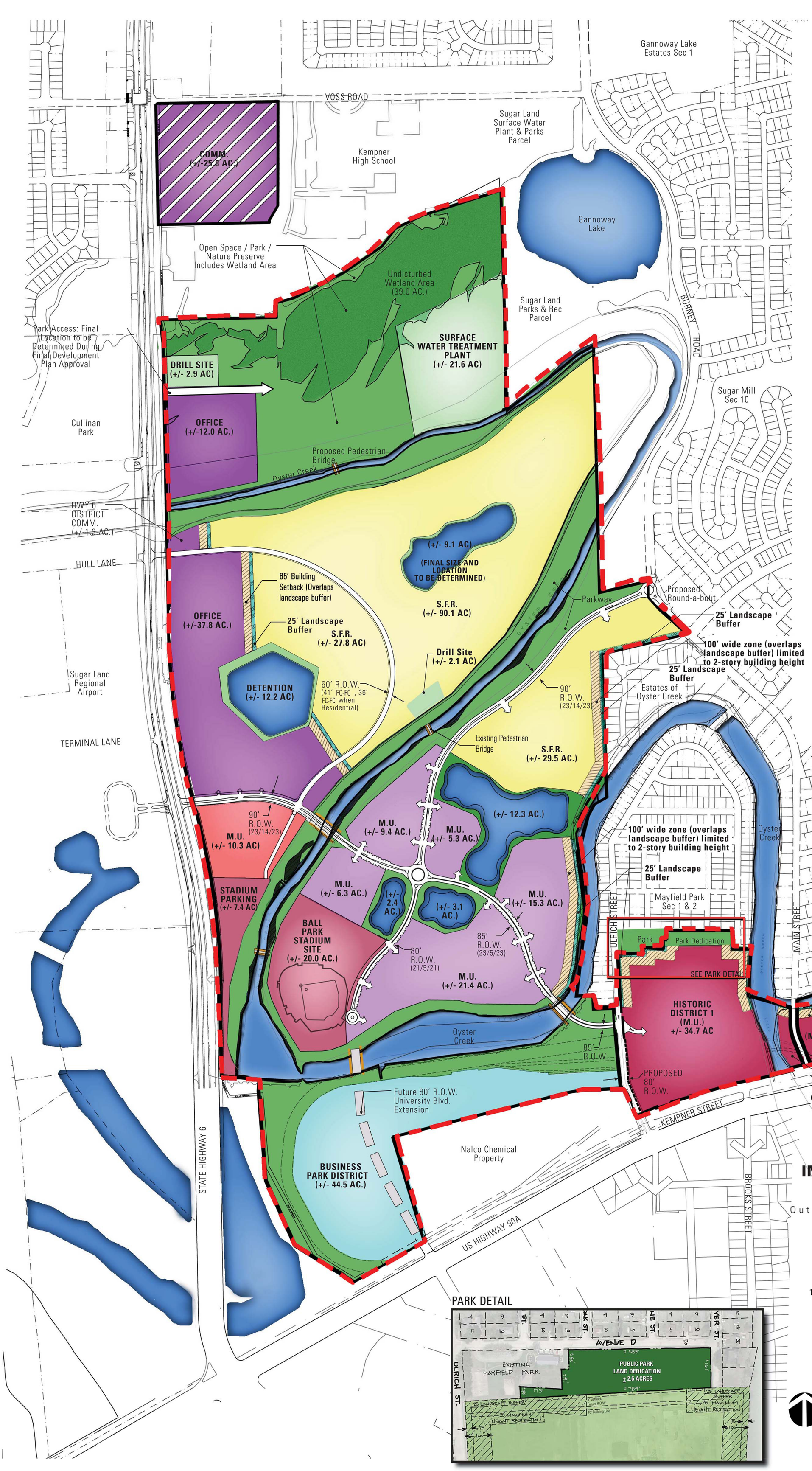
GENERAL LAND PLAN



LAND USE LEGEND

Ball Park: 27.4 Ac.
- Ball Park Stadium & Parking

Comm: 25.8 Ac.
- State Highway 6 Commercial

Office: 49.8 Ac.
- Office w/ ancillary retail/restaurant uses

Mixed-Use (Res./Retail): 57.7 Ac.
- Mixed Use- Ball Park District

Mixed-Use (Res./Retail): 45.8 Ac.
- MU — Historic Mixed-Use District

Mixed-Use (Retail/Restaurant/Hotel/Office): 10.3 Ac.
- MU — Mixed Use - SH6

Residential: 147.4Ac.
- Single Family

Business Park District : 44.5 Ac.

Open Space: 256.7 Ac.
- Oyster Creek Waterway
- Drainage/Detention/Lakes System
- Detention
- Parks/ Nature Preserve /Open Space/ Floodways

Utilities 26.6 Ac.
- Drill Sites (2) and Surface Water Treatment Plant (1)

Circulation 24.0 Ac. (Proposed ROW)
- Thoroughfares & Collector Streets
- Planned Development District Boundary (PD)

PROJECT TOTAL ACREAGE: 716.0 Ac.

General Plan Notes:

1.) This General Plan does not constitute zoning. All future development, with the exception of the northern 25.8 acre tract at the corner of Voss and Hwy 6, will occur pursuant to an approved Planned Development District (PD) Final Development Plan.

2.) Landowners will preserve at minimum the Char House, the 1929 Warehouse (AKA: Three-Bay Warehouse or Warehouse A, B, C), and the Imperial Sugar Water Tower as well as assure the continuance of a historical theme throughout the development.

3.) Total residential units not to exceed 3 to 4 units per gross developable acre.

4.) Through the (PD) process landscape buffers, appropriate building setbacks, and appropriate height restrictions will be further defined.

PARK DETAIL

REVISED GENERAL LAND PLAN

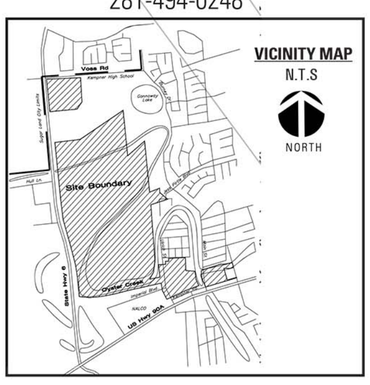
IMPERIAL SUGAR / TRACT 3

GENERAL LAND PLAN AMENDMENT 2

A Subdivison of 716.0 Ac.
Out of the Alexander Hodge League, Abstract 32 & S.M. Williams League, Abstract 97
CITY OF SUGAR LAND, FORT BEND CO.TEXAS

Owner: Cherokee Sugar Land, LP. & GLO
198 Kempner St, Sugar Land, TX 77478
281-494-0248

VICINITY MAP
N.T.S



TBG

REVISED: July 16, 2014