

Exhibit B

GENERAL NOTES:

1. CONNECT ALL DOWNSPOUTS TO UNDERGROUND PIPES AND SLOPE FOR POSITIVE DRAINAGE.
2. THE PAD MOUNTED TRANSFORMER SHALL BE LOCATED WITHIN THE SCREENED MECHANICAL YARD.
3. THE MECHANICAL YARD AND THE DUMPSTER ENCLOSURE TO BE SCREENED WITH CMU WALL MATCHING TO THE BUILDING.
4. THE GAS CANOPY COLUMNS TO BE STONE CLADDING THAT IS SAME THE STONE IN THE BUILDING ELEVATION MATERIALS.

SITE LEGEND

-  PROPERTY LINE
 LANDSCAPE BUFFER LINE
 EASEMENT
 FIRE LANE
 DIRECTIONAL ARROW

-  EV CHARGING SPOTS
 PARKING COUNT

- | | |
|---|--------------------|
|  | BUILDING FOOTPRINT |
|  | CONCRETE WALKWAYS |
|  | LANDSCAPING |
|  | PAVERS |

PARKING TABULATION

STANDARD:
RETAIL-1 PER EVER 250 SQ. FT
CONVENIENCE STORE- 1 PER 125 SQ. FT
REQUIRED:
RETAIL-6925/250=28
CONVENIENCE STORE-6100/125=49
TOTAL PARKING REQUIRED-77

STANDARD	85
ADA	8
FUEL	10
EV CHARGING	2
TOTAL	85

TENANT OCCUPANCY

BUILDING 1	
C-STORE	6100 SF
SPACE B	12510 SF
SPACE C	1275 SF
SPACE D	1200 SF
BUILDING 2	
SPACE E	1600 SF
SPACE F	1600 SF
TOTAL	13,025 SF

PROJECT SUBCONSULTANT:

Donations
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ST., LEAGUE CITY, TX

[illegible]

ARCHITECTURE SITE
PLAN

SUP/RE-ZONING

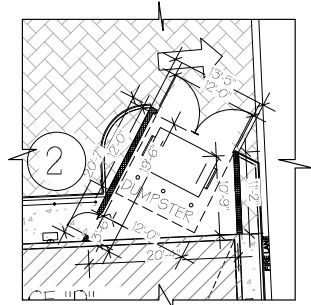
PROJECT NUMBER	2525
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DATE	01/12/2026
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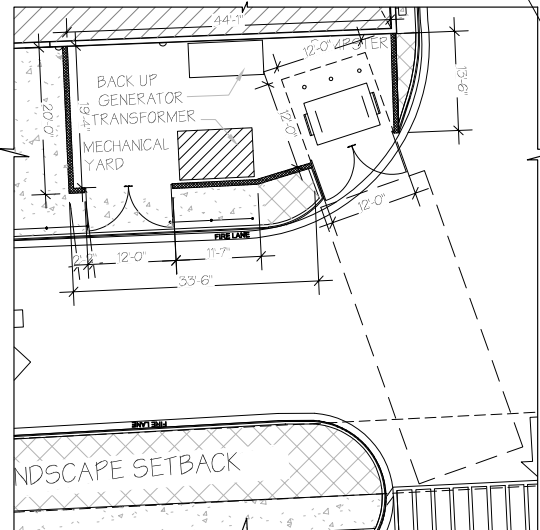
DESIGNED BY	BK
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APPROVED BY _____ ER

