECTIVE AT LEASING | 2



PERSPECTIVE AT AMENITY | 1



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HAVEN AT LLOYD PARK
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ARCHITECT: BRITTON L. FERRIS
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FIRM ID # 445226-00

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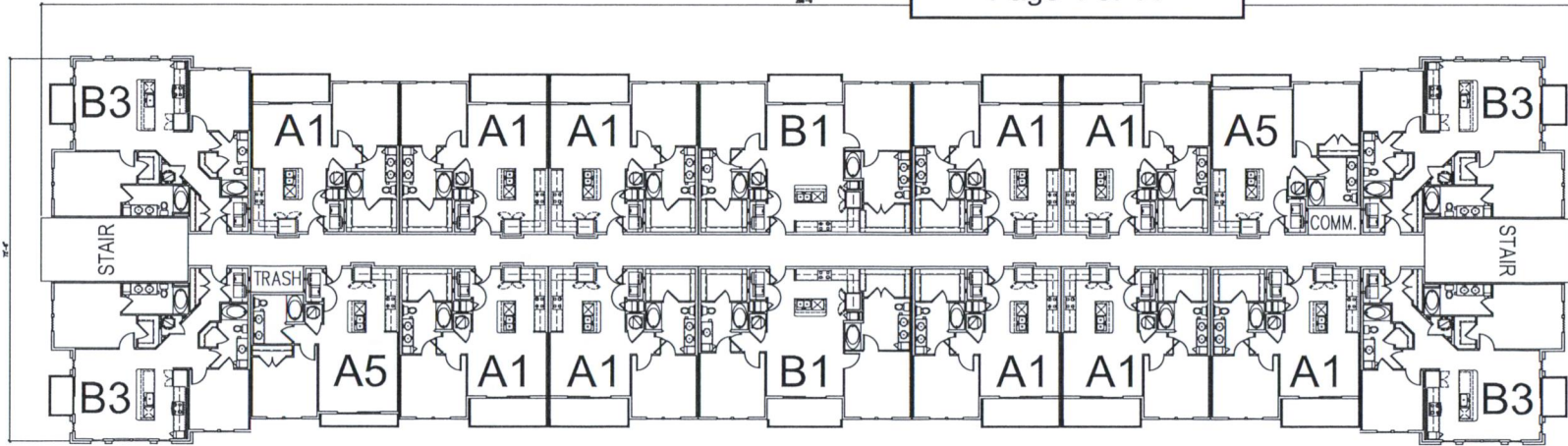
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Issue Date: 01-24-2022

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DRAWING NUMBER

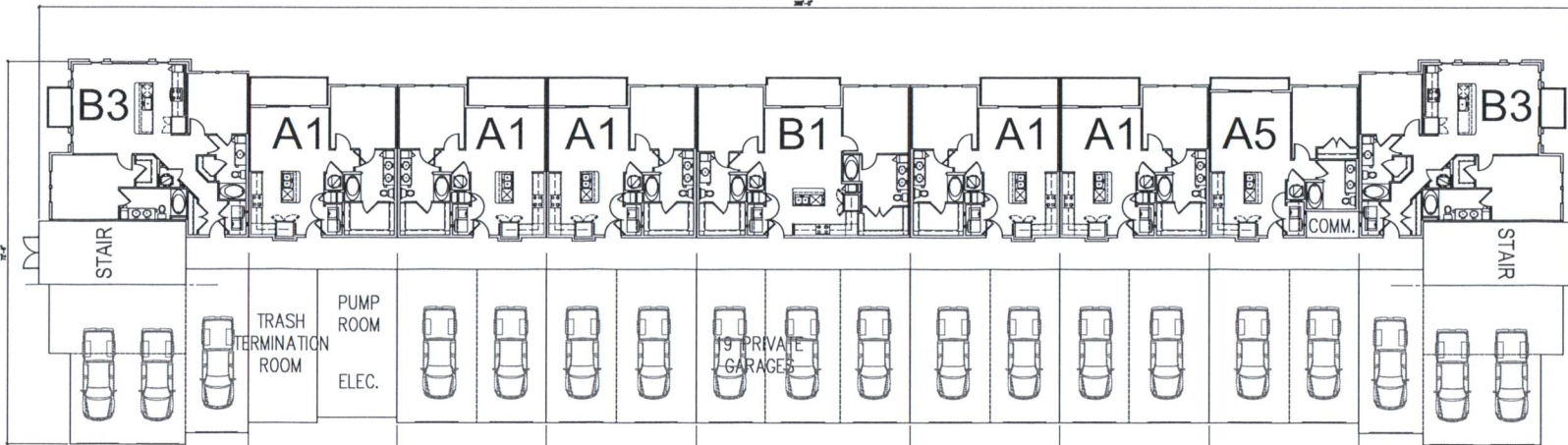
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BLDG. VIEWS

