

Mission Companies

Master Planning Concepts for Houston Methodist Drive Nassau Bay, Texas

May 6, 2026

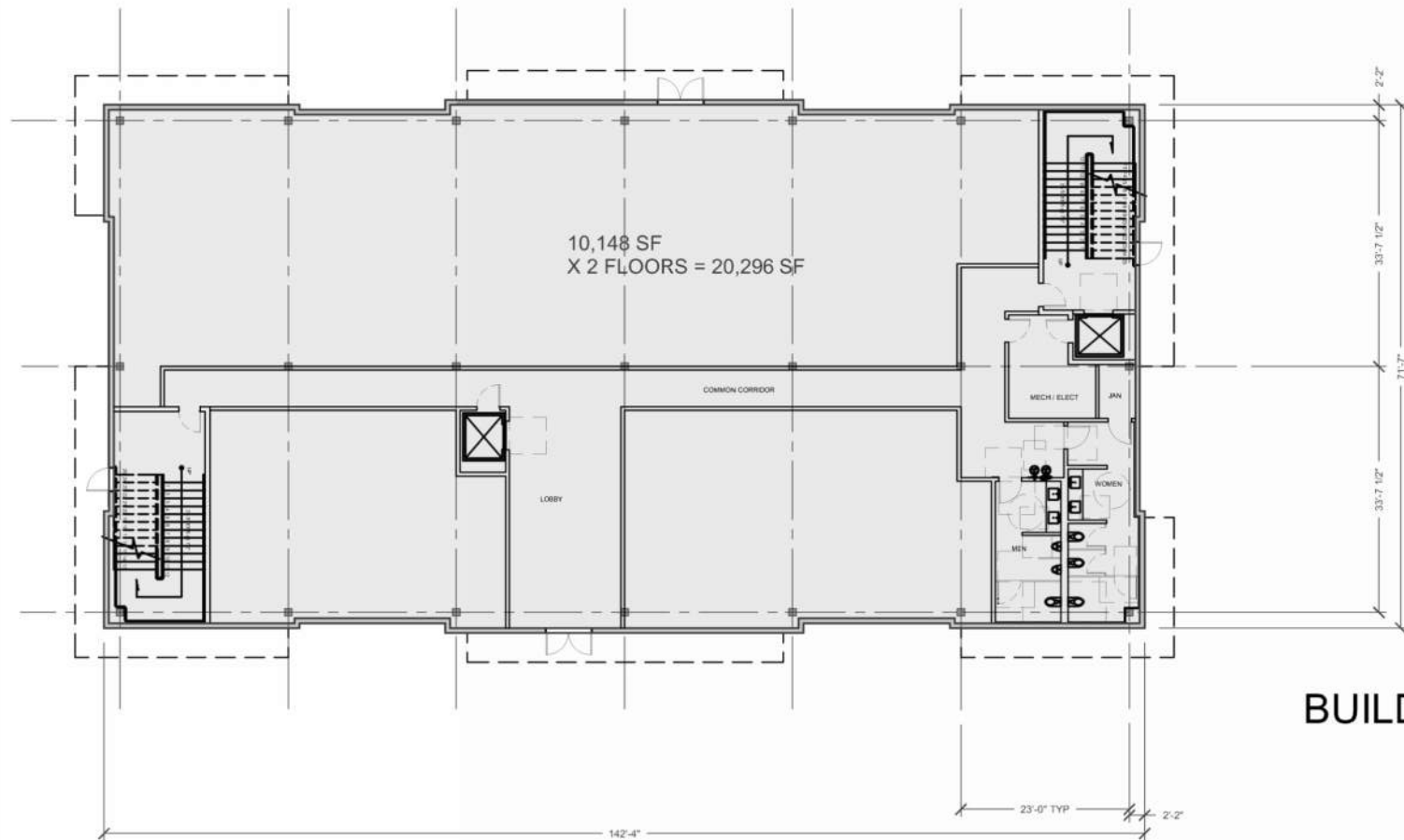


