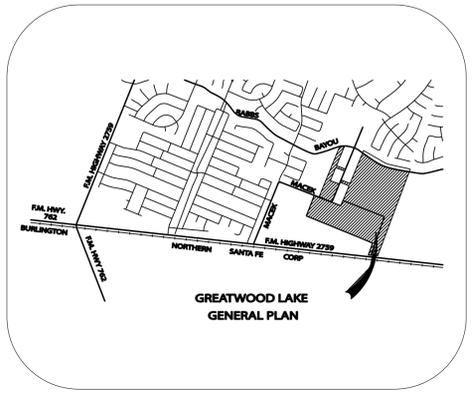


CITY OF SUGAR LAND PARKLAND REQUIREMENTS:
 - 1.0 acres of parkland per 350 persons in development.
 - Ratio: 3.5 persons per single-family residence.
 - 250 estimated lots x 3.5 persons = 875 total persons.
 - 875 persons / 350 persons = 2.50 acres of park required.

PARKLAND DEDICATION:
 - Park & Recreation areas = 3.9 Acres
 - Other Landscape & Open Space areas = 4.7 Acres
 TOTAL = 8.6 Acres

PROPOSED NET DENSITY:
 - 250 lots / 74.2 Acres (SF + ROW) = 3.37 DU/Ac.

NOTE:
 Per Section 2.1 of the Development Agreement, the developer agrees to develop the property to the City's R-1 standards, as reflected in Chapter 2 of the Development Code.



Vicinity Map

A1 MERLAYNE JULIAN CALLED 4,059 AC. F.B.C.C.F. NO. 201202269	A7A ENVIRONMENTAL INDUSTRIAL SERVICES GROUP, INC. CALLED 0,500 AC. (EXHIBIT "A", TRACT II) F.B.C.C.F. NO. 2012093825
A2 CECIL W. RESCHEL, et ux CALLED 2,608 AC. F.B.C.C.F. NO. 2004089844	A7B ENVIRONMENTAL INDUSTRIAL SERVICES GROUP, INC. CALLED 0,515 AC. (EXHIBIT "A", TRACT I) F.B.C.C.F. NO. 2012093825
A3 WILLIE B. COBBIN & WENNETTA COBBIN CALLED 1,000 AC. F.B.C.C.F. NO. 9576651	A7C ORALIA MOLINA CALLED 0.41 AC. (EXHIBIT "A") VOL. 363, PG. 441 O.R.F.B.C.T.
A4 ALBINO A. MARTINEZ CALLED 0.50 AC. F.B.C.C.F. NO. 1999019432	A7D BETTYE J. ANDERS CALLED 0.50 AC. VOL. 2187, PG. 867 O.R.F.B.C.T.
A5 ALBINO ALEJANDRO MARTINEZ CALLED 0.50 AC. F.B.C.C.F. NO. 2007138037	A7E BETTYE ANDERS CALLED 0.5 AC. (EXHIBIT "A") VOL. 2425, PG. 1186 O.R.F.B.C.T.
A6 PATRICK RONDELL HACKNEY CALLED AC. (RESIDUE LOT 6, EXHIBIT "A") VOL. 584, PG. 861 O.R.F.B.C.T.	A7F BETTYE ANDERS CALLED 0.5 AC. (EXHIBIT "A") VOL. 2425, PG. 1183 O.R.F.B.C.T.
A7 FRANCES M. HERNANDEZ, CUSTODIAN CALLED 0.50 AC. F.B.C.C.F. NO. 8887910	A7G BETTYE ANDERS CALLED 1.0 AC. (EXHIBIT "A") VOL. 2425, PG. 1179 O.R.F.B.C.T.
A8 MOHAMED Y. AL-MOHAMED AND CAMELIA L. AL-MOHAMED CALLED 0.50 AC. (TRACT II) F.B.C.C.F. NO. 2008055841	A7H MELINDA R. ADAIR CALLED 2.0 AC. (EXHIBIT "A") F.B.C.C.F. NO. 2001034123
A9 MOHAMED Y. AL-MOHAMED AND CAMELIA L. AL-MOHAMED CALLED 0.50 AC. (TRACT I) F.B.C.C.F. NO. 2008055841	A7I ROBERT R. GONZALES & WIFE CARMELARIA R. GONZALES CALLED 1.5 AC. (EXHIBIT "A") F.B.C.C.F. NO. 1999085874

LAND USE COMPARISON:

MINOR AMENDMENT NO. 1	MINOR AMENDMENT NO. 2
56.8 - Single Family Residential	55.6 - Single Family Residential
17.5 - Drainage Areas	17.5 - Drainage Areas
7.3 - Open Space	8.6 - Open Space & Recreation
5.8 - 60' R.O.W. Collector	5.8 - 60' R.O.W. Collector
12.8 - 50' R.O.W. Local streets	12.7 - 50' R.O.W. Local streets
0.1 - Lift Station	0.1 - Lift Station
100.3 TOTAL	100.3 TOTAL



A GENERAL LAND PLAN AND MINOR AMENDMENT NO. 2 OF

GREATWOOD LAKE

BEING 100.37± ACRES OF LAND

OUT OF THE
 ABNER KUYKENDALL LEAGUE SURVEY, A-48
 CITY OF SUGAR LAND, ETJ, FORT BEND COUNTY, TEXAS

DEVELOPER:
POINTE GREATWOOD, LLC.
 6860 NORTH DALLAS PARKWAY, SUITE #200
 PLANO, TEXAS 75024
 ATTN: MR. NEAL HECKEL

ENGINEER:
JONES & CARTER ENGINEERS
 6335 GULFTON, #100
 HOUSTON, TEXAS 77081
 ATTN: MR. TERRY REEVES



Planner:
 - Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 7000 North Mopac, Suite 330 Austin, TX 78731
 2595 Dallas Parkway, Suite 204 Frisco, TX 75034
 Tel: 281-579-0340

SCALE: 1" = 200'

AUGUST 18, 2015
 KGA # I-310

GENERAL NOTES:

- 1.) ALL RIGHTS- OF- WAY ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADIUS ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SUGAR LAND ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE SUGAR LAND PLANNING COMMISSION. THIS PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE/KERRY R. GILBERT AND ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.