

December 9, 2021

Item No. 7.15.

Brazos County MUD #1 Development Agreement Amendment

Sponsor: Molly Hitchcock, Assistant Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action regarding an amendment to the Development Agreement of the Brazos County Municipal Utility District No. 1 between the City of College Station, Texas and McAlister Opportunity Fund 2012, LP amending Exhibit "B" (the General Plan).

Relationship to Strategic Goals:

- Financial Sustainability
- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: On March 12, 2015, the City Council approved a Development Agreement as part of the process to allow the establishment of Brazos County Municipal Utility District (MUD) No. 1. The Development Agreement extended the City's planning authority over the District's property, which is approximately 553 acres located entirely in the City's Extraterritorial Jurisdiction. The Development Agreement addresses land use, density, compliance with construction codes, and development standards comparable to development within the City.

Exhibit "B" of the Development Agreement is the General Plan for MUD #1. The exhibit reflects the plan for the physical development and use of the Tract, which was anticipated to need amendment from time to time with the City's approval. The Agreement (Section 2.2 General Plan and Land Use; Amendments) states that the plan may be amended with approval of the City Council or the City Manager, depending on the type and extent of the proposed changes.

A revised preliminary plan for the Southern Pointe Subdivision was recently submitted to Planning and Development Services and reflects a desire to adjust the acreages for the different land uses, add a commercial area at the intersection of Mather Parkway and a future major arterial, and remove the fire station site. Because limitations on unilateral annexation constrain the future physical growth of the City, the City has chosen not to exercise the option to purchase a two acre fire station site within the District. The proposed General Plan looks to adjust to market conditions but remains a largely residential subdivision supporting greenways and commercial uses.

Budget & Financial Summary: N/A

Attachments:

1. First Amendment to Development Agreement
2. Exhibit B General Plan
3. 2015 Exhibit B General Plan

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment (this “Amendment”) to Development Agreement is entered by and between McAlister Opportunity Fund, 2012, LP (the “Developer”) and the City of College Station, Texas, a Texas home-rule municipal corporation (“City”)

WHEREAS, the Developer and the City entered into a Development Agreement effective March 12, 2015, (the “Development Agreement”) for the orderly, safe and healthful development of the land within the boundaries of Brazos Bounty Municipal Utility District No. 1 (the “District”); and

WHEREAS, pursuant to Article V. of the Development Agreement, the Developer agreed to grant the City an option to purchase a two acre fire station site within the District; and

WHEREAS, City no longer desires to place a fire station in the District and has chosen not to exercise this option to purchase a two acre fire station site located within the District; and

WHEREAS, the Developer has agreed to develop the District pursuant to the Development Standards found in Article II. General Plan, Platting, and Development Standards of the Development Agreement; and

WHEREAS, pursuant to Article II. General Plan, Platting, and Development Standards of the Development Agreement, the Developer shall develop the property according to the General Plan as adopted as Exhibit “B” of the Development Agreement; and

WHEREAS, the General Plan may be amended with approval of City Council; and

WHEREAS, the Developer desires to amend the percentages of land use designation and land use location found in the General Plan; NOW THEREFORE:

IT IS AGREED AND ACKNOWLEDGED THAT:

- 1. The Developer and City agree that Exhibit “B” General Plan of the Development Agreement will be amended and replaced in its entirety with the attached “General Plan”.

EXECUTED TO BE EFFECTIVE as of the ___ of December, 2021.