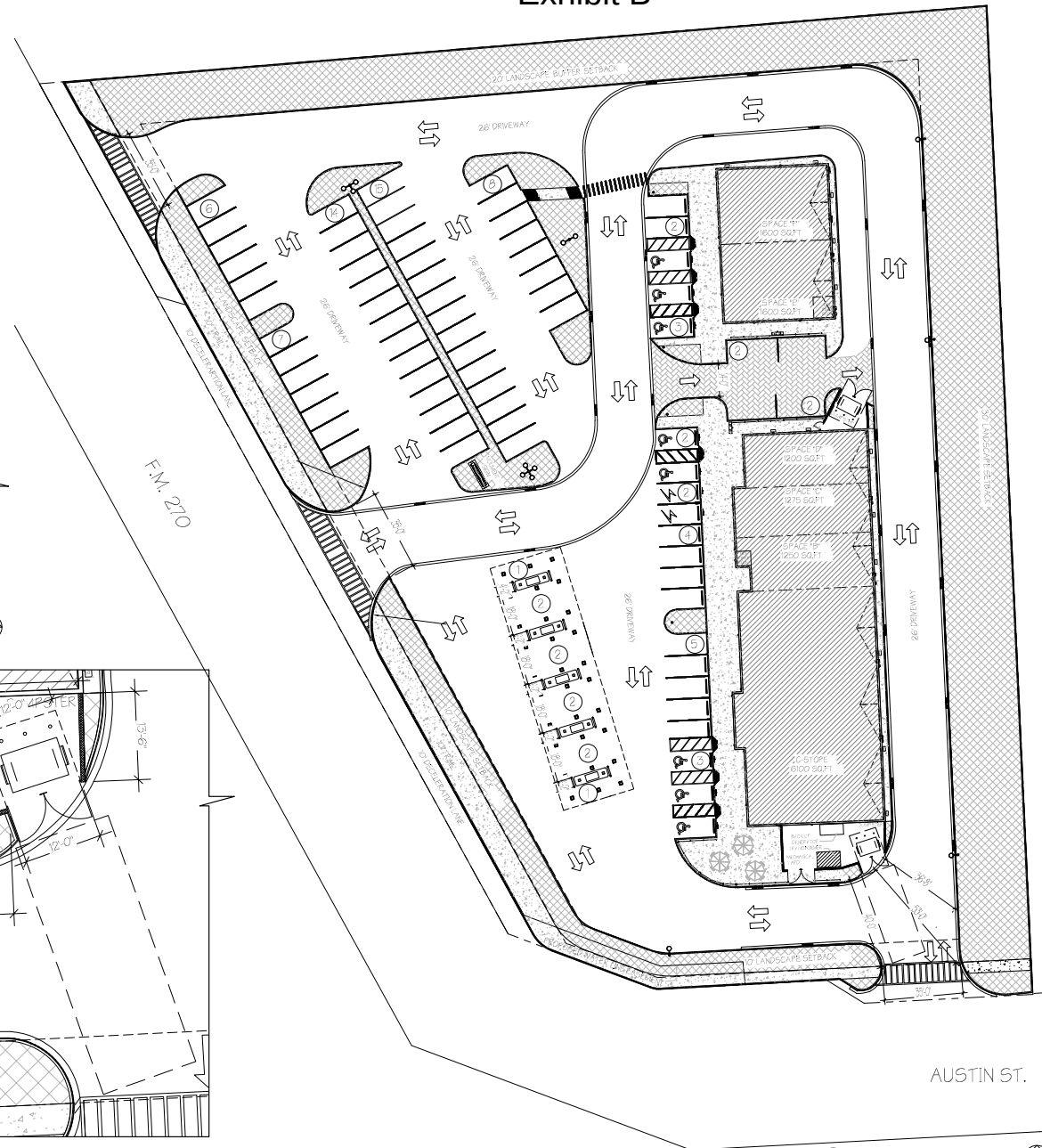
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03 DUMPSTER-1 ENLARGED PLAN
1/8" = 1'-0"

