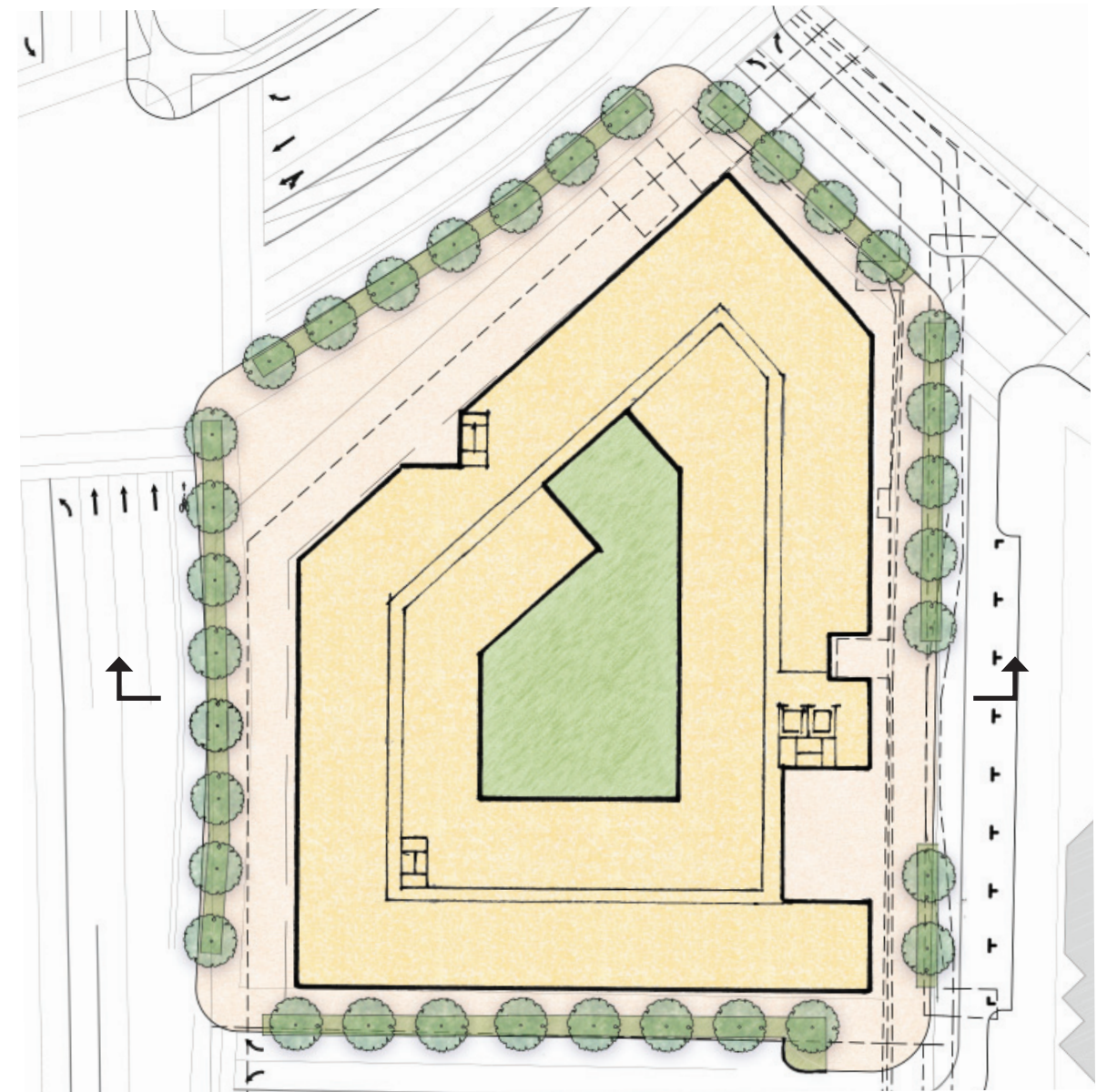


Ground Level Plan



Upper Level Plan

ONE TEXAS CENTER **South Central Waterfront**

Draft McCann Adams Studio
September 27, 2019

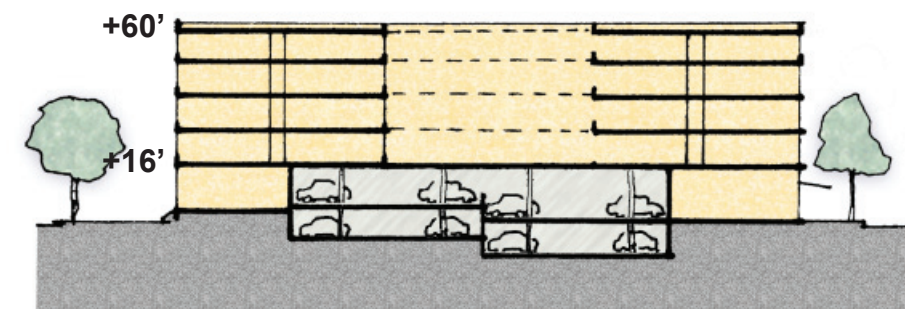
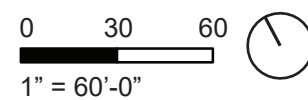
OPTION A: 4 over 2 / 60' Height