MCALISTER OPPORTUNITY FUND 2012, LP

By: _____

Name: _____

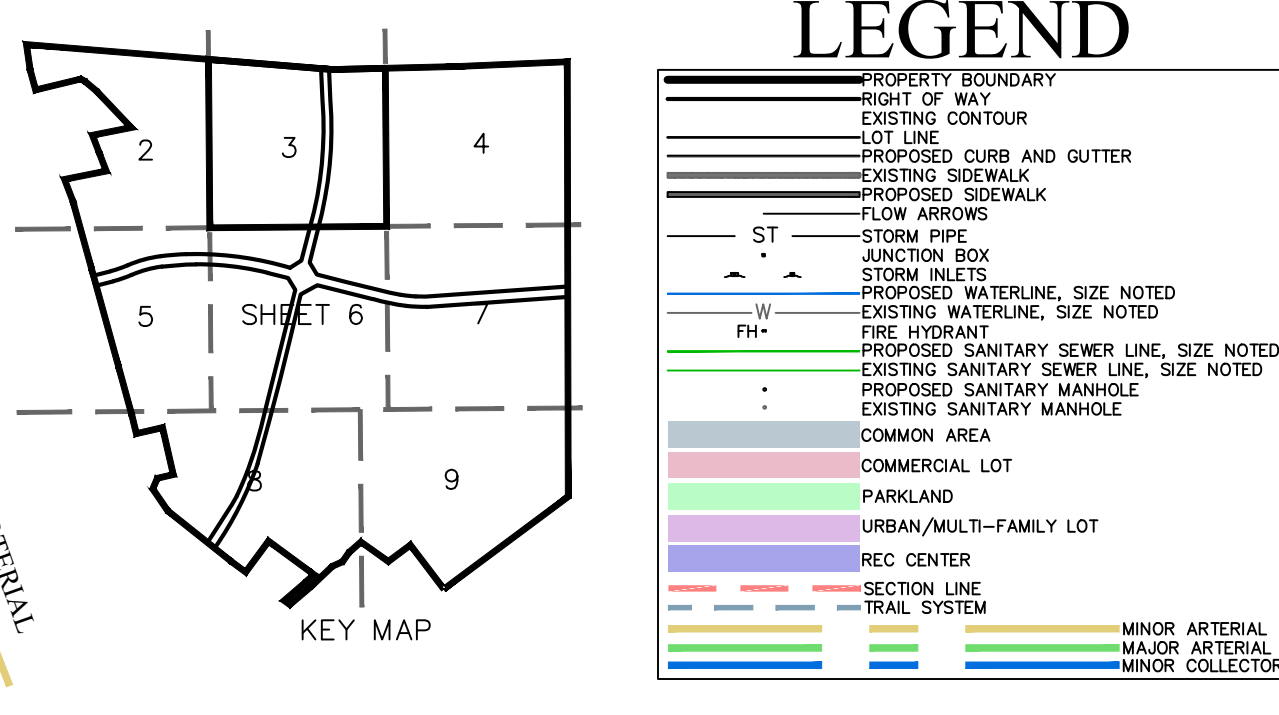
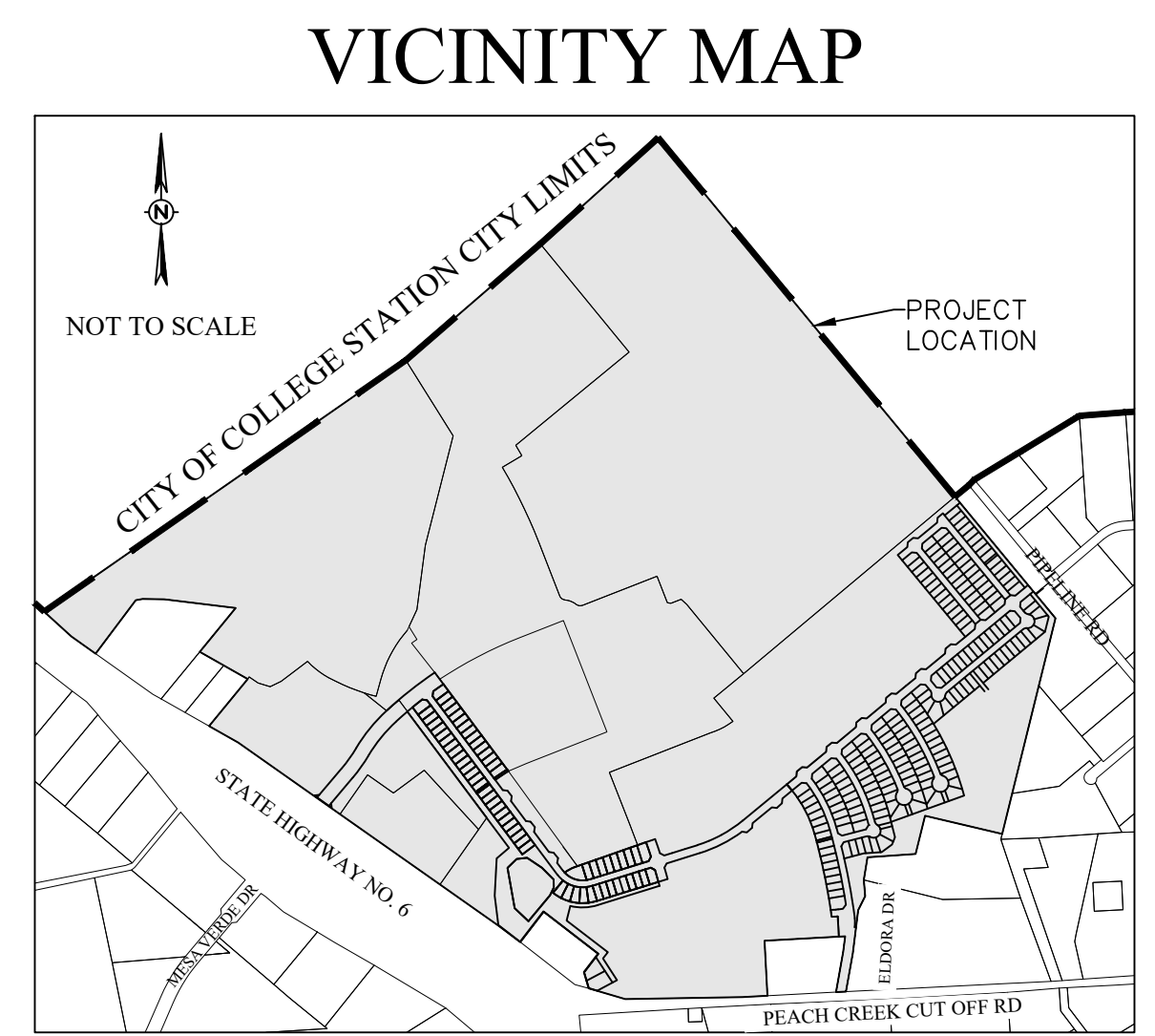
Title: _____