EXISTING SITE LOCATION MAP

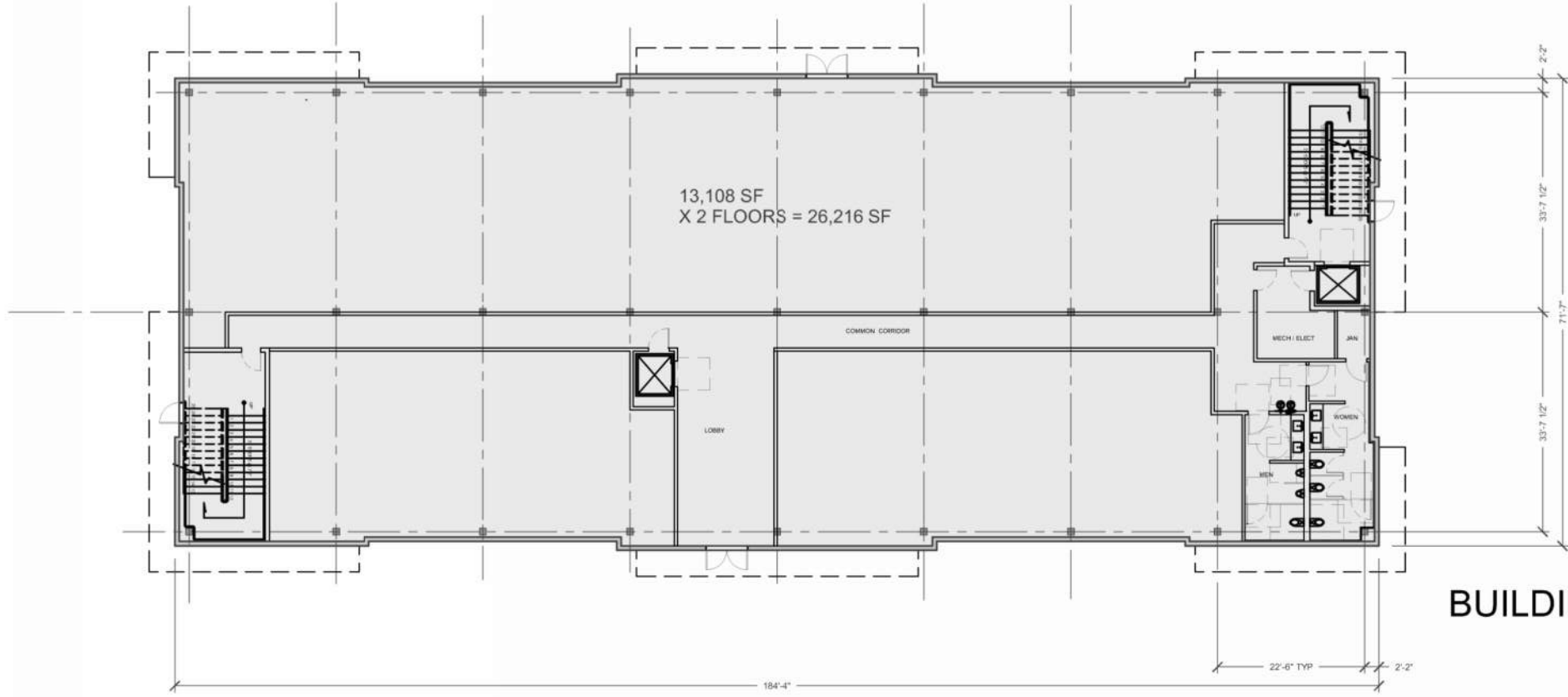
Mission Companies

Master Planning Concepts