TYPE A1

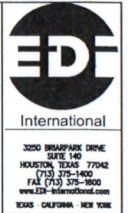
Exhibit C - Elevations
Page 4 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



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ARCHITECT: BRENT L. PENNINGTON
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COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 445228-00

NO.	DATE	ISSUE

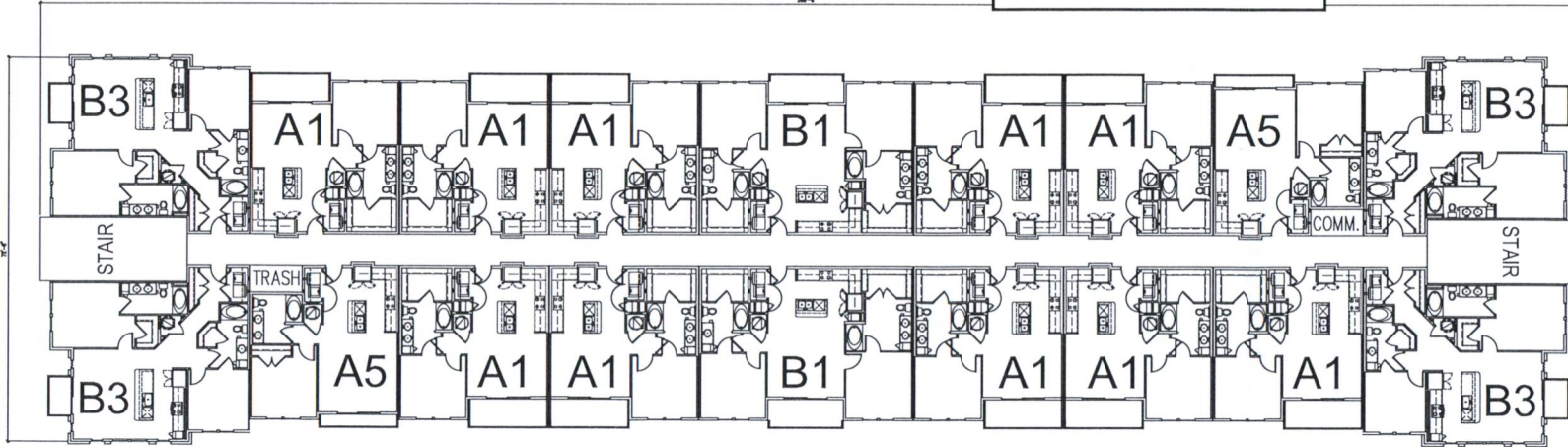
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DRAWING NUMBER

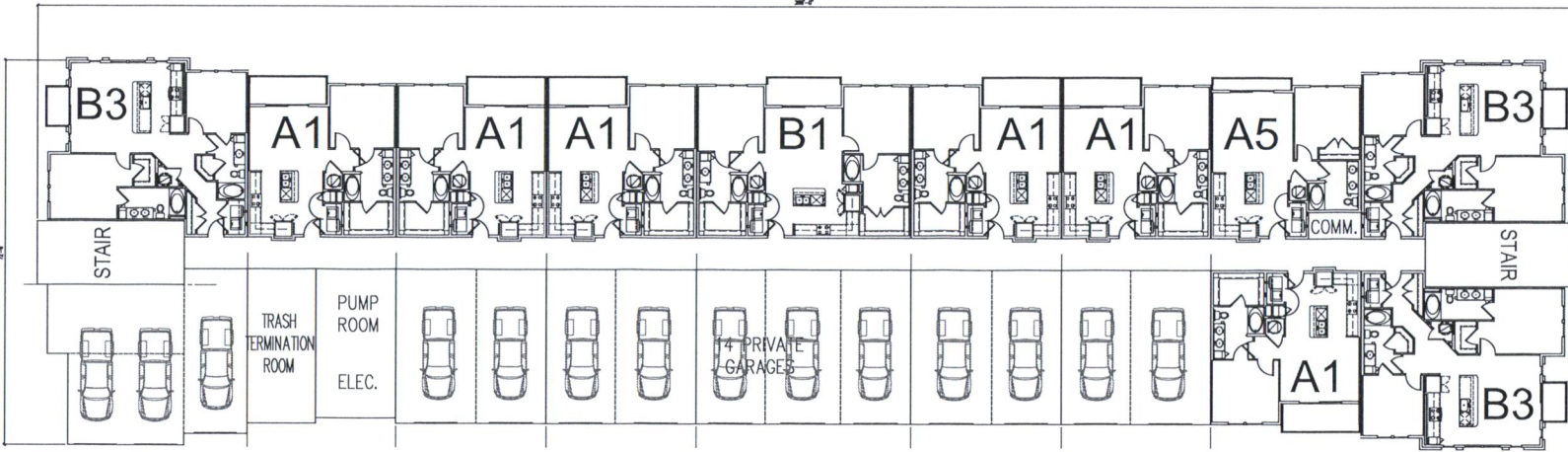
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BUILDING PLAN