DU: 142

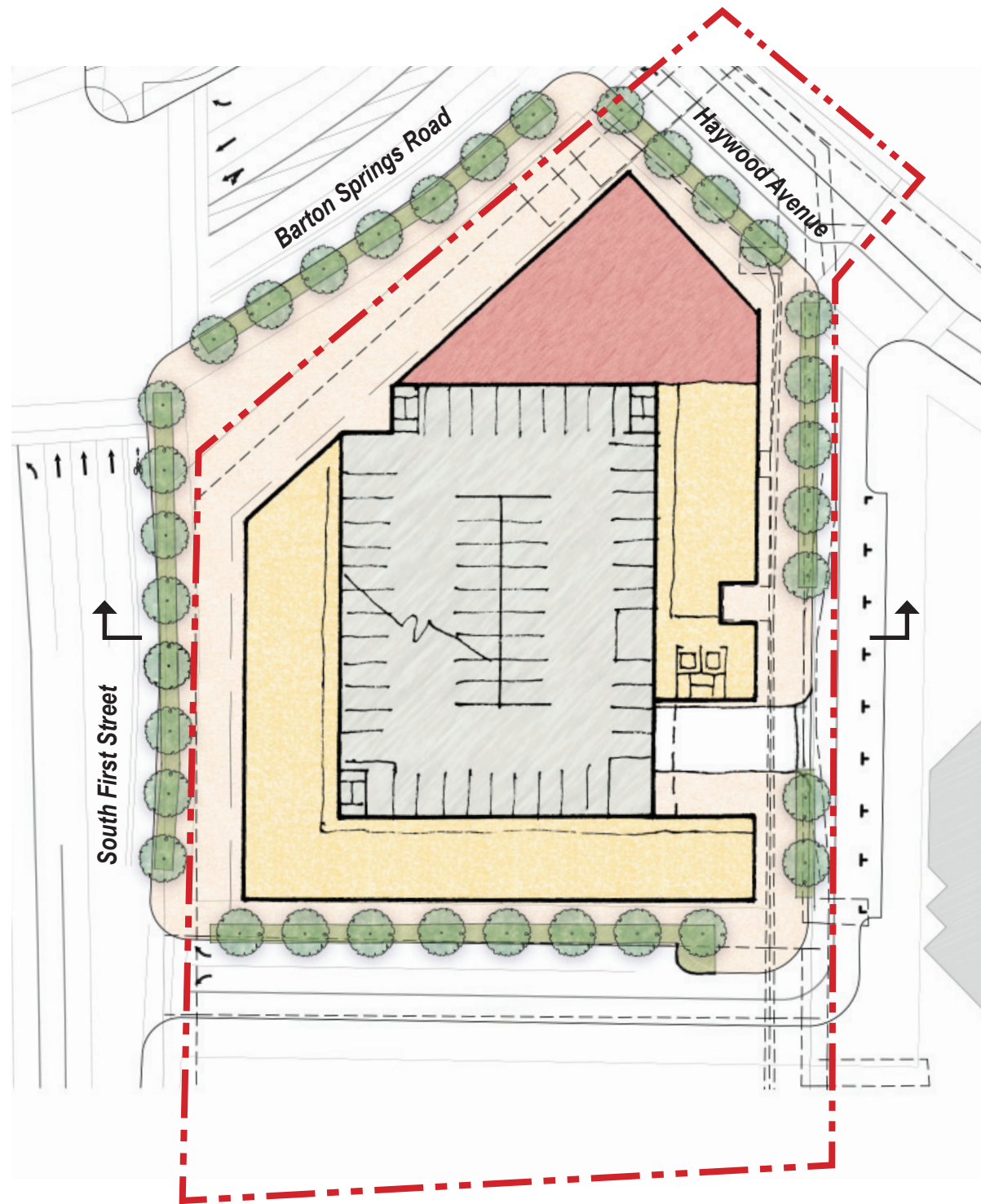
GSF Retail: 7,900

Parking spaces: 120

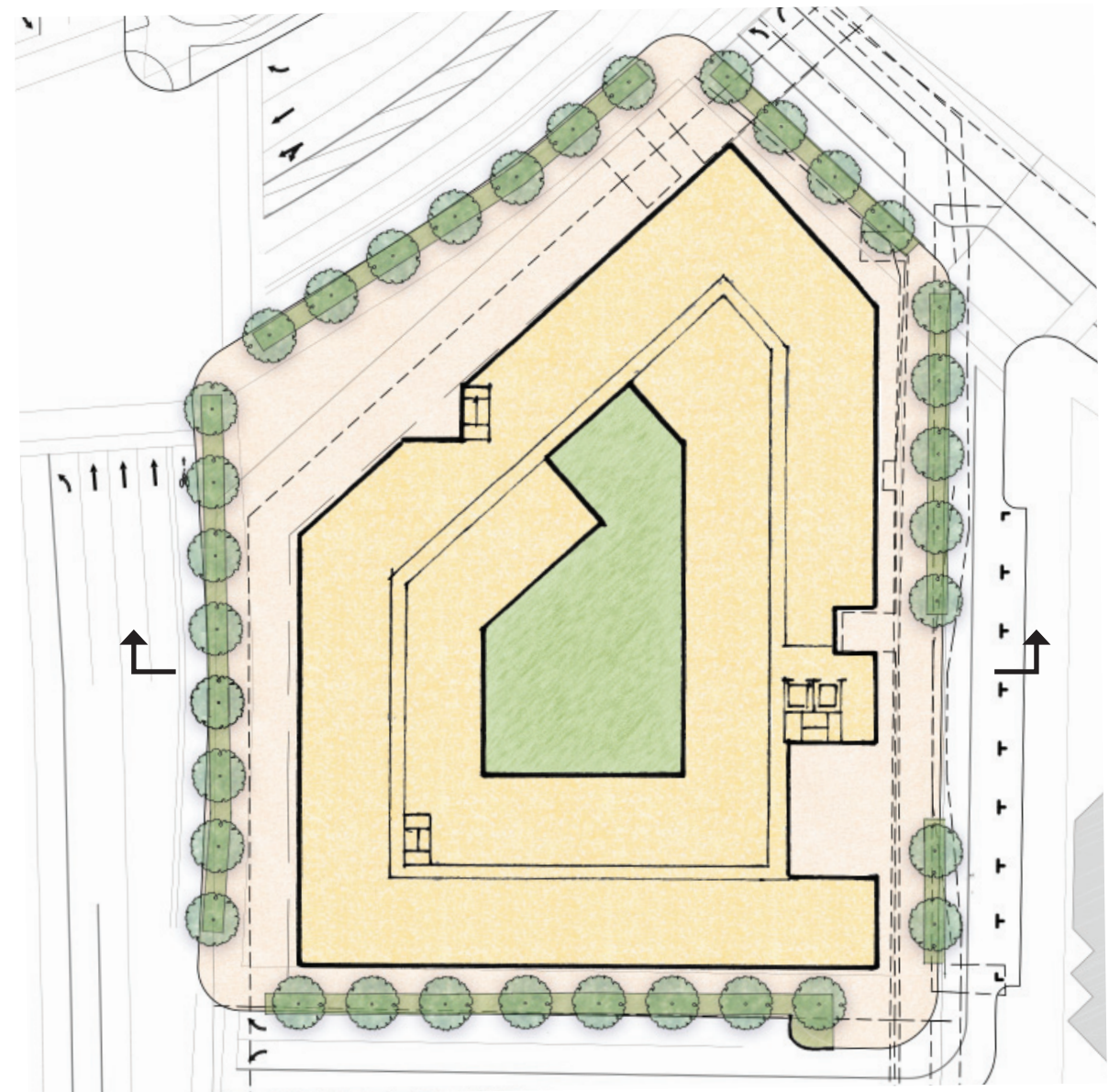
Note: This is a conceptual scheme based upon GIS property information, lacking a detailed survey indicating protected trees, easements or other factors that may limit development potential. Further investigation will be required to determine water quality requirements (if any) and mitigation of tree removal.



