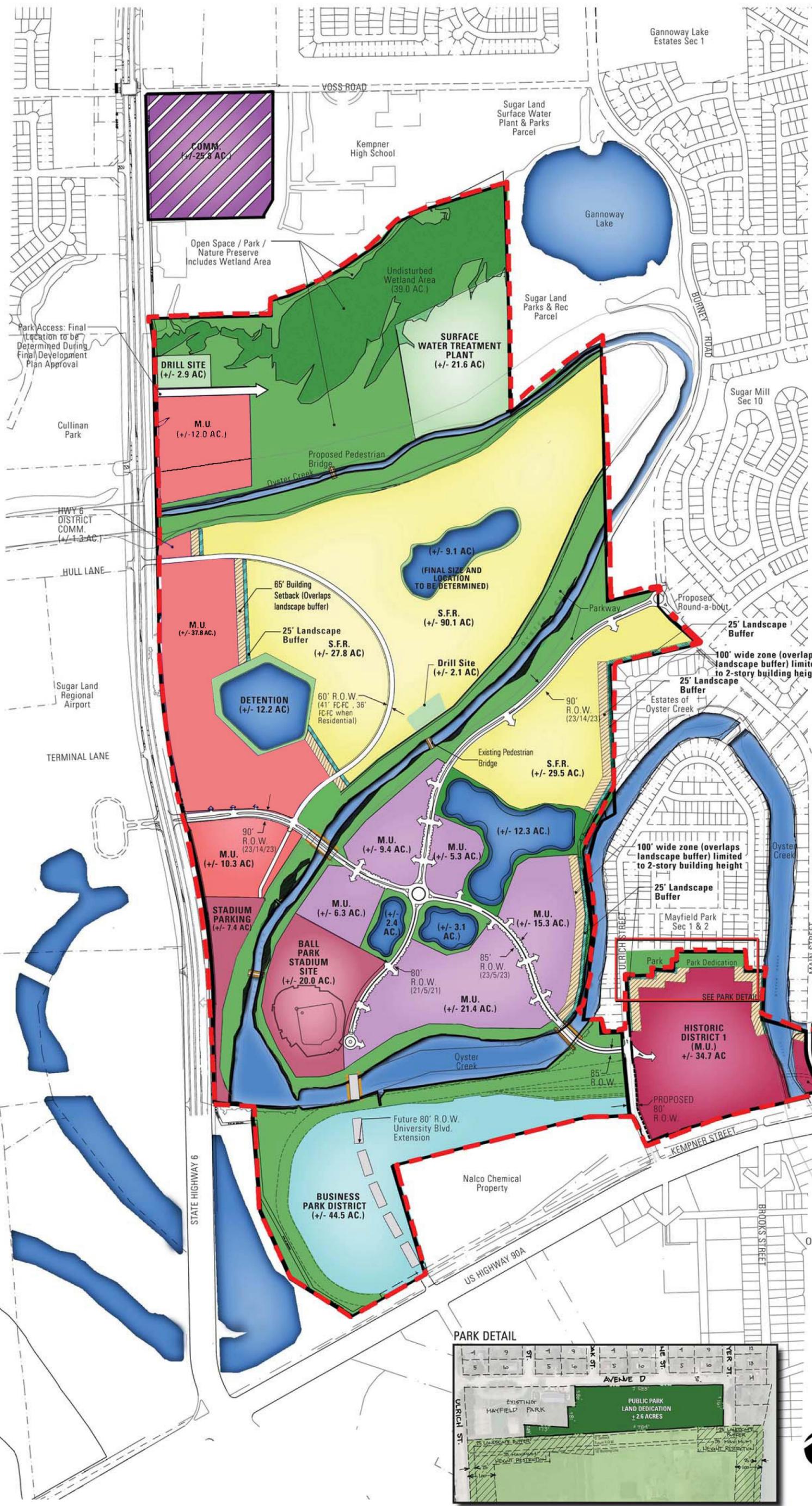


# EXHIBIT B-1: GENERAL LAND PLAN



LAND USE LEGEND	
	Ball Park: 27.4 Ac.
	Ball Park Stadium & Parking
	Comm: 25.8 Ac.
	State Highway 6 Commercial
Mixed Use Districts	
	Mixed-Use (Res./Retail): 57.7 Ac.
	Mixed Use- Ball Park District
	Mixed-Use (Res./Retail): 45.8 Ac.
	Historic Mixed-Use District
	Mixed-Use (Retail/Restaurant/Hotel/Office): 60.1 Ac.
	MU Mixed Use- SH6
Residential: 147.4 Ac.	
	Single Family
Business Park District: 44.5 Ac.	
	Open Space: 256.7 Ac.
	Oyster Creek Waterway
	Drainage/Retention/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)
<b>PROJECT TOTAL ACREAGE:</b>	<b>716.0 Ac.</b>

- 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.

**REVISED GENERAL LAND PLAN  
IMPERIAL SUGAR / TRACT 3**  
GENERAL LAND PLAN AMENDMENT 3  
A Subdivision 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