Proposed Building Plans
&
Elevations

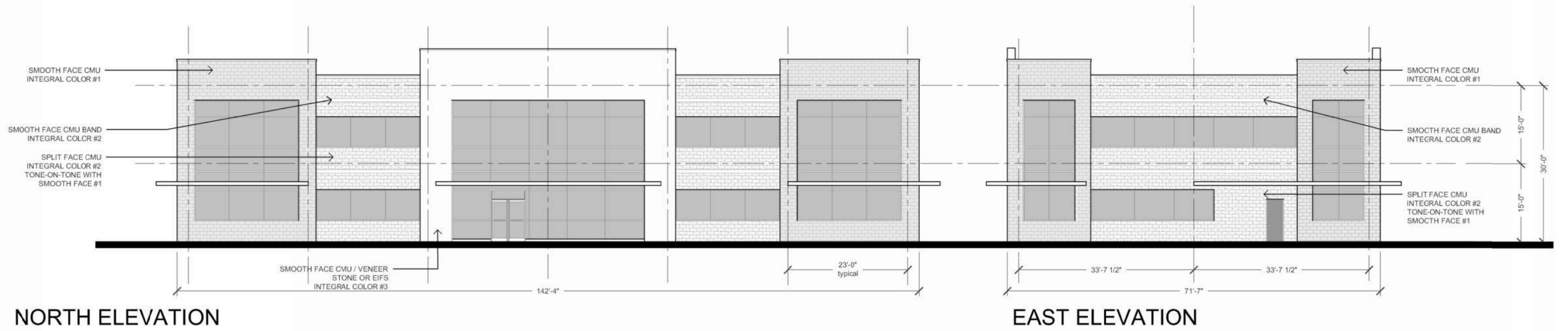


BUILDING 1 & 2 PLAN

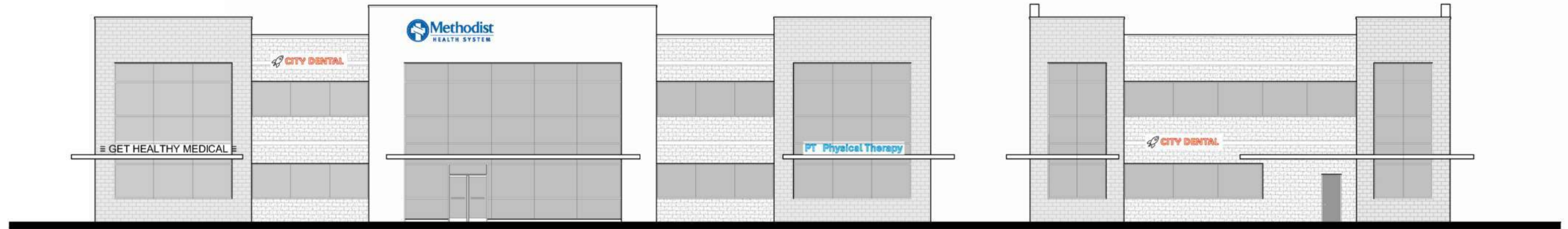


