



A Conceptual Land Use Plan of River Ranch ±2,486 Acres Liberty County, Texas

5.0 Miles to
SH 146/ HWY 90
(Dayton)

3.7 Miles to
Cleveland Street (FM 321)

5.0 Miles to
FM 1409/ HWY 90
(Dayton)

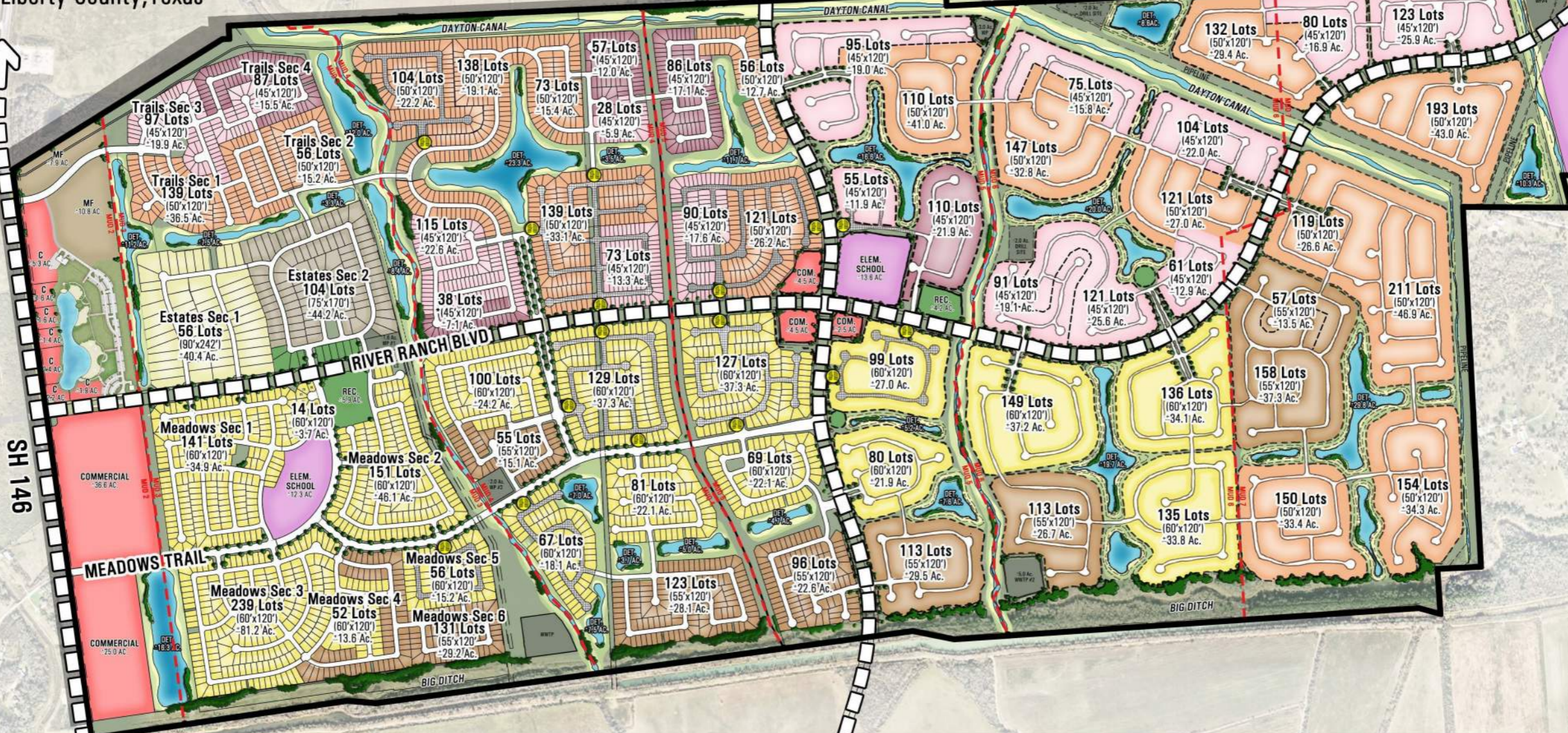
12.0 Miles to
I-10

SH 146

MEADOWS TRAIL

6.0 Miles to
SH 99/ SH 146
(Mont Belvieu)

1.75 Miles
to SH 99



LAND USE TABLE		
Single-Family	6,660 Lots	1,593.6 Acres
Multi-Family	~400 Units	18.7 Acres
Commercial		95.6 Acres
Angel Lagoon/ Beach		34.6 Acres
School		68.4 Acres
Recreation		12.0 Acres
Drainage/ Detention		513.3 Acres
ROW/ Other		125.0 Acres
WWTP/ WP/ DS		24.8 Acres
TOTAL		2,486.0 Acres

Lot Size	LOT TABLE														TOTAL		
	PH 1		PH 2		PH 3		PH 4		PH 5		PH 6		PH 7			MUD 6 FUTURE	MUD 7 FUTURE
	Non-Gated	Gated	Non-Gated	Gated	Non-Gated	Gated	Non-Gated	Gated	Non-Gated	Gated	Non-Gated	Gated	Non-Gated	Gated			
*45'x120'	0	0	0	0	87	0	38	0	57	0	86	0	0	110	0	0	378
45'x120'	0	0	0	0	97	0	115	0	28	73	0	90	95	452	203	1,208	
50'x120'	0	0	0	0	139	56	138	104	73	139	56	121	195	0	268	959	2,248
55'x120'	0	0	0	0	131	0	55	0	123	0	98	0	113	0	113	215	848
60'x120'	141	0	239	0	217	56	95	67	81	129	69	127	80	99	420	0	1,820
75'x140'	0	0	104	0	0	0	0	0	0	0	0	0	0	0	0	0	104
90'x242'	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56
Gated/ Non-Gated	197	0	343	0	671	112	441	171	362	341	307	338	483	264	1,253	1,377	6,860
Total Phase	197		343		783		612		703		645		747		1,253	1,377	6,860
Total MUD			1,323						1,315				1,382		1,253	1,377	6,860

* 45' LOT MINIMUM 30' BUILDING PAD.

Indicates Gated Entry



DATE: 2.23.23



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.