TYPE A2

Exhibit C - Elevations
Page 5 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



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ARCHITECT: BRITNEY L. PERDUE
LICENSE NO. 12136
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PRINT ID #: 445226-00

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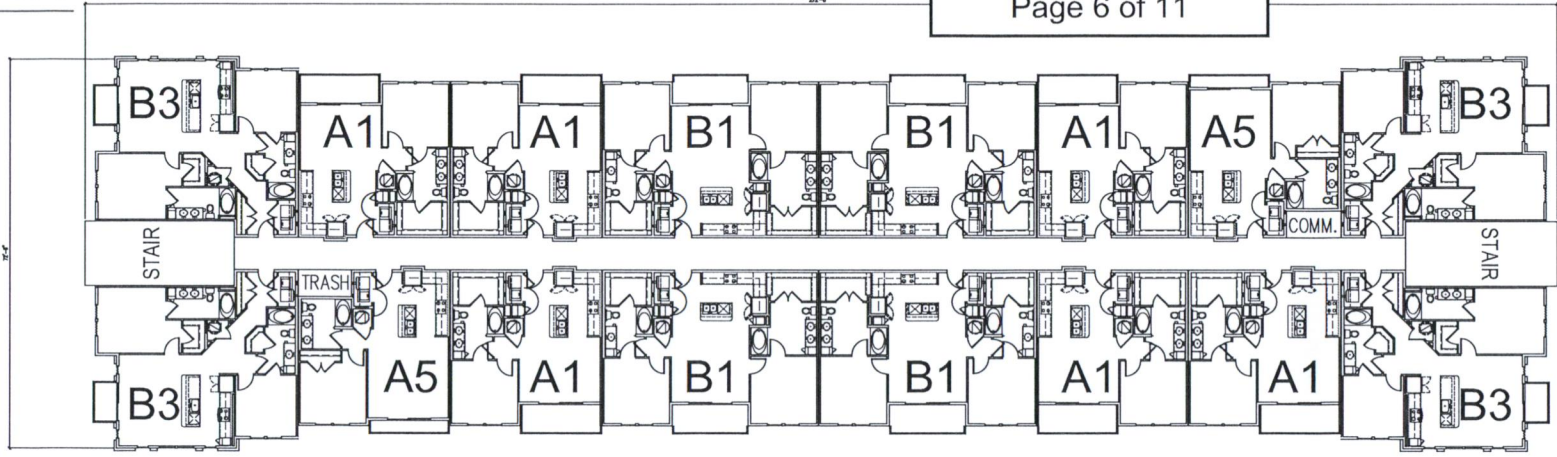
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Issue Date: 01-24-2022