THE CITY OF COLLEGE STATION, TEXAS

City Manager

APPROVED AS TO FORM:

City Attorney



- NOTES:
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 4804200050E HAVING A DATE OF 05/16/2012, THIS TRACT IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA.
 - BASE OF BEARING NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - EXISTING GROUND CONTOURS ARE BASED ON CITY OF COLLEGE STATION LIDAR 2012.
 - EXISTING USE OF THIS TRACT IS FOR TEXAS WORLD SPEEDWAY AND ITS FACILITIES.
 - VESTING - PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY OPPORTUNITY FUND 2012, L.P. DATED MARCH 12, 2015 (AMENDED NOVEMBER 10, 2015).
 - VESTING - THE DEVELOPMENT PLAN AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS BECOME AN EFFECTIVE DATE OF MARCH 12, 2015, BASED ON ARTICLE 1.1 OF THE DEVELOPMENT AGREEMENT (DA). THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE EFFECTIVE DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRU 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
 - VESTING - SETBACK AND BUILDING SEPARATION STANDARDS FOR THE FOLLOWING ZONING DISTRICTS ARE ESTABLISHED PER SECTION 12-5.4 OF THE EFFECTIVE UDO. THE APPLICABLE ZONING DISTRICTS PER THE DEVELOPMENT AGREEMENT ARE AS FOLLOWS:
 - COMMERCIAL (GENERAL COMMERCIAL - GC)
 - URBAN (MULTI-FAMILY - MF)
 - VESTING - SETBACK AND BUILDING SEPARATION FOR GENERAL SUBURBAN IS BASED ON THE DEVELOPMENT AGREEMENT. ARE NOTED BELOW:
 - FRONT SETBACK = 20 FEET
 - REAR SETBACK = 20 FEET
 - SIDE SETBACK = 5 FEET; THE SIDE SETBACK SHALL BE A MINIMUM OF 15 FEET WHEN THE SIDE LOT LINE IS USED FOR THE PURPOSE OF EXTENDING PUBLIC UTILITIES WITHIN AN EASEMENT.
 - SIDE STREET SETBACK = 15 FEET
 - VESTING - PER THE EXECUTED STRATEGIC PARTNERSHIP AGREEMENT (SPA) BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2015, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
 - VESTING - PER THE EXECUTED STRATEGIC PARTNERSHIP AGREEMENT (SPA) BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2015, THE CITY OF COLLEGE STATION WILL UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - VESTING - WATER, SEWER, DRAINAGE AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS, EXCEPT WHERE VESTING DOES NOT APPLY PER STATE STATUTE.
 - VESTING - PER THE EXECUTED DEVELOPMENT AGREEMENT (DA) BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED TO THE THROUGHPART ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT AND THE PROPOSED STREET SECTIONS ON THE PRELIMINARY PLAN.
 - STORM WATER RUNOFF WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PREVENT EXCESS FLOW RATES PER THE REQUIREMENTS OF THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
 - STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY. UPON ANEXATION, THE PARCEL OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE ROAD TAXING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DA.
 - THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS WILL BE BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS WILL BE BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - SIDEWALK MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANEXATION, THE PARCEL OWNER AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER, AND STORM SEWER ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE. A MASTER HYDRAULIC ANALYSIS FOR EACH STREET WILL BE PROVIDED AT THE FINAL PLATTING STAGE OF EACH SECTION THAT WILL DETERMINE LINE SIZE.
 - ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
 - COMMON AREAS RESERVED FOR HOMEOWNERS ASSOCIATION WITH A TRAIL SYSTEM WILL BE PLACED IN AN EASEMENT IF NOT WHOLLY CONTAINED BY A PUBLIC EASEMENT.
 - HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, ARE ARC LENGTHS.
 - SIDEWALKS SHOWN ARE BASED ON CITY OF COLLEGE STATION STREET SECTIONS FOR EACH ROAD CLASSIFICATION AS OF THE DATE OF THE DEVELOPMENT AGREEMENT.
 - STREETS TERMINATING AT A FUTURE SECTION SHALL BE CONSTRUCTED WITH A TEMPORARY CUL-DE-SAC IF THE STREET EXCEEDS 100' IN LENGTH OR EXTENDS PAST MORE THAN ONE LOT.
 - SOME UTILITY EXTENSIONS WILL BE NECESSARY THROUGH FUTURE SECTIONS IN ORDER TO SERVE EARLIER SECTIONS.
 - VESTING - THE DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION. THIS DEVELOPMENT IS BEING REFERRED TO AS A '7th CITY' DEVELOPMENT FOR LETTER AGREEMENT SUBMITTED BY DEVELOPER TO THE CITY.
 - TEMPORARY BARRIERS WILL BE INSTALLED ON SOUTHERN POINTE PARKWAY AND LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTHERN POINTE PARKWAY AND ROZE LANE. THESE BARRIERS ARE TO BE REMOVED UPON THE EXTENSION OF SOUTHERN POINTE PARKWAY. END ROAD SIGNAGE AND BARRIERS IN ACCORDANCE WITH 2011 MUTCD WILL BE INSTALLED AND MAINTAINED BY DEVELOPER/HOA.
 - VESTING - SIDEWALKS WITHIN ACCESSWAYS IS PER THE EFFECTIVE UDO.
 - THE DESIGN OF THE ROUNDABOUT AND LEFT TURN LANES IN MEDIANS WILL BE FINALIZED WITH THE FINAL PLAT.
 - VESTING - THE FIRE ACCESS EASEMENT ON LOT 5, BLOCK 76, SECTION 002 MUST BE ABANDONED PRIOR TO EFFECTIVE DATE OF LOT 5.
 - A PIP APPLICATION WILL BE REQUIRED FOR PROPOSED PRIVATE IMPROVEMENTS WITHIN A PUBLIC ROW.
 - VESTING - THE PRELIMINARY PLAN, ORIGINALLY APPROVED ON 01-05-2017, WAS BASED ON THE DWELLING UNITS AS SHOWN IN THE TABLE. VESTING - TOTAL PARKLAND DEDICATION REQUIRED IS BEING RECALCULATED AS SHOWN IN THE TABLE. PREVIOUS REVISIONS TO THE PRELIMINARY PLAN MAY VARY IN DWELLING UNIT TOTALS. ANY PROPOSED CHANGES TO DWELLING UNITS OR CONSIDERED UNDER AMENDMENTS, AS LONG AS THE PROPOSED DWELLING UNITS DO NOT EXCEED THE 01-05-2017 APPROVED DWELLING UNIT TOTALS.