Section



Ground Level Plan



Upper Level Plan

ONE TEXAS CENTER **South Central Waterfront**

Draft McCann Adams Studio
September 27, 2019

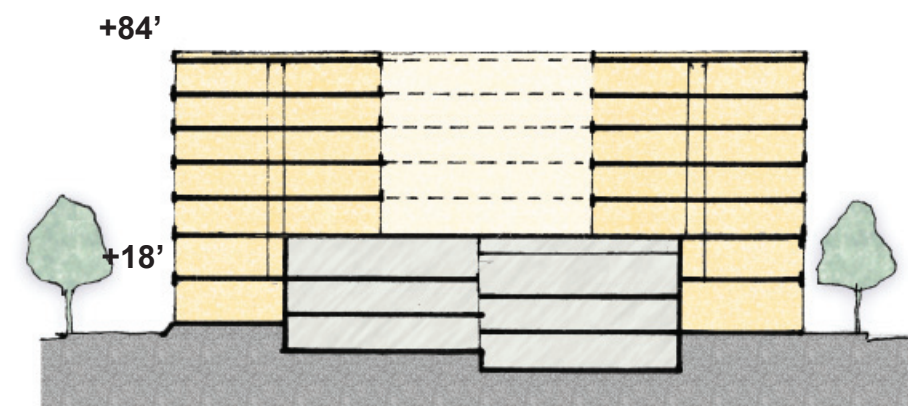
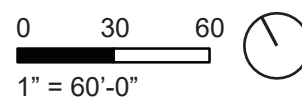
OPTION B: 5 over 3 / 85' Height