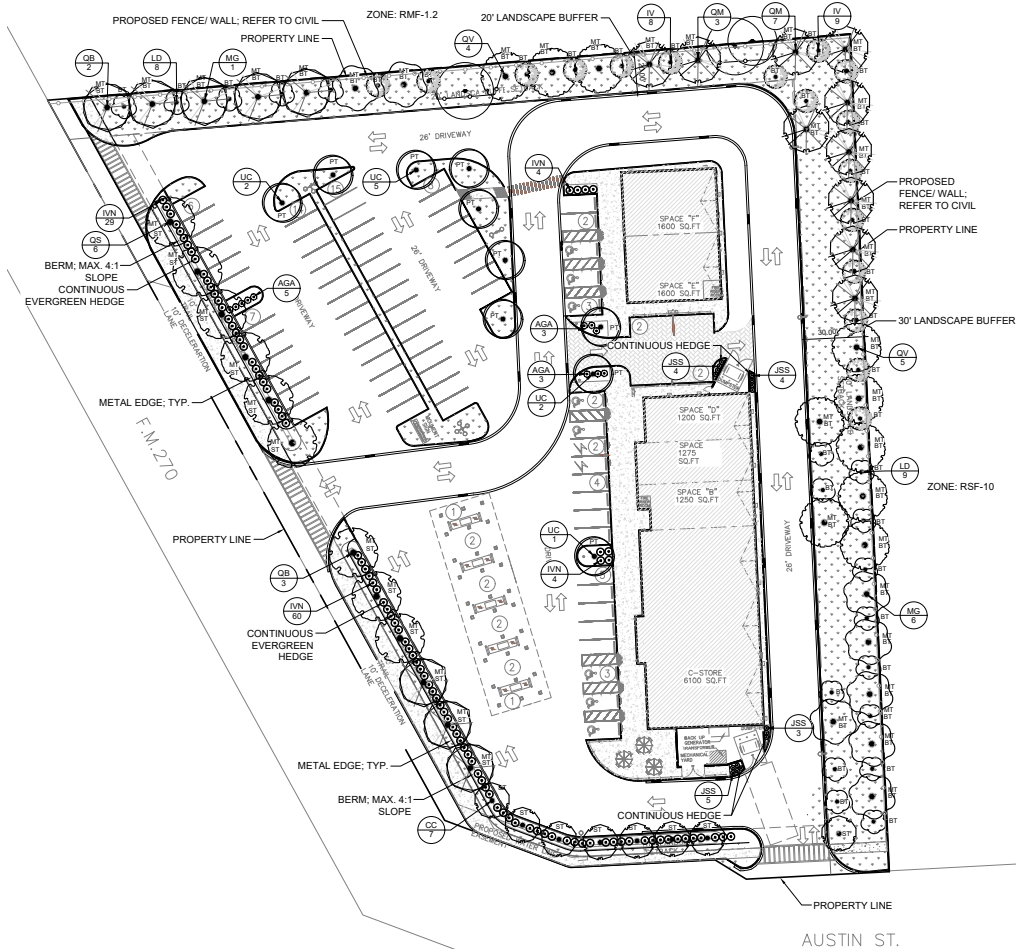


02 DUMPSTER-1 ENLARGED PLAN
1/8" = 1'-0"



01 ARCHITECTURE SITE PLAN
1" = 20'-0"

Exhibit B



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CANTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" BRIDGED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUMMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

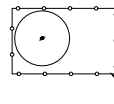
PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE Drip IRRIGATED. BODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROLOGIC CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE); RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LEGEND



ST - STREET FRONTAGE TREE
PT - PARKING LOT TREE
BT - LANDSCAPE BUFFER TREE
MT - MITIGATION TREE

LANDSCAPE CALCULATIONS

OVERALL SITE

ZONING: RMF-1.2

ADJACENT ZONING: RMF-1.2

REQUIRED LANDSCAPE AREA (10% OF LOT SIZE): 12,000 SF

PROVIDED LANDSCAPE AREA: 28,131 SF (232%)

LANDSCAPE RETRACTION

MIN. 10' TREE LANDSCAPE SETBACK REQUIRED ALONG ALL STREET FRONTAGES

(1) TREE REQUIRED / PER 30 LF MIN. 1.5" CAL.