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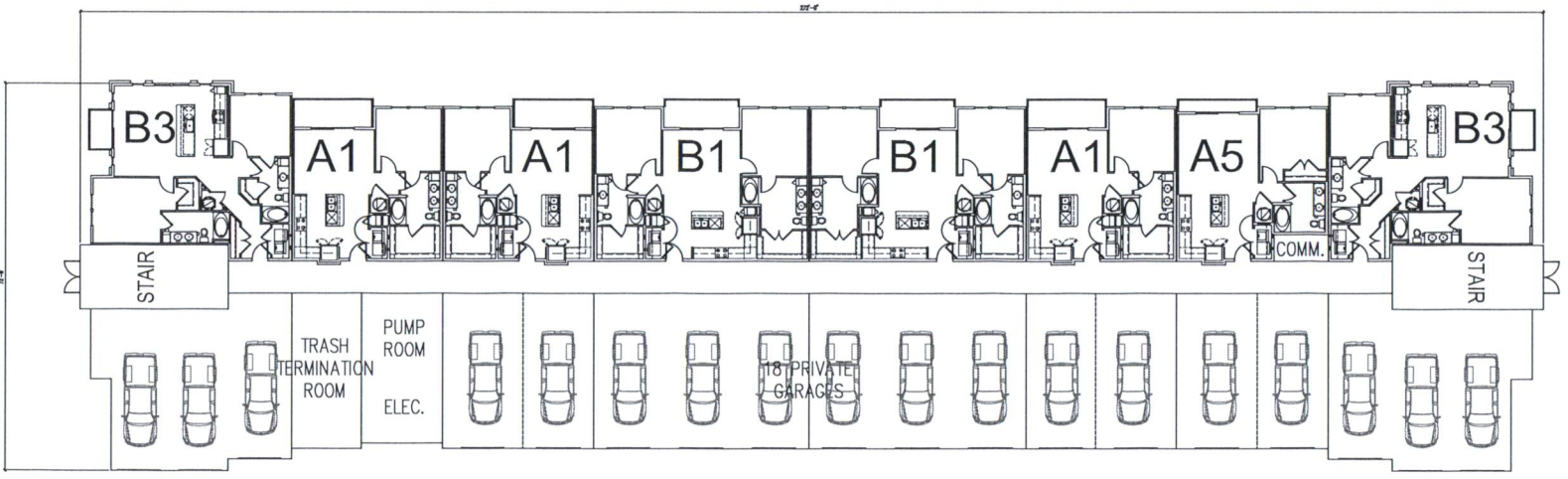
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BUILDING PLAN

TYPE B1

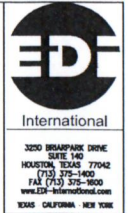
Exhibit C - Elevations
Page 6 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



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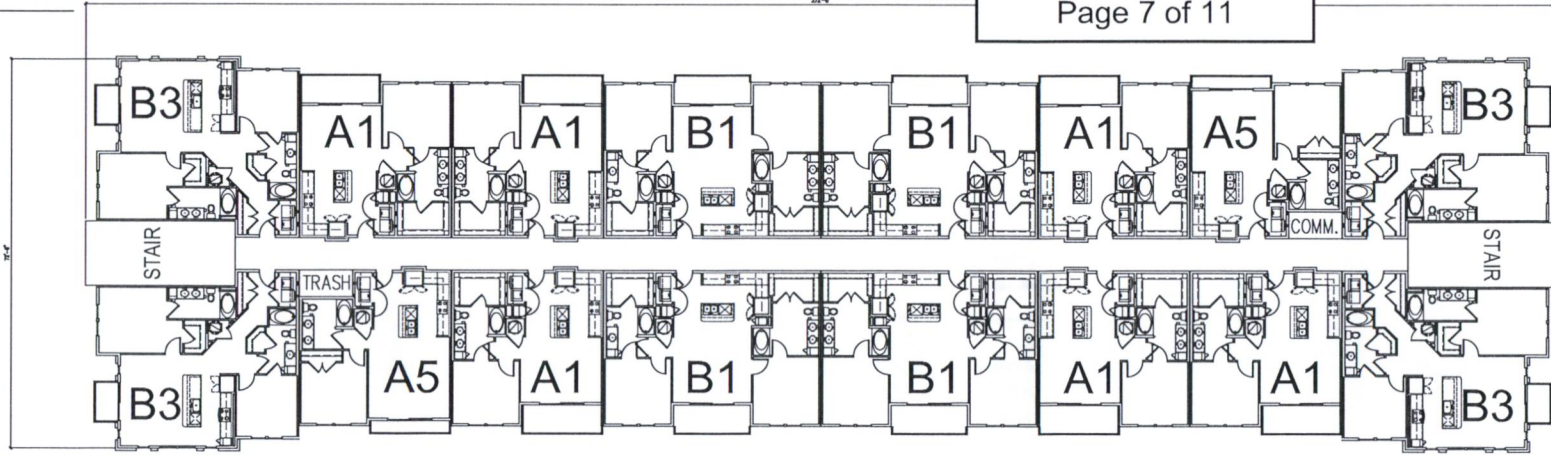
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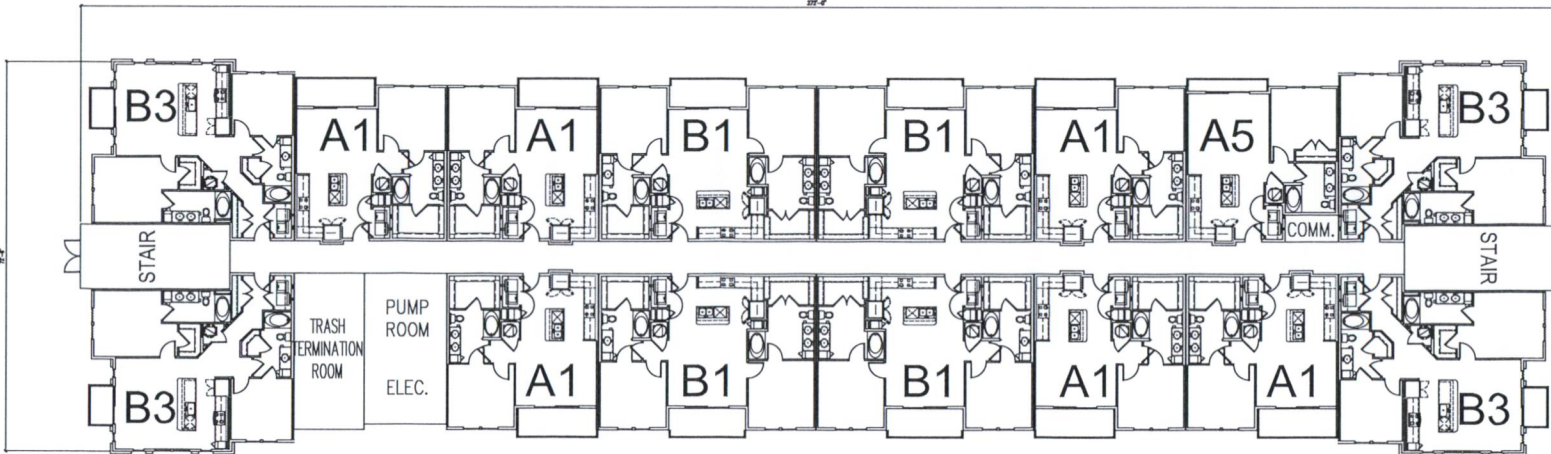
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DRAWING NUMBER
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BUILDING PLAN