N	DATE	SUBMITTAL
8	8/16/2021	REVISION - 400 & 401, REMOVED 300
7	9/16/2020	REVISION - CITY SUBMITTAL
6	8/4/2020	PHASING REVISION
5	6/11/2020	PHASING REVISION
4	12/17/2019	PHASING REVISION
3	6/25/2018	REVISION - CITY SUBMITTAL
2	10/13/2017	REVISION - CITY SUBMITTAL
1	1/5/2017	PRELIMINARY PLAN APPROVED BY P&Z
0	7/1/2016	ORIGINAL SUBMITTAL

GENERAL PLAN SOUTHERN POINTE SUBDIVISION

552.9 ACRES
2,065 RESIDENTIAL LOTS
5 COMMERCIAL LOTS
1 REC CENTER LOT
1 ATMOS SITE
1 LIFT STATION SITE
1 URBAN/MULTI-FAMILY LOT
S D SMITH LEAGUE, A-21
COLLEGE STATION, BRAZOS, TEXAS

SECTION 102: 9.899 ACRES - 56 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 509: 11.293 ACRES - 58 RESIDENTIAL LOTS (0.063 ACRES C.A.)
SECTION 103: 9.899 ACRES - 56 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 510: 21.165 ACRES - 100 RESIDENTIAL LOTS (0.118 ACRES C.A.)
SECTION 104: 6.675 ACRES - 36 RESIDENTIAL LOTS (0.079 ACRES C.A.)	SECTION 502: 6.059 ACRES - 35 RESIDENTIAL LOTS (0.080 ACRES C.A.)
SECTION 105: 14.075 ACRES - 69 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 505: 18.362 ACRES - 100 RESIDENTIAL LOTS (0.571 ACRES C.A.)
SECTION 106: 10.399 ACRES - 57 RESIDENTIAL LOTS (0.079 ACRES C.A.)	SECTION 504: 21.625 ACRES - 88 RESIDENTIAL LOTS (0.629 ACRES C.A.)
SECTION 109: 3.111 ACRES - 1 COMMERCIAL LOT (0.000 ACRES C.A.)	SECTION 506: 6.426 ACRES - 0 RESIDENTIAL LOTS (2.486 ACRES C.A.)
SECTION 111: 6.855 ACRES - 0 RESIDENTIAL LOTS (0.580 ACRES C.A.)	SECTION 505: 3.161 ACRES - 0 RESIDENTIAL LOTS (2.650 ACRES C.A.)
SECTION 115: 4.118 ACRES - 0 RESIDENTIAL LOTS (4.118 ACRES C.A.)	SECTION 600: 18.739 ACRES - 85 RESIDENTIAL LOTS (0.839 ACRES C.A.)
SECTION 117: 7.585 ACRES - 0 RESIDENTIAL LOTS (4.084 ACRES C.A.)	SECTION 601: 18.997 ACRES - 101 RESIDENTIAL LOTS (0.159 ACRES C.A.)
SECTION 119: 4.945 ACRES - 28 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 602: 15.501 ACRES - 90 RESIDENTIAL LOTS (0.110 ACRES C.A.)
SECTION 120: 5.315 ACRES - 29 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 603: 15.854 ACRES - 90 RESIDENTIAL LOTS (0.837 ACRES C.A.)
SECTION 201: 15.764 ACRES - 82 RESIDENTIAL LOTS (0.000 ACRES C.A.)	SECTION 700: 12.719 ACRES - 88 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 202: 18.808 ACRES - 97 RESIDENTIAL LOTS (0.040 ACRES C.A.)	SECTION 701: 12.719 ACRES - 89 RESIDENTIAL LOTS (0.347 ACRES C.A.)
SECTION 203: 23.722 ACRES - 130 RESIDENTIAL LOTS (0.514 ACRES C.A.)	SECTION 702: 14.893 ACRES - 0 RESIDENTIAL LOTS (4.319 ACRES C.A.)
SECTION 400: 15.594 ACRES - 67 RESIDENTIAL LOTS (0.211 ACRES C.A.) & REC CENTER	SECTION 800: 8.965 ACRES - 51 RESIDENTIAL LOTS (0.146 ACRES C.A.)
SECTION 401: 16.358 ACRES - 3 COMMERCIAL LOTS (3.737 ACRES C.A.)	SECTION 801: 18.197 ACRES - 99 RESIDENTIAL LOTS (0.198 ACRES C.A.)
SECTION 402: 16.559 ACRES - 1 URBAN/MF LOT (0.000 ACRES C.A.)	SECTION 802: 22.397 ACRES - 110 RESIDENTIAL LOTS (0.420 ACRES C.A.)
SECTION 403: 18.515 ACRES - 1 COMMERCIAL LOT (0.000 ACRES C.A.)	SECTION 803: 11.188 ACRES - 62 RESIDENTIAL LOTS (0.079 ACRES C.A.)