CONTINUOUS HEDGE MIN. 2' HT. (5 OR 5 CAL.) 2' OFFSET FROM BOC, BERM

F.M. 270

TREES REQUIRED: 389 LF

TREES PROVIDED: 13 TREES

CONTINUOUS HEDGE REQUIRED: 389 LF

BERM: MAX. 4:1 SLOPE REQUIRED: 389 LF

AUSTIN ST.

TREES REQUIRED: 201 LF

TREES PROVIDED: 7 TREES

CONTINUOUS HEDGE REQUIRED: 201 LF

BERM: MAX. 4:1 SLOPE REQUIRED: 201 LF

PARKING AREA

(1) TREE / PER 2 PARKING SPACES (MIN. 6" HT. 2" CAL.)

PROPOSED PARKING SPACES: 76 SPACES

TREES PROVIDED: 10 TREES

TREES PROVIDED: 10 TREES

BUFFER YARD

NORTH SIDE F.M. 270

REQUIRED BUFFER YARD "W"

(4) CANOPY TREES / PER 100 LF REQUIRED: 411 LF

CANOPY TREES PROVIDED: 12 CANOPY TREES

(4) ORNAMENTAL TREES / PER 100 LF REQUIRED: 411 LF

ORNAMENTAL TREES PROVIDED: 17 ORNAMENTAL TREES

6" HT. FENCE/MANICURED WALL

EAST SIDE F.M. 270

REQUIRED BUFFER YARD "W"

(4) CANOPY TREES / PER 100 LF REQUIRED: 411 LF

CANOPY TREES PROVIDED: 12 CANOPY TREES

(4) ORNAMENTAL TREES / PER 100 LF REQUIRED: 411 LF

ORNAMENTAL TREES PROVIDED: 17 ORNAMENTAL TREES

6" HT. FENCE/MANICURED WALL

MITIGATION TREES

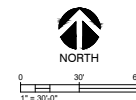
REFER TO SITE PLAN FOR TREE INVENTORY AND CALCULATIONS

MITIGATION INCHES REQUIRED: 130"

MITIGATION INCHES PROVIDED (MIN. 3" CAL. 7' HT.): 130"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY	REMARKS
CANOPY TREES							
	MG	Magnolia grandiflora	Southern Magnolia	4.5" Cal.	10' HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QB	Quercus macrocarpa	Burr Oak	4.5" Cal.	10' HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QM	Quercus muhlenbergii	Chickasaw Oak	4.5" Cal.	10' HT.	10	PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QS	Quercus shumardii	Shumard Oak	4.5" Cal.	10' HT.	9	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QV	Quercus virginiana	Southern Live Oak	4.5" Cal.	10' HT.	10	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	UC	Ulmus crassifolia	Cedar Elm	2" Cal.	6' HT.	10	STREET TREE, PARKING LOT TREE
ORNAMENTAL TREES							
	CC	Cercis canadensis 'venusta'	Texas Redbud	1.5" Cal.	7' HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE
	IV	Ilex vomitoria	Yaupon Holly	1.5" Cal.	8' HT.	17	BUFFER TREE
	LD	Lagerstroemia indica 'Dallas Red'	Dallas Red Crape Myrtle	1.5" Cal.	8' HT.	18	STREET TREE, BUFFER TREE
SHRUBS							
	AGA	Abelia x grandiflora	Glossy Abelia	3 gal.	24" HT.	11	SEMI-EVERGREEN
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	24" HT.	97	EVERGREEN
	JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	3 gal.	24" HT.	16	EVERGREEN
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY	REMARKS
	SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY	REMARKS
	TURF	Cynodon dactylon x transvaalensis 'DT-1'	Turf Bermudagrass	600		25,028 sf	