DU: 175

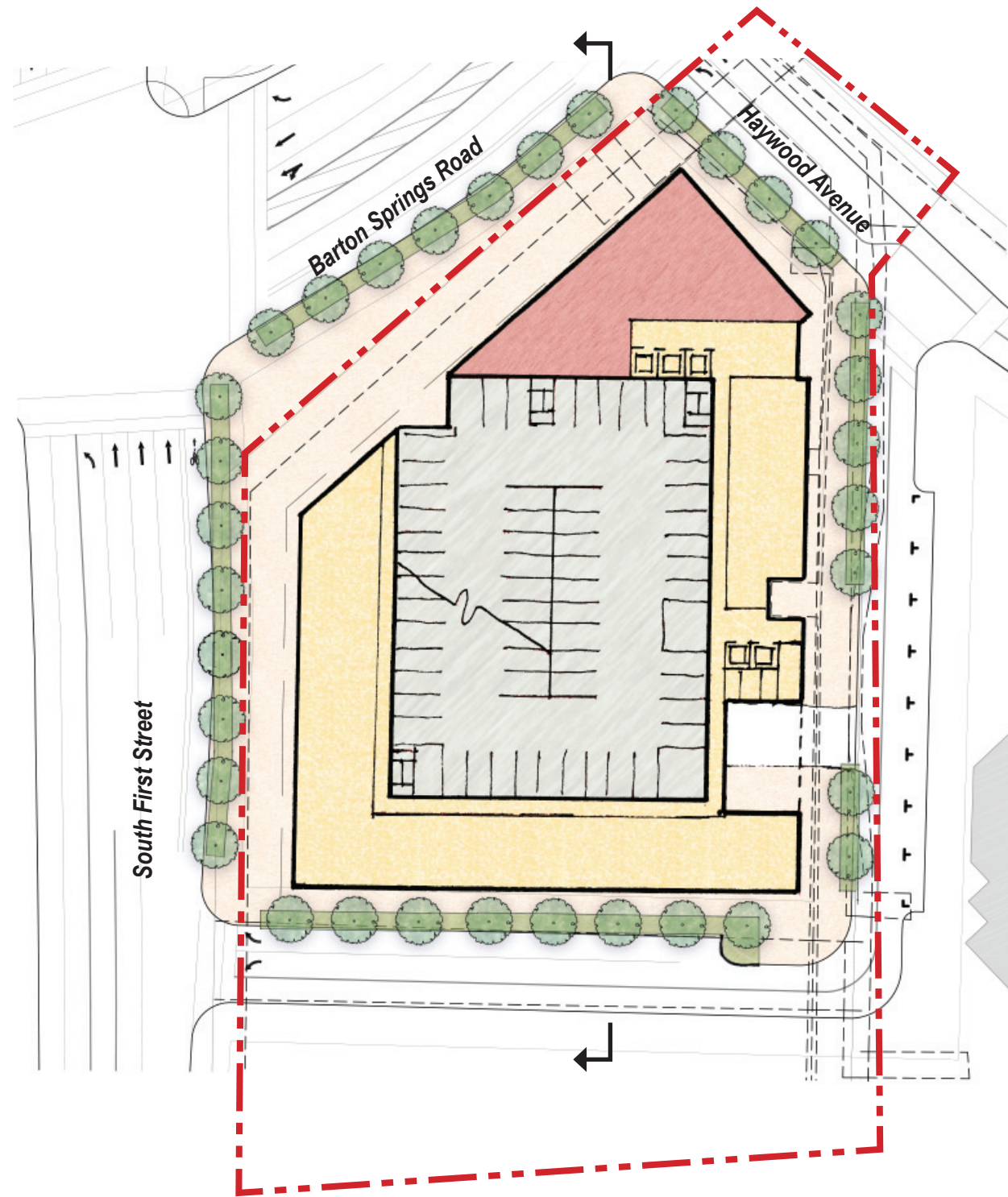
GSF Retail: 7,900

Parking spaces: 180

Note: This is a conceptual scheme based upon GIS property information, lacking a detailed survey indicating protected trees, easements or other factors that may limit development potential. Further investigation will be required to determine water quality requirements (if any) and mitigation of tree removal.



