LAND USE SUMMARY

R.O.W.	±20.4 AC.
A. MYERS ROAD (+7.5 AC.)	
COLLECTOR ROADS (+12.9 AC.)	
CIVIC	±17.8 AC.
DAY CARE SITE	±2.3 AC.
SCHOOL SITE	±15.5 AC.
OPEN SPACE	±96.4 AC.
RECREATION / RESERVES	±14.7 AC.
DETENTION / DRAINAGE/OTHER	±81.7 AC.
SINGLE FAMILY	±367.9 AC.
EXISTING (SECTION 1 & 2)	±88.6 AC.
FUTURE	±279.3 AC.
TOTAL	±502.5 AC.

LOT SUMMARY

LOT SIZE	EXISTING	FUTURE
60'X120'	235 LOTS	760 LOTS
65'X125'	112 LOTS.	96 LOTS
70'X130'	-	-
75'X130'	69 LOTS	-
80'X130'	-	-
TOTAL	379 LOTS	903 LOTS
TOTAL	**1,282 TOTAL LOTS**	

PARKLAND DEDICATION

TOTAL PARKLAND REQUIRED:

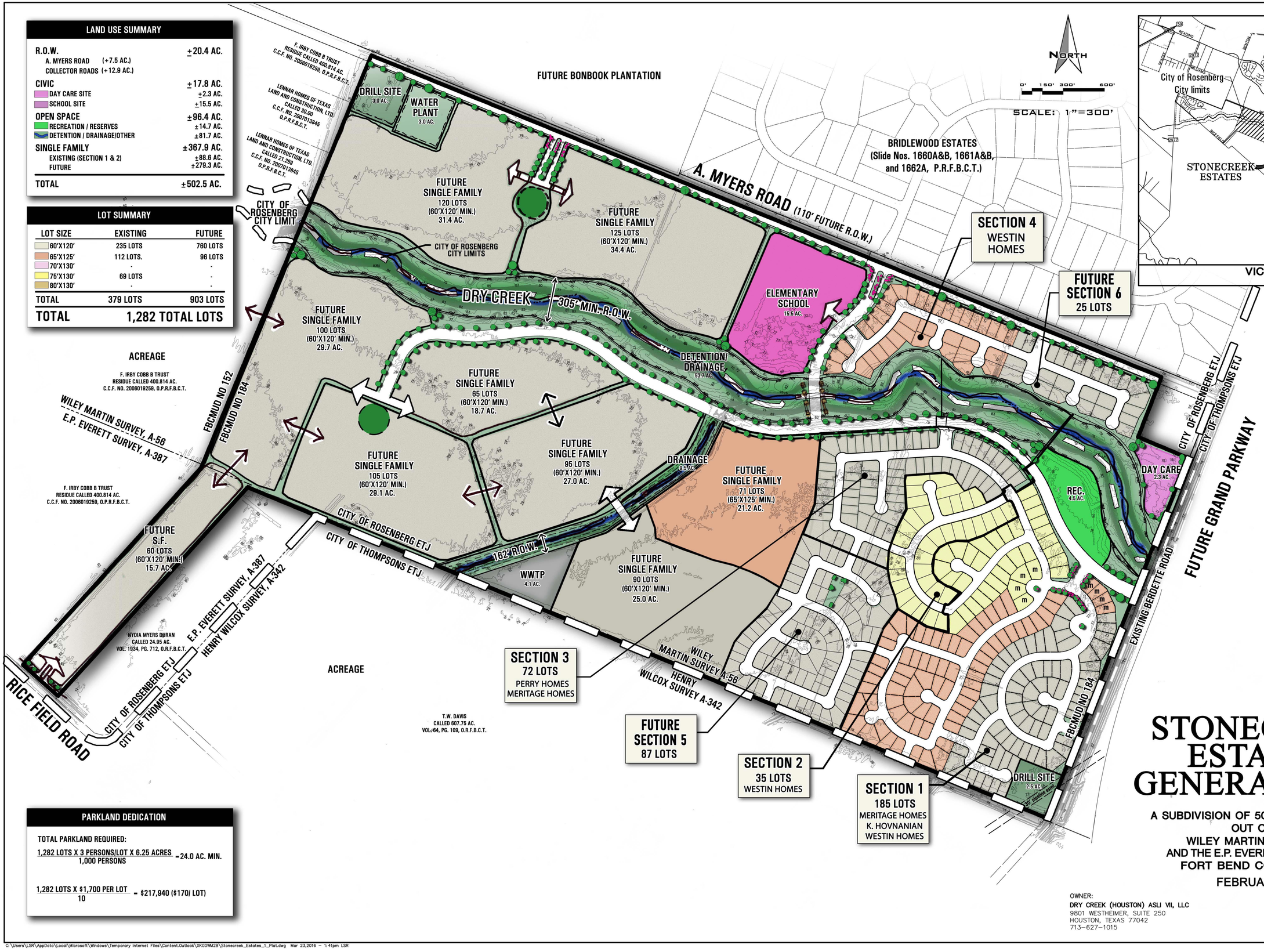
$\frac{1{,}282 \text{ LOTS} \times 3 \text{ PERSONS/LOT} \times 6.25 \text{ ACRES}}{1{,}000 \text{ PERSONS}}$ = 24.0 AC. MIN.

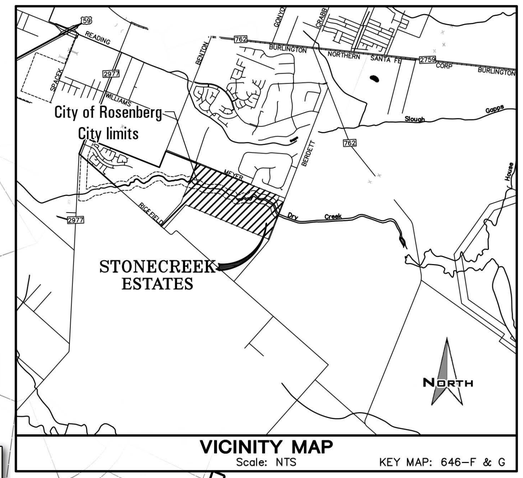
$\frac{1{,}282 \text{ LOTS} \times \$1{,}700 \text{ PER LOT}}{10}$ = $217,940 ($170/ LOT)

ACREAGE

F. IRBY COBB B TRUST
RESIDUE CALLED 400.814 AC.
C.C.F. NO. 2006019259, O.P.R.F.B.C.T.

WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387





VICINITY MAP
Scale: NTS KEY MAP: 646-F & G

STONECREEK ESTATES GENERAL PLAN

A SUBDIVISION OF 502.5 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
AND THE E.P. EVERETT SURVEY, A-387,
FORT BEND COUNTY, TEXAS

FEBRUARY 2020

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

ENGINEER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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