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LANDSCAPE PLAN



PROJECT NUMBER
DATE 01/12/2026
DRAWN BY JC
CHECKED BY SS

LP-1

Exhibit B

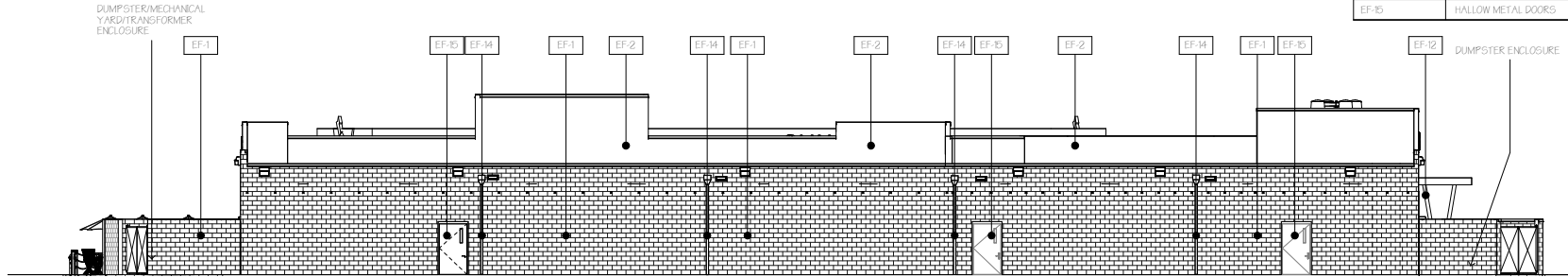
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	1069 SQ.FT	31%
CMU	0	0%
STONE	103 SQ.FT	3%
METAL/PANELS	1244 SQ.FT	37%
METAL	0 SQ.FT	0%
GLASS	977 SQ.FT	32%
TOTAL	3,283 SQ.FT	100%

LEFT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	259 SQ.FT	21%
CML	577 SQ.FT	48%
STONE	117 SQ.FT	10%
METAL PANELS	105 SQ.FT	8%
METAL	0 SQ.FT	0%
GLASS	146 SQ.FT	13%
TOTAL	1200 SQ.FT	100%

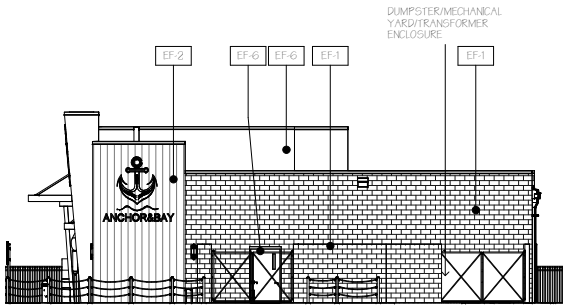
RIGHT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	0 SQFT	0%
CMU	796SQFT	67%
STONE	0 SQFT	0%
METALPANELS	347 SQFT	29%
METAL	33 SQFT	4%
GLASS	0 SQFT	0%
TOTAL	1176 SQFT	100%

REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	0 SQFT	0%
CMU	2563 SQFT	96%
STONE	0 SQFT	0%
METALPANELS	0 SQFT	0%
METAL	100 SQFT	4%
GLASS	0 SQFT	0%
TOTAL	2,663 SQFT	100%

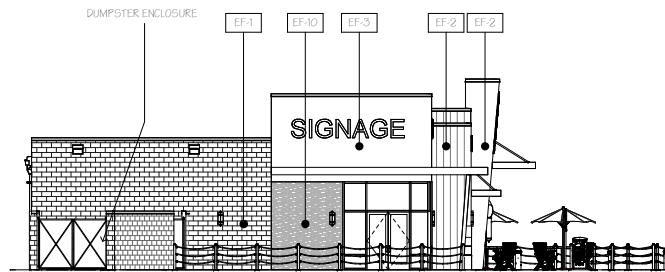
EXTERIOR FINISH SCHEDULE	
MATERIAL TAG	DESCRIPTION
EF-1	CONCRETE MASONRY UNITS
EF-2	METAL PANELS-VERTICAL
EF-3	STUCCO PAINTED
EF-4	ALUMINUM STOREFRONT SYSTEM
EF-5	METAL COPING PAINTED
EF-6	METAL PANELS-SQUARE
EF-7	METAL PANELS-HORIZONTAL
EF-8	TILE WALL
EF-9	CONTROL JOINTS
EF-10	STONE VENEER
EF-11	PRE-FABRICATED METAL CANOPY PAINTED
EF-12	STEEL COLUMN PAINTED
EF-13	FUEL STATION CANOPY
EF-14	PRE-FABRICATED METAL DOWNSPOUTS
EF-15	HOLLOW METAL DOORS