Section



ONE TEXAS CENTER **South Central Waterfront**

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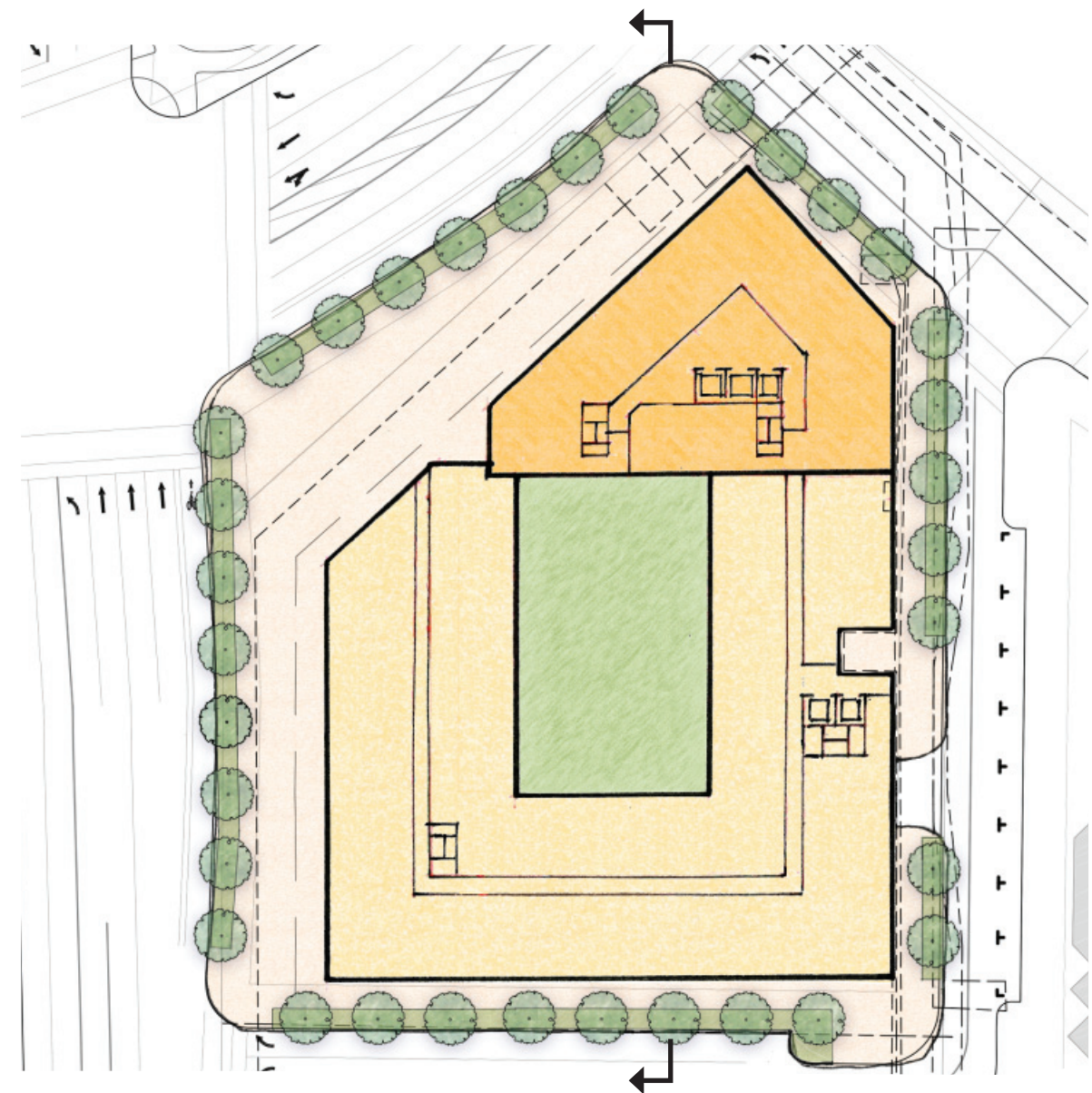
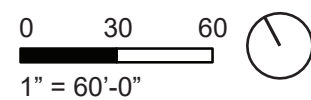
Note: This is a conceptual scheme based upon GIS property information, lacking a detailed survey indicating protected trees, easements or other factors that may limit development potential. Further investigation will be required to determine water quality requirements (if any) and mitigation of tree removal.