TYPE B2

Exhibit C - Elevations
Page 7 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



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GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTA L. FERRISS
LICENSE NO. 12130
COMPANY: EDT INTERNATIONAL, P.C.
FIRM ID #: 44228-00

PROJECT NUMBER: 821033
ISSUED: ZONING PACKAGE
ISSUE DATE: 01-24-2022

NO.	DATE	ISSUE

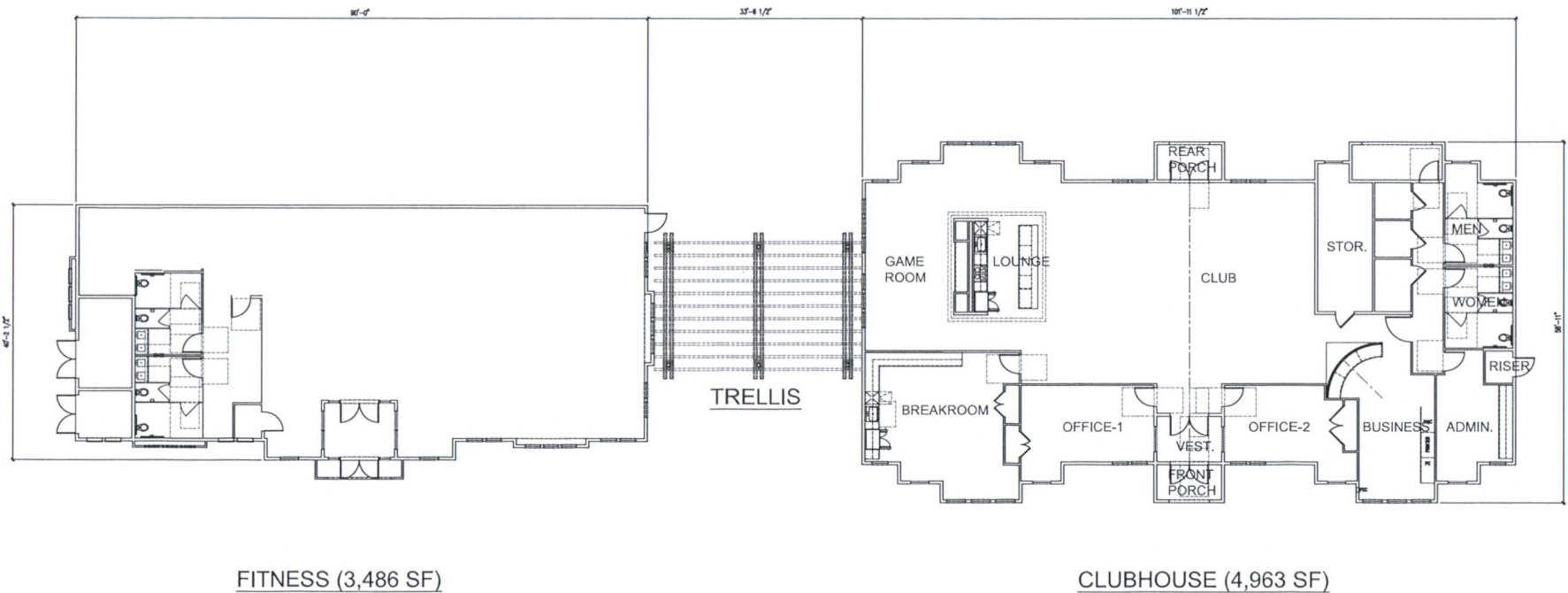
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BUILDING PLAN

