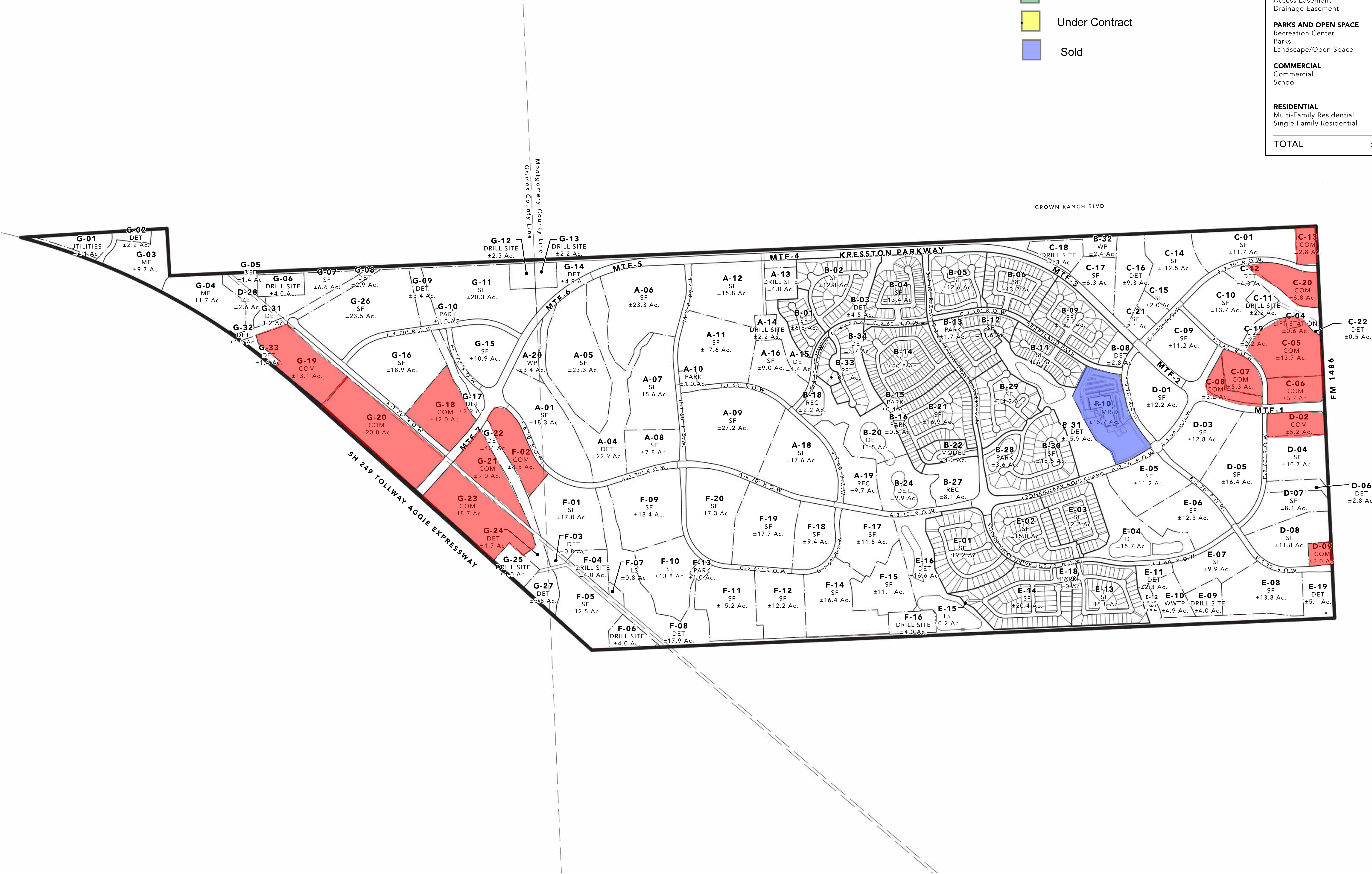


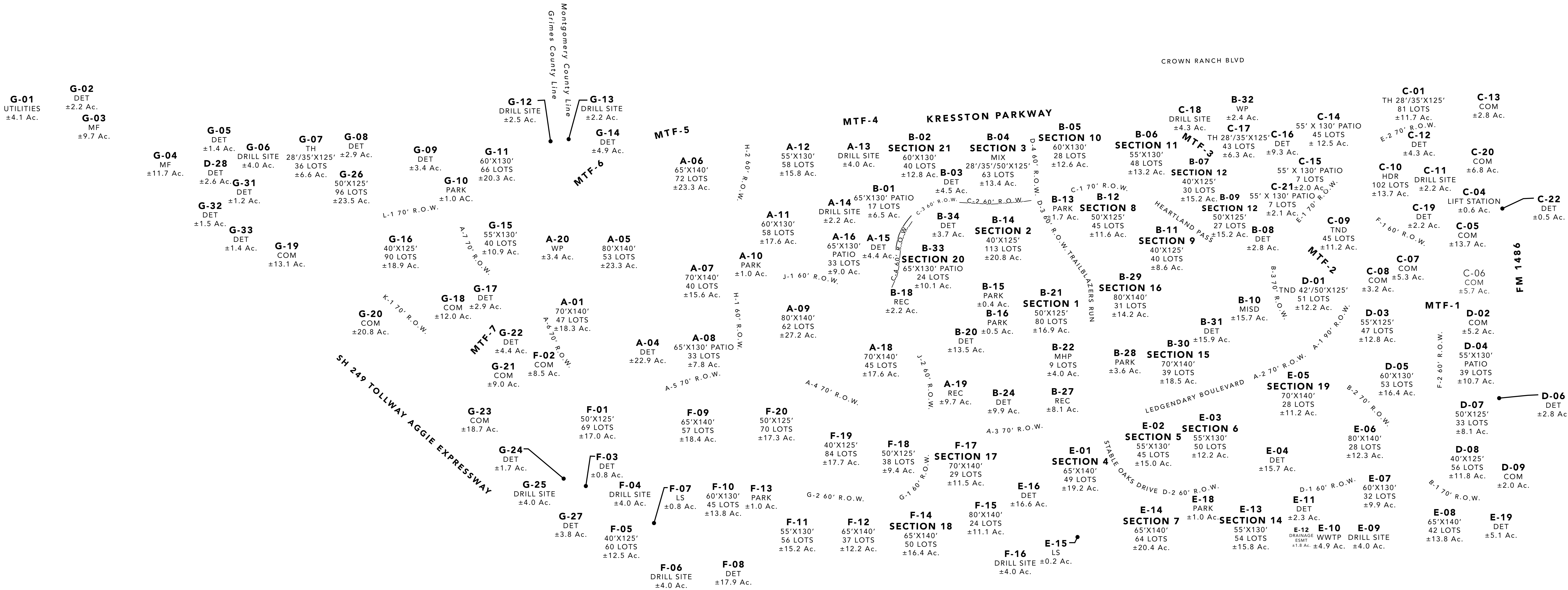
LAND USE ANALYSIS	
CONSTRAINTS	
Roadways	±396.8 Ac.
Lakes/Detention	±113.6 Ac.
Drill Site	±189.4 Ac.
Pipeline	±41.4 Ac.
Water Plant	±6.6 Ac.
WWTP	±5.8 Ac.
Utilities	±4.9 Ac.
Lift Station	±4.1 Ac.
Electric Easement	±1.6 Ac.
Access Easement	±1.8 Ac.
Drainage Easement	±25.8 Ac.
PARKS AND OPEN SPACE	
Recreation Center	±36.4 Ac.
Parks	±20.0 Ac.
Landscape/Open Space	±10.2 Ac.
COMMERCIAL	
Commercial	±142.5 Ac.
School	±126.8 Ac.
RESIDENTIAL	
Multi-Family Residential	±889.3 Ac.
Single Family Residential	±21.4 Ac.
TOTAL	
±1,465.0 Ac.	

- Available
- LOI
- Under Contract
- Sold



SINGLE FAMILY RESIDENTIAL YIELD				
MIX 28'/35'/50' X 125'	63 Lots	2.0%	±13.4 Ac.	
TH 28'/35'/ X 125'	160 Lots	5.2%	±24.6 Ac.	
42'/50' X 125' TND	96 Lots	3.1%	±23.4 Ac.	
40' X 125'	473 Lots	15.4%	±96.9 Ac.	
50' X 125'	458 Lots	14.9%	±112.4 Ac.	
55' X 130'	398 Lots	12.9%	±110.9 Ac.	
55' X 130' PATIO	98 Lots	3.2%	±27.3 Ac.	