OPTION C: 170' Tower

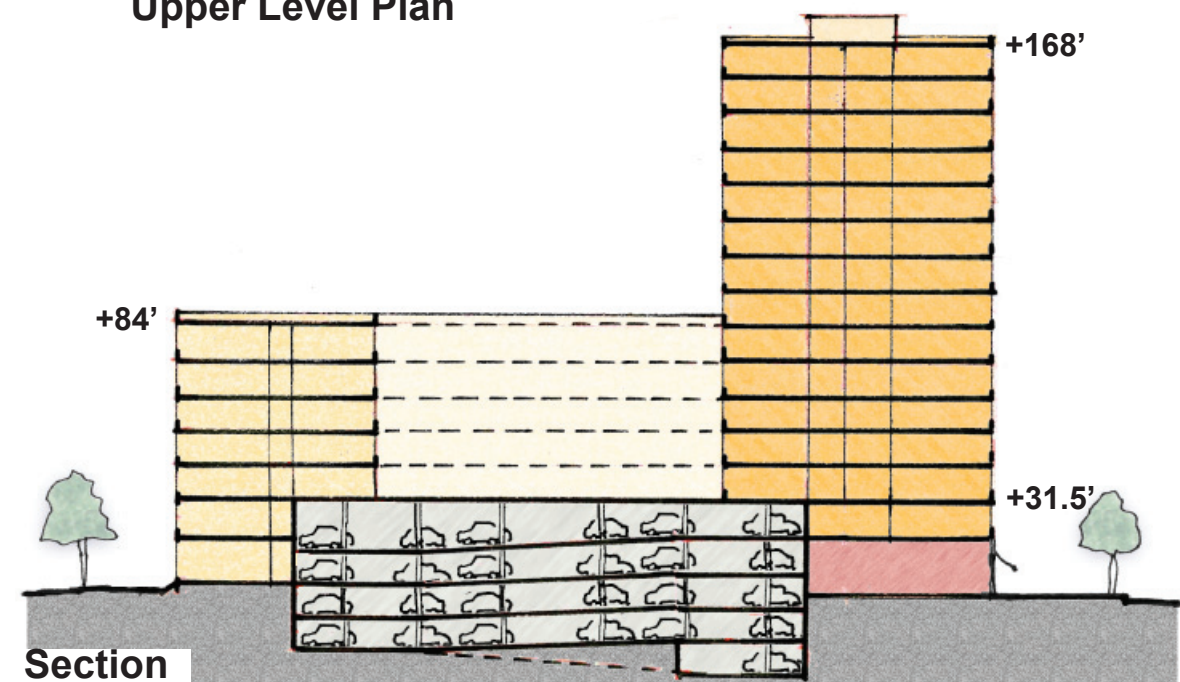
DU: 269

GSF Retail: 5,575

Parking spaces: 310



Upper Level Plan



Section

**ONE TEXAS CENTER
REDEVELOPMENT OPTIONS**

Draft: McCann Adams Studio

September 25, 2019

		OPTION A 4 over 2 - 60' Max	OPTION B 5 over 3 - 85' Max	OPTION C Tower - 170' Max
RESIDENTIAL	GSF	163,750	200,750	309,000
	DU ¹	142	175	269
RETAIL	GSF	7,900	7,900	5,575
PARKING	Spaces	120	180	310
	Levels Up	1	3	3
	Levels Down	1	0	2
BUILDING HEIGHT	Feet	58	84	168
	Floors	5	7	15

NOTES

1. Unit Mix is Assumed to be 20% Studios, 50% 1BR, 25% 2BR and 5% 3BR. Net to gross is assumed at 80% with an allocation of 1150 gsf per unit.