Exhibit C - Elevations
Page 8 of 11



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GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12150
COMPANY: EDI INTERNATIONAL, P.C.
PRM ID #: 442228-00

01-24-2022
COMPILED BY: EDI
100 AIR FORCE EXPRESS, SUITE 1073
HOUSTON, TEXAS 77057

NO.	DATE	REVISION

Project Number: 801383
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

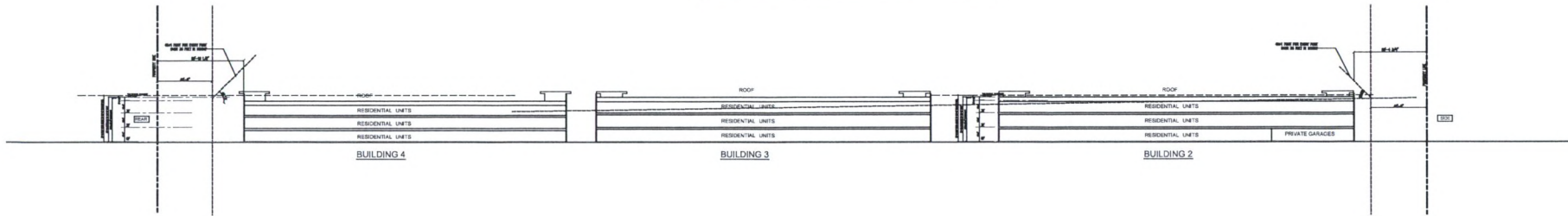
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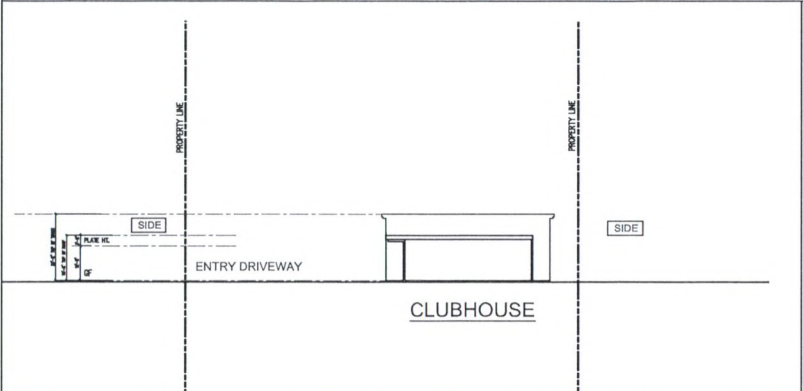
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BUILDING PLAN