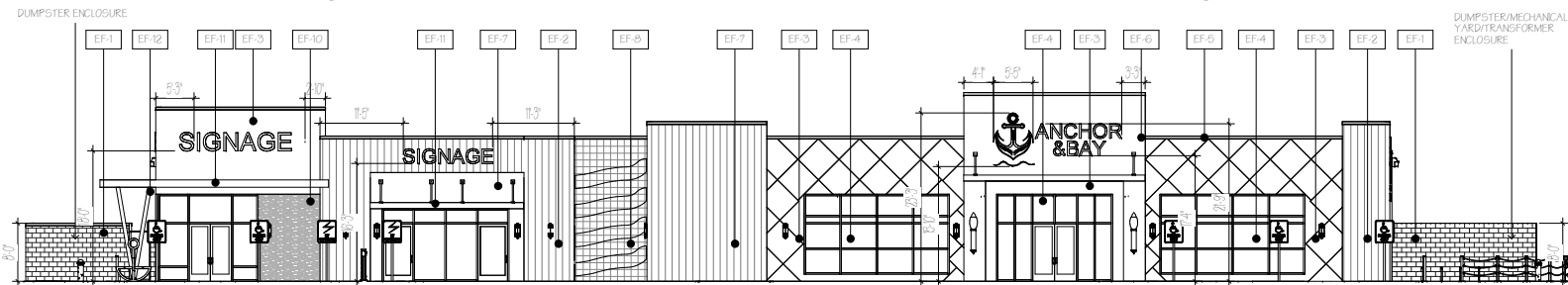
04 REAR ELEVATION-BUILDING A
1/8" = 1'-0"



03 SIDE ELEVATION-BUILDING A
1/8" = 1'-0"



02 LEFT ELEVATION-BUILDING A
1/8" = 1'-0"



01 FRONT ELEVATION-BUILDING A
1/8" = 1'-0"

PROJECT SUBCONSULTANT:

Dimensions
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ST., LEAGUE CITY, TX

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EXTERIOR
ELEVATIONS-BUILDING