BUILDING 3 PLAN

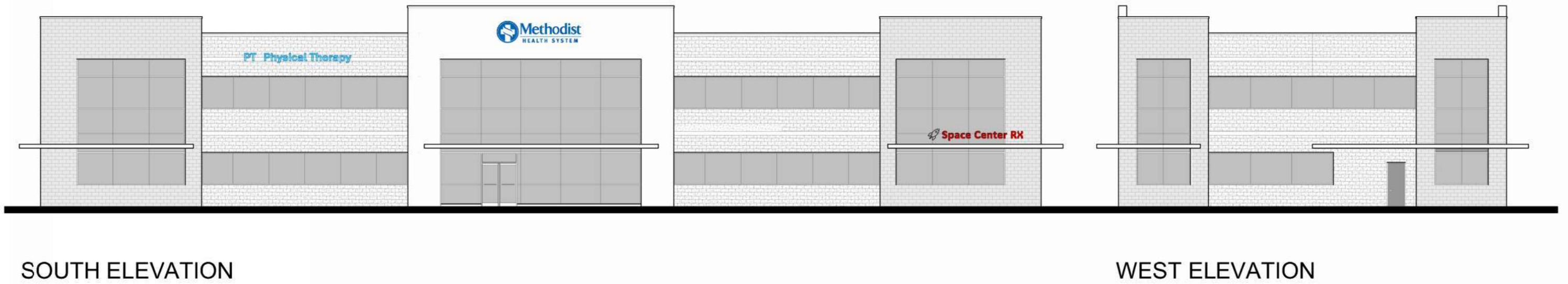
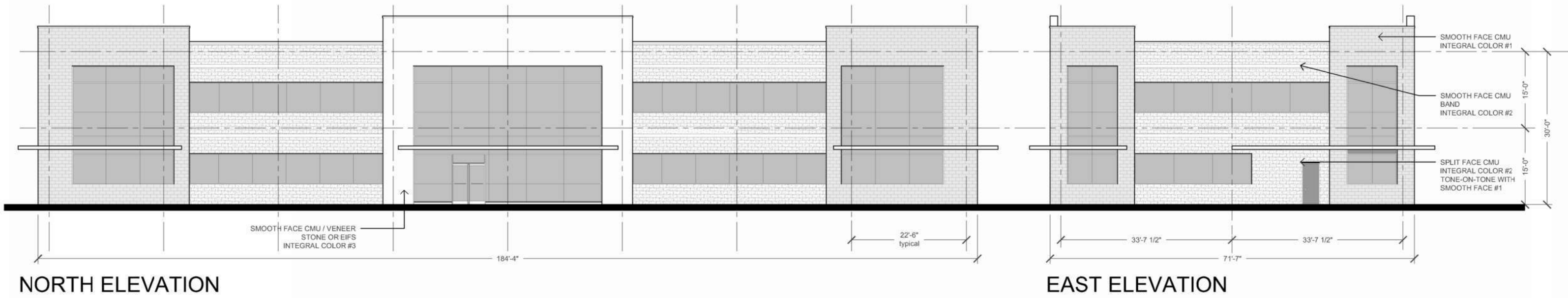
BUILDING PLANS



