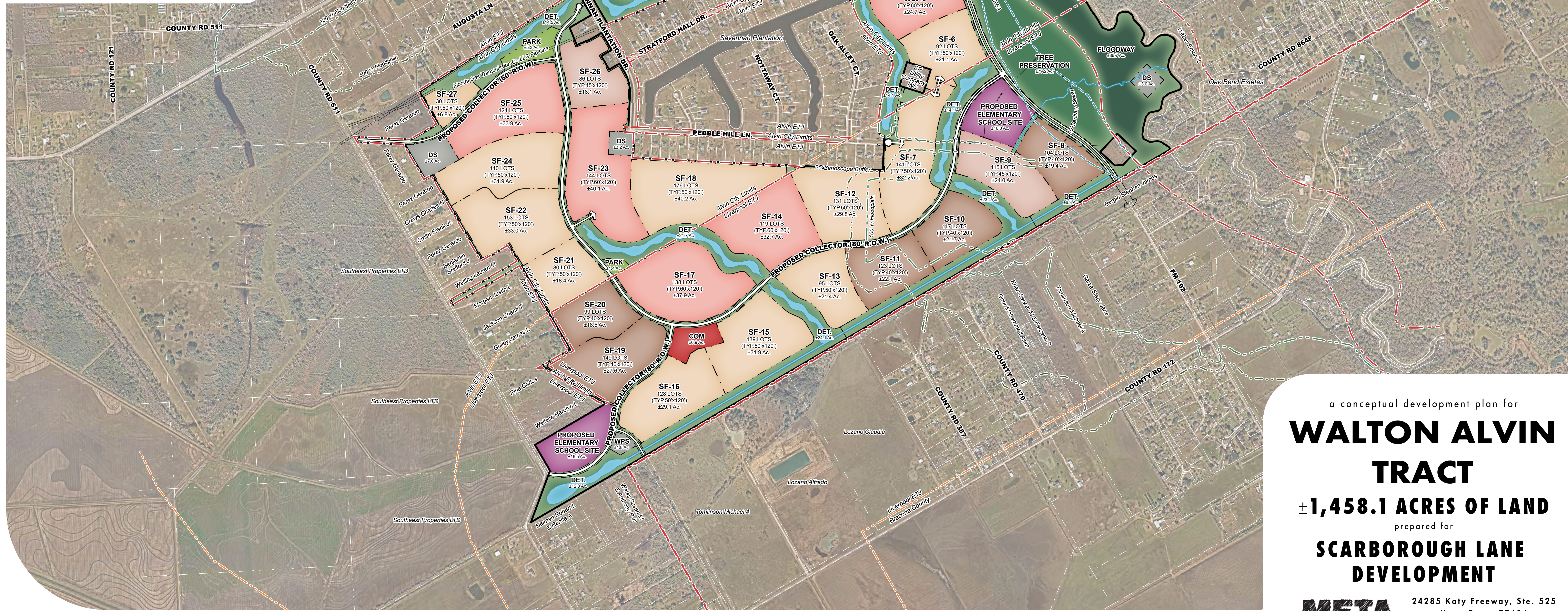


LAND USE ANALYSIS

RESIDENTIAL		±764.3 Ac.	
SF	TYP. 40'x120'	885 LOTS	26.0% ±161.5 Ac.
SF	TYP. 45'x120'	201 LOTS	2.9% ±42.1 Ac.
SF	TYP. 50'x120'	1,490 LOTS	23.4% ±340.8 Ac.
SF	TYP. 60'x120'	749 LOTS	14.2% ±207.0 Ac.
MHV	MODEL HOMES	13 LOTS	0.4% ±2.9 Ac.
HDR	HIGH DENSITY RESIDENTIAL	65 LOTS	1.9% ±10.0 Ac.
TOTALS		3,403 LOTS	±764.3 Ac.
NON-RESIDENTIAL		±73.2 Ac.	
COM	COMMERCIAL		±21.2 Ac.
SW	SWING		±17.5 Ac.
ES	ELEMENTARY SCHOOL		±32.5 Ac.
ESD	EMERGENCY SERVICES DISTRICT SITE		±2.0 Ac.
PARKS / RECREATION / OPEN SPACE		±531.3 Ac.	
PARK	REC. CENTER & PARKS	(0.8%)	±11.8 Ac.
	DRAINAGE / DETENTION	(12.6%)	±183.1 Ac.
	FLOODWAY	(10.3%)	±149.5 Ac.
	PIPELINE	(0.7%)	±10.0 Ac.
	TREE PRESERVATION	(9.3%)	±135.0 Ac.
	LANDSCAPE / OPEN SPACE	(2.9%)	±41.9 Ac.
UTILITIES & EASEMENTS		±33.1 Ac.	
WPS	WATER PLANT		±3.8 Ac.
WWTP	WASTEWATER TREATMENT PLANT		±5.0 Ac.
DS	DRILL SITE		±21.2 Ac.
	SANITARY SEWER EASEMENT		±1.1 Ac.
CONSTRAINTS		±56.2 Ac.	
	MAJOR THOROUGHFARES	(1.4%)	±20.5 Ac.
	COLLECTOR STREETS	(2.3%)	±35.7 Ac.
PROJECT TOTAL		±1,458.1 Ac.	



a conceptual development plan for
WALTON ALVIN TRACT
 ±1,458.1 ACRES OF LAND
 prepared for
SCARBOROUGH LANE DEVELOPMENT

META PLANNING + DESIGN
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 Katy, Texas 77494
 Tel: 281-810-1422

SCALE 0 300 600 1200
 HOU-I-216
 JULY 16, 2025

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