CLUBHOUSE FLOOR PLAN 1

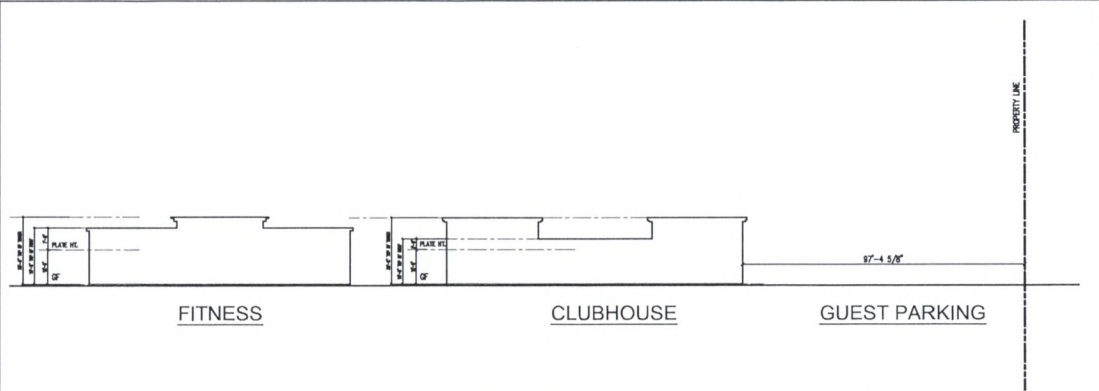
Exhibit C - Elevations
Page 9 of 11



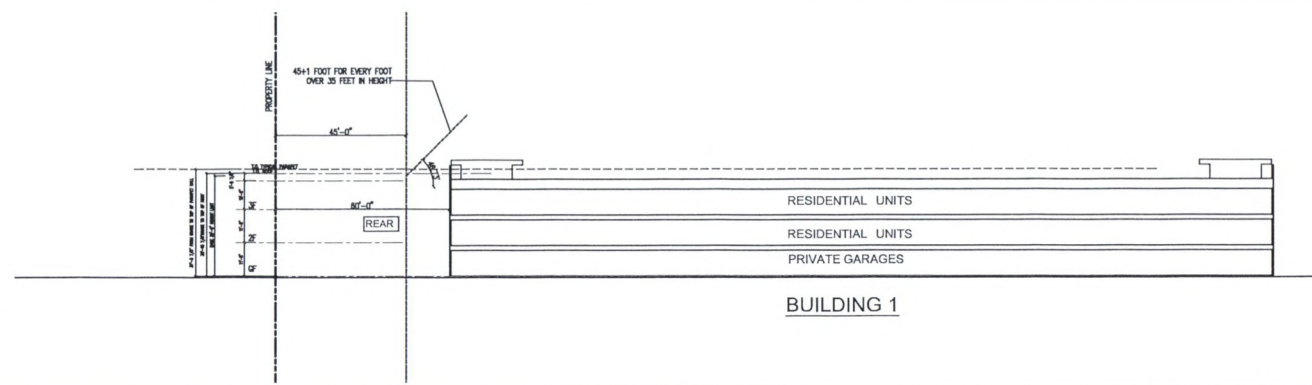
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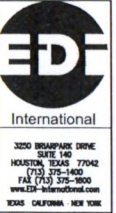
SITE SECTION (1"=20'-0") 12



SITE SECTION (1"=20'-0") 2



SITE SECTION (1"=20'-0") 1



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Project: 8021553
Date: 01-24-2022

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2800 West Loop West, Suite 140
Houston, TX 77058
Contact: EDI
Project: 8021553
Date: 01-24-2022

ARCHITECT:
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2800 West Loop West, Suite 140
Houston, TX 77058
Contact: EDI
Project: 8021553
Date: 01-24-2022

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01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSED NO. 12120
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 445228-00

NO. DATE ISSUE

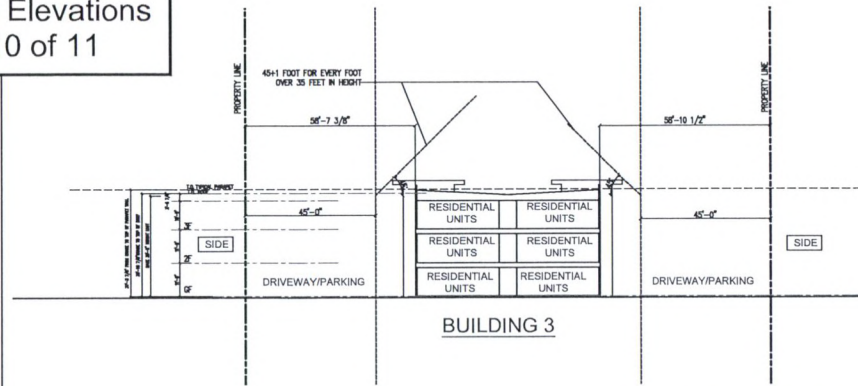
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Issued: 2D-BIG PACKAGE
Issue Date: 01-24-2022