60' X 130'	322 Lots	10.5%	±103.4 Ac.	
65' X 140'	371 Lots	12.1%	±123.7 Ac.	
65' X 130' PATIO	102 Lots	3.3%	±33.4 Ac.	
70' X 140'	228 Lots	7.4%	±92.7 Ac.	
80'X 140'	198 Lots	6.4%	±88.1 Ac.	
HDR	102 Lots	3.3%	±13.7 Ac.	
MHP	9 Lots	0.3%	±4.0 Ac.	
TOTAL	3,078 Lots	100.0%	±867.9 Ac.	

LAND USE ANALYSIS	
CONSTRAINTS	±395.8 Ac.
Roadways	±113.6 Ac.
Lakes/Detention	±190.2 Ac.
Drill Site	±41.4 Ac.
Pipeline	±6.6 Ac.
Water Plant	±5.8 Ac.
WWTP	±4.9 Ac.
Utilities	±4.1 Ac.
Lift Station	±1.6 Ac.
Electric Easement	±1.8 Ac.
Access Easement	±25.8 Ac.
PARKS AND OPEN SPACE	±37.4 Ac.
Recreation Center	±20.0 Ac.
Parks	±10.2 Ac.
Landscape/Open Space	±7.2 Ac.
COMMERCIAL	±142.5 Ac.
Commercial	±126.8 Ac.
School	±15.7 Ac.
RESIDENTIAL	± 889.3 Ac.
Multi-Family Residential	±21.4 Ac.
Single Family Residential	±867.9 Ac.
TOTAL	±1,465.0 Ac.



± 1,465 A.C. KRESSTON - B&W CONCEPT PLAN

LOCATION: Montgomery and Grimes Counties, Texas CLIENT: Johnson Development DATE: September 02, 2026



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