SAVE AND EXCEPT

SECTION 100: 49.184 ACRES - 150 RESIDENTIAL LOTS (6.922 ACRES C.A.)
SECTION 101: 10.439 ACRES - 57 RESIDENTIAL LOTS (0.040 ACRES C.A.)
SECTION 200: 26.066 ACRES - 65 RESIDENTIAL LOTS (2.373 ACRES C.A.) & ATMOS/LIFT STATION

Category	DA Ac.	Proposed Ac.	% Change
General Suburban	374.2	386.1	3.2%
Greenway/Detention	87.7	94.6	7.9%
Urban	16.6	16.6	0.0%
Commercial	34.9	31.8	-8.9%
School	15.6	0	-100.0%
Rec	2.4	2.4	0.0%
Major Thoroughfare	21.5	21.4	-0.5%
Total	552.9	552.9	

TOTAL PARKLAND DEDICATION REQUIRED BASED ON CURRENT PRELIMINARY PLAN

PARK TYPE	SINGLE-FAMILY		MULTI-FAMILY		TOTAL REQUIRED DEDICATION (AC.)	TOTAL PROPOSED DEDICATION (AC.)
	DWELLING UNITS	REQ. DEDICATION (AC.)	DWELLING UNITS	REQ. DEDICATION (AC.)		
Neighborhood ¹	2065	17.65	240	2.05	19.7	32.62
Community ²	2065	16.13	240	1.88	18.01	18.41
		33.78		3.93	37.71	51.03

¹Single-Family & Multi-Family Neighborhood Parkland Requirement Dedication based on One (1) acre per 117 dwelling units.
²Single-Family & Multi-Family Community Parkland Requirement Dedication based on One (1) acre per 128 dwelling units.
³Lift Station Site & Atmos Site are not included in count for Parkland Required Dedication.