SOUTH ELEVATION



BUILDINGS 1 & 2 ELEVATION



BUILDING 3 ELEVATION

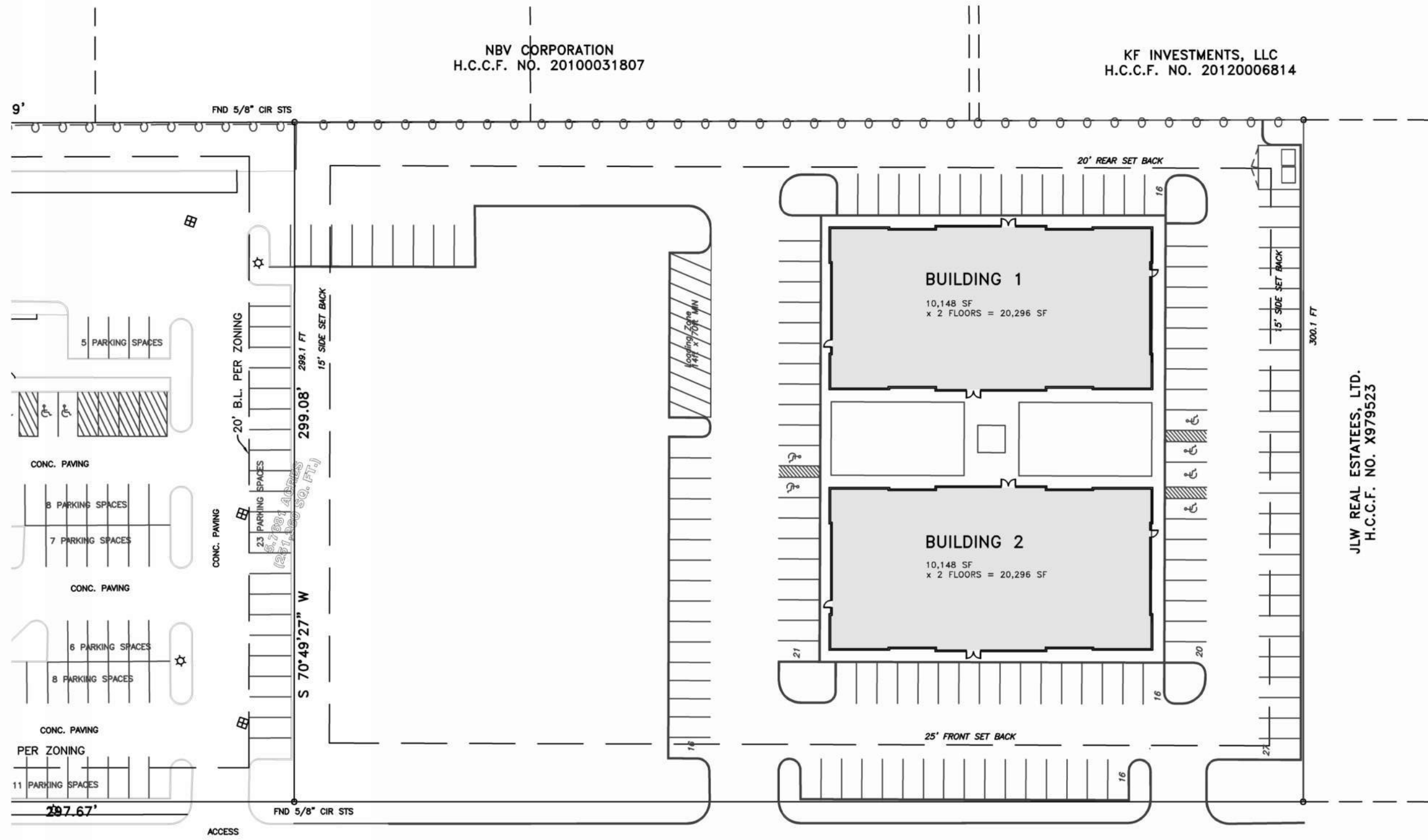
Mission Companies

Master Planning Concepts

Site Plan Options

NBV CORPORATION
H.C.C.F. NO. 20100031807

KF INVESTMENTS, LLC
H.C.C.F. NO. 20120006814



Zoning Requirements

Building No.	SF
Building 1 (sf)	20,296
Building 2	20,296
Total	40,592 sf

Parking Ratio Req'd

Building 1	1:300 = 67 spaces
Building 2	1:300 = 67 spaces
134 spaces req'd	132 parked
5 accessible req'd	6 shown

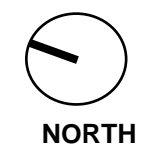
Building Max / Open Space Min

132,971 Property SF

Zoning Requires:
106,376 (80%) / 26,594 (20%)

As Shown:
Meets Requirement

JLW REAL ESTATEES, LTD.
H.C.C.F. NO. X979523



HOUSTON METHODIST DRIVE
(60' PUBLIC R.O.W.)

