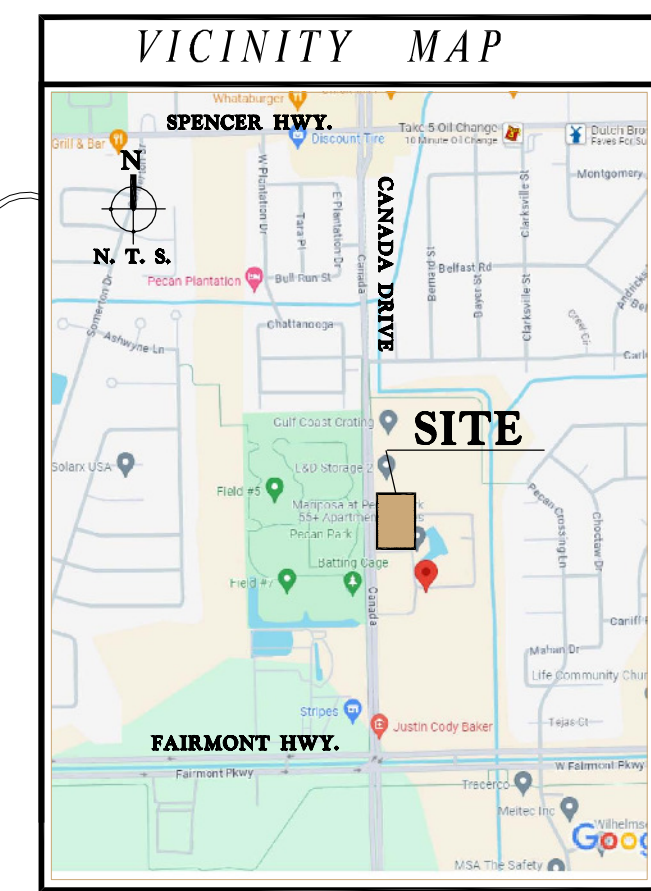


RESTRICTED RESERVE "A"/DAWSON SUBDIVISION/FILM CODE NO.614182 H.C.M.R.

RESTRICTED RESERVE "A"
MARIPOSA AT PECAN PARK
FILM CODE NO.664046 H.C.M.R.

*INSIDE THE DUMPSTER ENCLOSURE OR FENCE
PROVIDE A ROW OF BOLLARDS WITH RAIL STEEL
PLATE KEEPING THE DUMSTERS INSIDE THE
REQUIRED 10' SETBACK*



SITE PERFORMANCE STANDARDS

[illegible]

OWNERS CERTIFICATE

L. Michael Wistaro, of NOCANADIANS LLC, as owner of the (2,382 acres) tract described in the above and foregoing site plan of Restricted Residence "B" Block I Mariposa at Pecan Park Flat, do hereby attest said development of said property according to all lines, dedications, restrictions and notations on said site plan. I (We) further certify that all improvements shown on said site plan shall be constructed in the locations shown.

When development contains natural drainage ways such as bayous, creeks, gulches, ravines, draws or drainage ditches. FURTHER, Owners agree to keep all of the property within the boundaries of this site plan and adjacent to any drainage easement, ditch, drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such means of property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

In TESTIMONY WHEREOF, that NOCANADIANS LLC has caused these presents to be signed by L. Michael Wallace, its Managing Member Representative this 8th day of April 2024.

By: L. Michael Wallace
Nocanodians, LLC
L. Michael Wallace, Managing Member

CITY APPROVING AUTHORITY CERTIFICATE

This is to certify that on day of , 2024 the City of La Porte, Texas has approved this site plan and development of "Canadian Plaza" Buildings 1 & 2 in performance with the ordinances of the City of La Porte, Texas.

By _____
Director, Planning and Development

City Planner _____

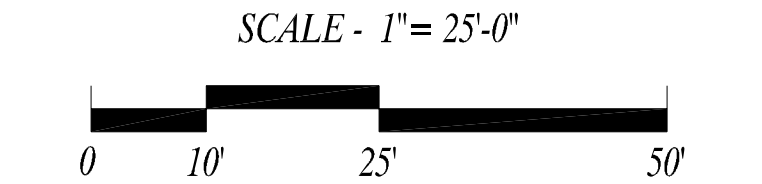
City Engineer _____

[illegible][illegible]

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SITE PLAN

PLANNING / LANDSCAPING



*ALL SIGNAGE
TO BE PERMITTED SEPARATELY.*

SITE LANDSCAPE TABLE	
PLANTING STRIP REQUIREMENTS PER SECTION 106-800 (C.1, B AND C)	
TOTAL POROUS PROVIDED LANDSCAPING	10,870 S.F.
NUMBER OF PARKING SPACES PROVIDED	119 SPACES
PLANTER AREAS REQUIRED (RATIO OF 135 S.F. PER 10 SPACES)	1,607 S.F.
PLANTER AREAS- MULCHED FLOWER / ROCK GARDEN AREA PROVIDED	2,334 S.F.
SHRUBS- 5 GALLON MYRICA CERIFERA WAX MYRTLE/BOXWOOD MIX 200 REQD	220
NUMBER OF TREES REQUIRED (MIN SPACING 20' AT FRONT - 1 /10 SPACES MAX)	48
TREES PROVIDED - 8' TALL WASHINGTONIA ROBUSTA- MEXICAN FAN PALM	24
TREES PROVIDED - 1' CAL. LAGERSTROEMIA FAURIEI -3TRK BASHAM CREPE MYRTLE	58
TREES PROVIDED - 2' CAL. QUERCUS VIRGINIANA - LIVE OAK	24
TOTAL TREES PROVIDED	106
IRRIGATION WILL BE AUTOMATIC SPRINKLER- ALL LANDSCAPING TO BE IRRIGATED BY SUCH SYSTEM	