VESTING - TOTAL PARKLAND DEDICATION REQUIRED BASED ON JAN 5, 2017 APPROVED PRELIMINARY PLAN

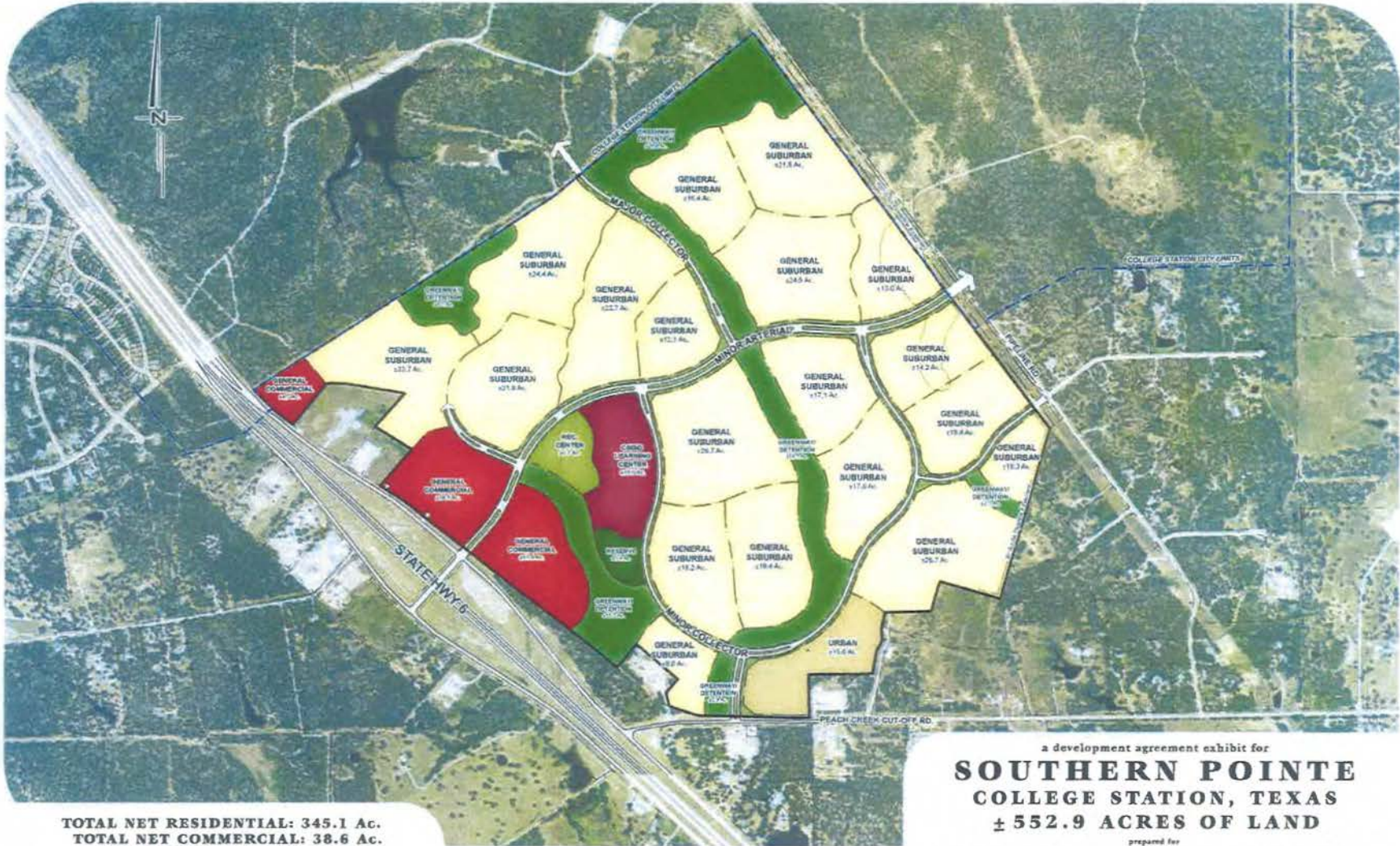
PARK TYPE	SINGLE-FAMILY		MULTI-FAMILY		TOTAL REQUIRED DEDICATION (AC.)	TOTAL PROPOSED DEDICATION (AC.)
	DWELLING UNITS	REQ. DEDICATION (AC.)	DWELLING UNITS	REQ. DEDICATION (AC.)		
Neighborhood ¹	1994	17.04	240	2.05	19.09	31.98
Community ²	1994	15.58	240	1.88	17.45	18.62
		32.62		3.93	36.55	50.6

OWNER/DEVELOPER: Southern Pointe LLC
1645 Greens Prairie Road West, Unit 204
College Station, TX 77845
(713) 705 - 4525

SURVEYOR: KERR RPLS No. 4502
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 206-3195
TBPELS FIRM # 10018500

ENGINEER: SCHULTZ
TBPE No. 12327
911 SOUTHWEST PRYWY E
College Station, Texas 77840
...
(979) 764-3900

SCALE: AS SHOWN
NOVEMBER, 2021



TOTAL NET RESIDENTIAL: 345.1 Ac.
TOTAL NET COMMERCIAL: 38.6 Ac.
TOTAL DETENTION: 76.7 Ac.

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a development agreement exhibit for
SOUTHERN POINTE
COLLEGE STATION, TEXAS
± 552.9 ACRES OF LAND
 prepared for
GRID REAL ESTATE SERVICES

KERRY R. GILBERT & ASSOCIATES

Lead Planner, Corbett/Smith

SCALE
 1" = 100'

FEBRUARY 23, 2015
 KGA 06-031

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 Suite A-200
 Katy, Texas 77454
 (281) 578-0340
 Fax (281) 578-0212