SITE PLAN - Option 1





BUILDING VIEW - Option 1



BUILDING VIEW - Option 1



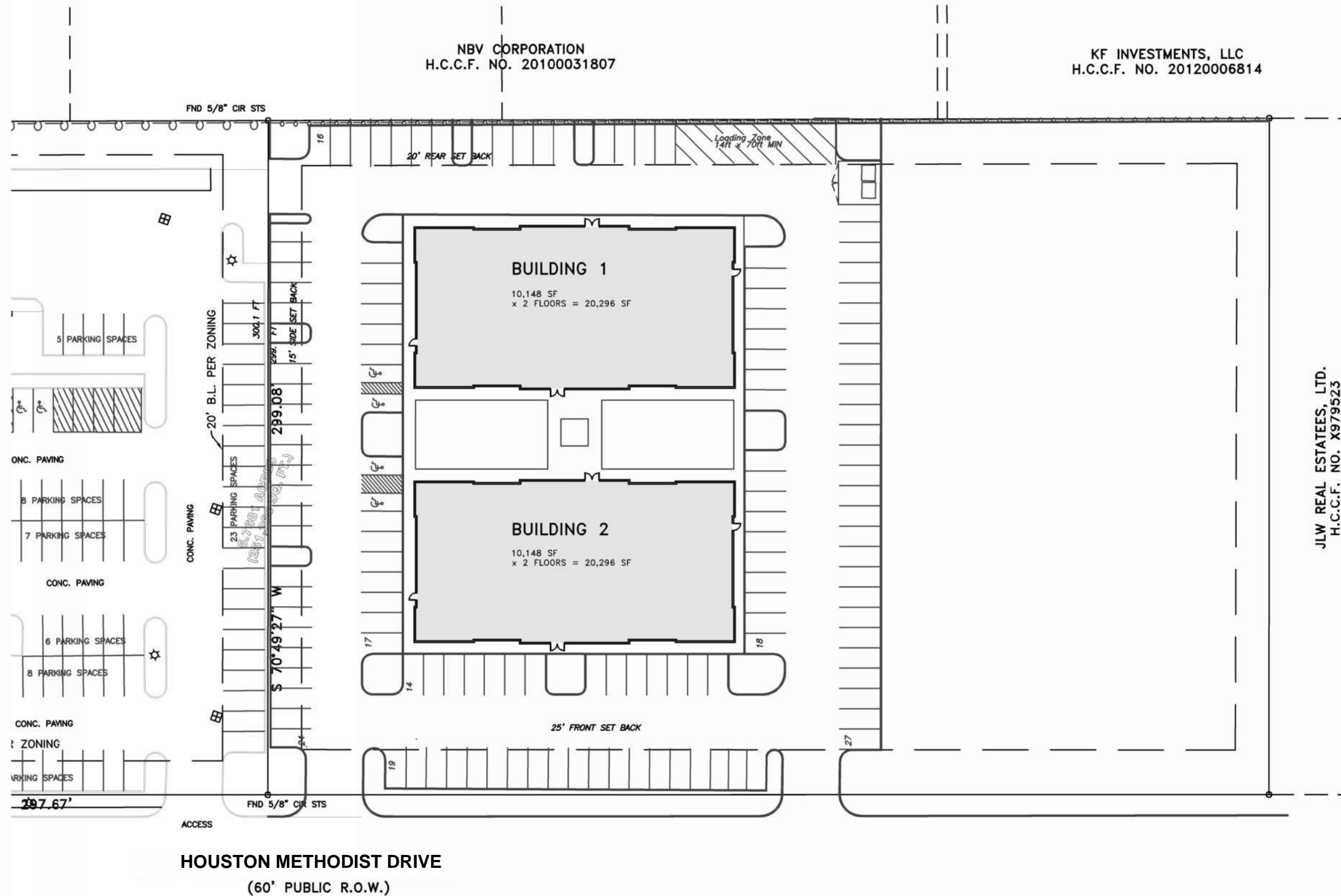
BUILDING VIEW - Option 1



BUILDING VIEW - Option 1

NBV CORPORATION
H.C.C.F. NO. 20100031807

KF INVESTMENTS, LLC
H.C.C.F. NO. 20120006814



Zoning Requirements

Building No.	SF
Building 1 (sf)	20,296
Building 2	20,296
Total	40,592 sf

Parking Ratio Req'd

Building 1	1:300 = 67 spaces
Building 2	1:300 = 67 spaces
134 spaces req'd	134 parked
5 accessible req'd	4 shown

Building Max / Open Space Min

132,971 Property SF

Zoning Requires:
106,376 (80%) / 26,594 (20%)