SUP/RE-ZONING	
PROJECT NUMBER	2525
DATE	01/30/2026
DESIGNED BY	BK
APPROVED BY	ER

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Exhibit B

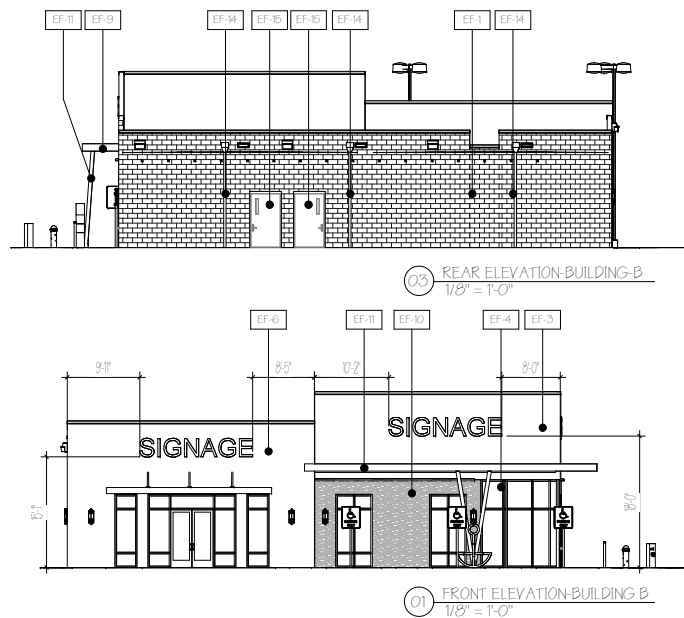
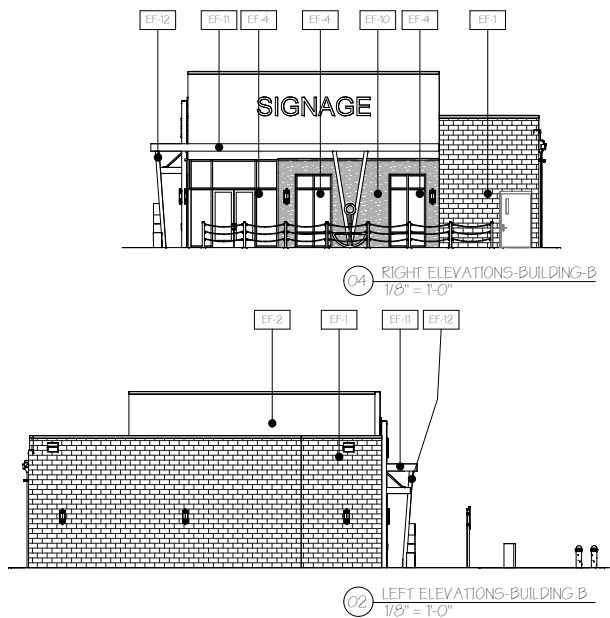
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	347 SQ.FT	24%
CMU	0 SQ.FT	20%
STONE	176 SQ.FT	12%
METALPANELS	462 SQ.FT	33%
METAL	0 SQ.FT	0%
GLASS	433 SQ.FT	31%
TOTAL	1418 SQ.FT	100%

LEFT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	189 SQFT	18%
CMU	850 SQFT	82%
STONE	0 SQFT	0%
METALPANELS	0 SQFT	0%
METAL	0 SQFT	0%
GLASS	0 SQFT	0%
TOTAL	1039 SQFT	100%

RIGHT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	360 SQFT	35 %
CMU	209 SQFT	20 %
STONE	169 SQFT	16 %
METALPANELS	0 SQFT	0 %
METAL	33 SQFT	3 %
GLASS	244 SQFT	24 %
TOTAL	1044 SQFT	100 %

REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	379 SQ.FT	27%
CMU	978 SQ.FT	69%
STONE	0 SQ.FT	0%
METAL/PANELS	0 SQ.FT	0%
METAL	66 SQ.FT	4%
GLASS	0 SQ.FT	0%
TOTAL	1,423 SQ.FT	100%

EXTERIOR FINISH SCHEDULE	
MATERIAL TAG	DESCRIPTION
EF-1	CONCRETE MASONRY UNITS
EF-2	METAL PANELS-VERTICAL
EF-3	STUCCO PAINTED
EF-4	ALUMINUM STOREFRONT SYSTEM
EF-5	METAL COPING PAINTED
EF-6	METAL PANELS-SQUARE
EF-7	METAL PANELS-HORIZONTAL
EF-8	TILE WALL
EF-9	CONTROL JOINTS
EF-10	STONE VENEER
EF-11	PRE-FABRICATED METAL CANOPY PAINTED
EF-12	STEEL COLUMN PAINTED
EF-13	FUEL STATION CANOPY
EF-14	PRE-FABRICATED METAL DOWNSPOUTS
EF-15	HOLLOW METAL DOORS



PROJECT SUBCONSULTANT :

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EXTERIOR ELEVATIONS

SUP/RE-ZONING

PROJECT NUMBER	2525
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DATE 01/30/2026

DESIGNED BY BK

APPROVED BY _____ ER _____

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