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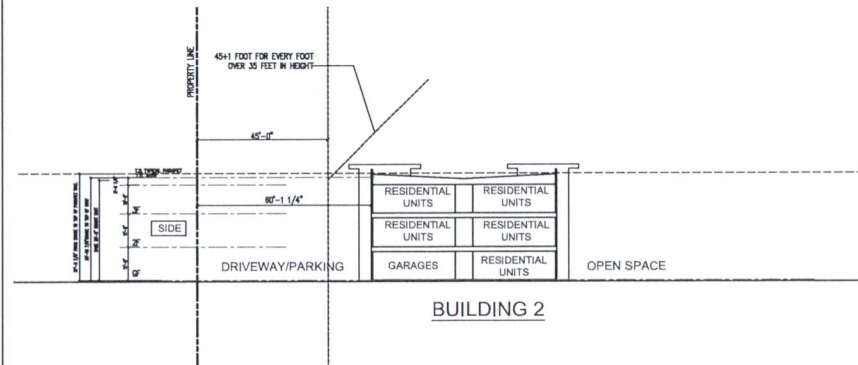
SITE SECTION

Exhibit C - Elevations
Page 10 of 11



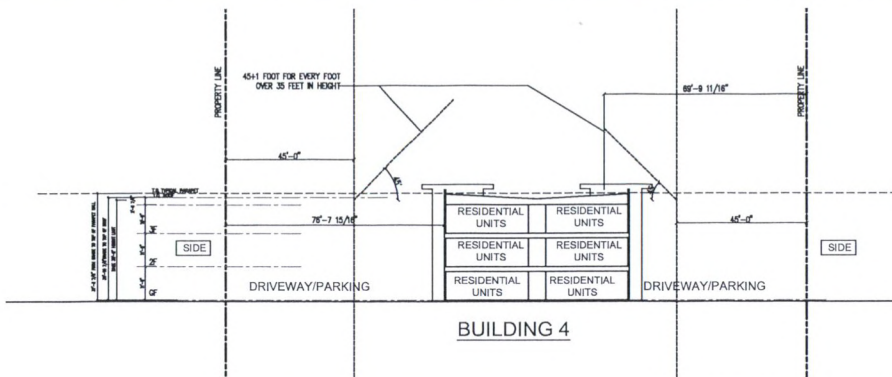
BUILDING 3

SITE SECTION (1"=40'-0") 3



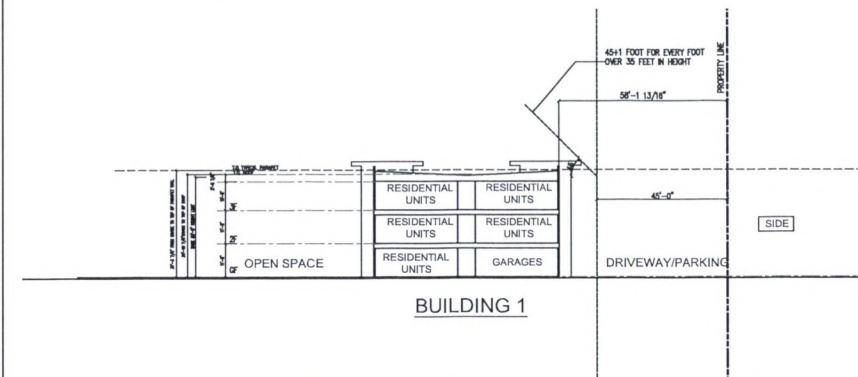
BUILDING 2

SITE SECTION (1"=20'-0") 2



BUILDING 4

SITE SECTION (1"=20'-0") 11



BUILDING 1

SITE SECTION (1"=20'-0") 1



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Director: Chad Guefen
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DATE:

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CORPORATE EDI INTERNATIONAL, P.C.
PRM ID #: 442225-00

DATE: 01-24-2022

ISSUE:

NO. DATE ISSUE

Project Number: 801363

Issued: 20-NOV-2021

Issue Date: 01-24-2022

SCALE: AS SHOWN

DRAWING NUMBER

A3.0.2

SITE SECTION

Exhibit C - Elevations
Page 11 of 11



POOL AREA RENDER - NO SCALE | 5



FITNESS INTERIOR RENDER - NO SCALE | 3



GAMEROOM INTERIOR RENDER - NO SCALE | 2



YOGA ROOM INTERIOR RENDER - NO SCALE | 4



CLUBROOM INTERIOR RENDER - NO SCALE | 1



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GUEFEN DEVELOPMENT



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