As Shown:
Meets Requirement

JLW REAL ESTATES, LTD.
H.C.C.F. NO. X979523



NORTH

SITE PLAN - Option 2





BUILDING VIEW - Option 2



BUILDING VIEW - Option 2



BUILDING VIEW - Option 2



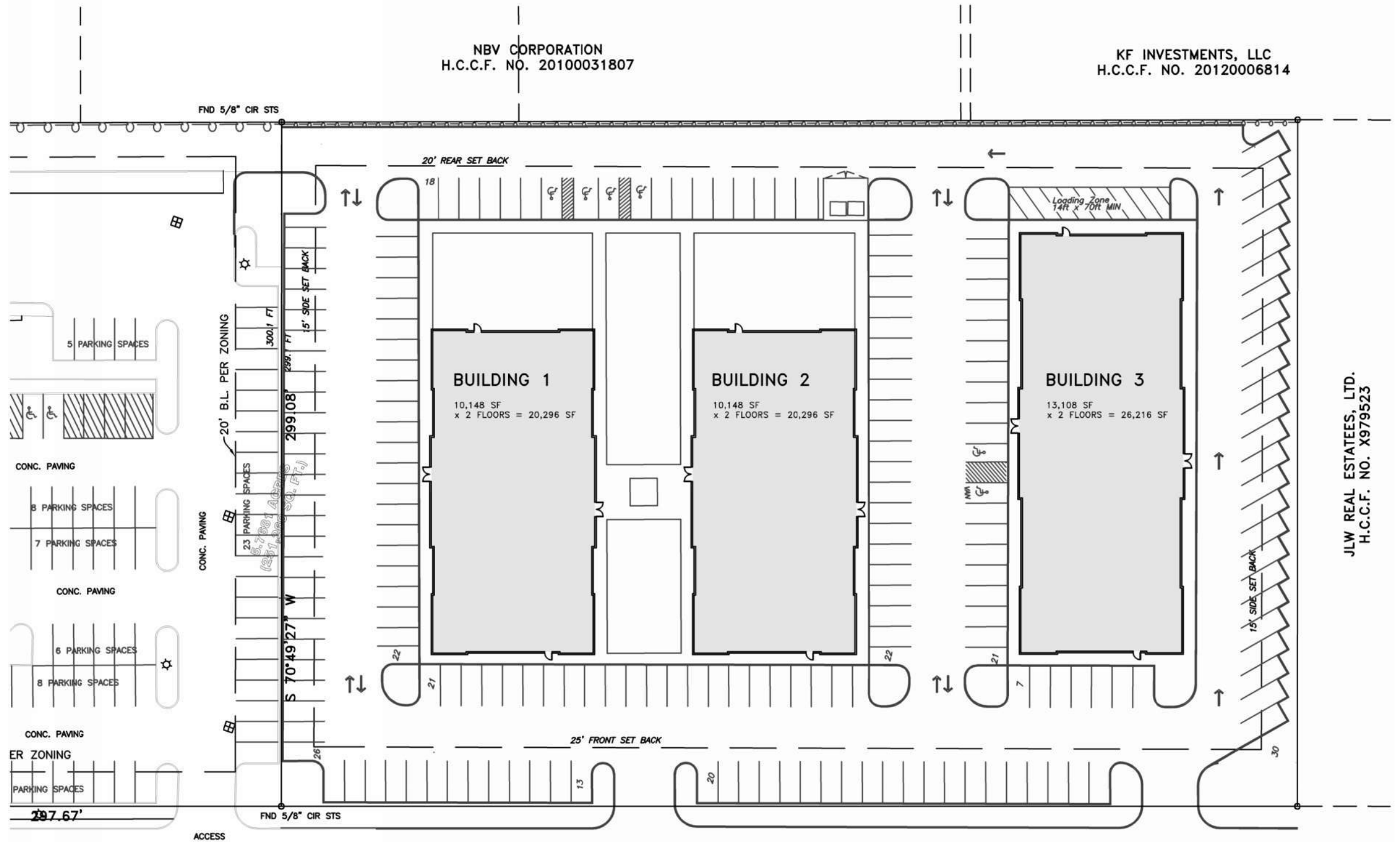
BUILDING VIEW - Option 2



BUILDING VIEW - Option 2

NBV CORPORATION
H.C.C.F. NO. 20100031807

KF INVESTMENTS, LLC
H.C.C.F. NO. 20120006814



Zoning Requirements

Building 1 (sf)	20,296
Building 2	20,296
Building 3	26,216

Total 66,804 sf

Parking Ratio Req'd

Building 1	1:300 = 67 spaces
Building 2	1:300 = 67 spaces
Building 3	1:300 = 87 spaces

221 spaces req'd 199 parked

7 accessible req'd 6 shown

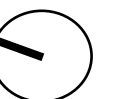
Building Max / Open Space Min

132,971 Property SF

Zoning Requires:
106,376 (80%) / 26,594 (20%)

As Shown:
Meets Requirement
104,947 (79%) / 28,024 (21%)

JLW REAL ESTATEES, LTD.
H.C.C.F. NO. X979523



NORTH

HOUSTON METHODIST DRIVE
(60' PUBLIC R.O.W.)

SITE PLAN - Option 3





BUILDING VIEW - Option 3



BUILDING VIEW - Option 3



BUILDING VIEW - Option 3