SITE DATA TABLE		
1- CANADA DRIVE STRIP CENTER PHASE A		
2- COMMERCIAL DEVELOPMENT		
3- REG C, BLK 1 MARIPOSA AT PECAN PARK		
4- ADDRESS OF SITE AS ASSIGNED BY THE CITY. NONE YET		
5- SIZE OF LOT/PROPERTY, BUILDING, AND LOT COVERAGE PERCENTAGE.		
103,670 SQ. FT. 2 BUILDINGS (BLDG 1 14,640 AND BLDG 2 12,336 SQ FT.), 26% COVERAGE		
6- ZONING OF THE SITE, GENERAL COMMERCIAL		
7- NAME OF OWNER OR AUTHORIZED REPRESENTATIVE, NOCANADIANS LLC		
8- NAME OF DEVELOPER AND ENGINEER, NOCANADIANS LLC / PIONEER ENGINEERING		
9- HARRIS COUNTY APPRAISAL DISTRICT PROPERTY NUMBER/S, 13542300100002		
10- NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM NUMBER		
11- SQUARE FOOTAGE OF SITE PROPOSED TO BE DEVELOPED 239 ACRES		
12- SQUARE FOOTAGE OF SITE PROPOSED TO BE MEASURED BY BOWA STANDARD		
SITE DATA TABLE		
PARKING SPACES REQUIRED FOPR TENACENCIES DEFINED PER SECTION 106-839 RATIOS		120
PARKING SPACES PROVIDED	RECIPROCAL ACCESS PARKING BETWEEN TENANTS NO SPECIFIC DEDICATED PARKING	120
ACCESSIBLE PARKING SPACES REQUIRED		5
ACCESSIBLE PARKING SPACES PROVIDED		8

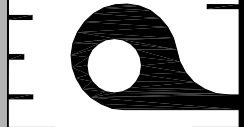
DEVELOPMENT SYNOPSIS					TRACT AB	
TOTAL PROPERTY LAND			2.38 AC.	103,665 S.F.		
TOTAL POROUS LANDSCAPING			0.25 AC.	10,870 S.F.		
TOTAL REQUIRED POROUS LANDSCAPING				7.5 %		
TOTAL POROUS PROVIDED LANDSCAPING				10.5 %		
TOTAL OPTIMIZED GLA BLDG AREA				26,807 S.F.		
TOTAL ENCLOSEABLE PLAYGROUND GLA				1,939 S.F.		
TOTAL DENSITY/ LOT COVERAGE				25.8 %		
TOTAL PARKING PROVIDED				120 SPACES		
TOTAL PARKING RATIO PROVIDED				4.5 /1000		
LEASE #	NAICS CODE	LEASE TYPE	LEASE GSF	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
LEASE B-1A	NAICS CODE 56	RESTAURANTS	2000 GSF	10/1000	20	20 SPACES 100 /1000
LEASE B-1B	NAICS CODE 621	HEALTHCARE PROFESSIONALS	5,238 GSF	1/400 (4 MIN)	13.21	14 SPACES 26 /1000
LEASE B-1C	NAICS CODE 451	FITNESS AND RECREATIONAL SPORTS CTR.	7,280 GSF	5/1000 (4 MIN)	36.32	36 SPACES 50 /1000
LEASE B-2A	NAICS CODE 8044	CHILD CARE/ DAY CARE	7,870 GSF	15 CHILDREN +1 PER STAFF MEMBER (4 MIN)	20	22 SPACES 28 /1000
LEASE B-2B	NAICS CODE 61	EDUCATION PROFESSIONALS	2,180 GSF	1/400 (4 MIN)	5.41	6 SPACES 28 /1000
LEASE B-2C	NAICS CODE 722	RESTAURANTS	2,232 GSF	10/1000	22.30	22 SPACES 100 /1000
TOTAL PARKING B1 + B2 NAICS ALLOCATIONS			26,807 GSF	26/72 G.S.F.	117.24 SPACES	120 SPACES 4.5 /1000

AN ADIAN PLAZA
BUILDINGS 1&2

**3535 CANADA DRIVE
LA PORTE, TEXAS 77539**

NO CANADIANS, LLC
(281) 236-3535
 6400 WESTPARK DR, STE 470
 HOUSTON, TX 77057

ARCHITECT



**COVARRUBIAS
ASSOCIATES
ARCHITECTS P.L.L.C.**

**5310 QUEENSLACH DRIVE
HOUSTON, TEXAS 77096**
(713) 705-9608

SEAL

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Issue Date: February 14, 2025