

SINGLE FAMILY
RESIDENTIAL YIELD

Specialty Product	53 Lots	1.4%
MHP	23 Lots	0.6%
Duplex (28' x 105')	212 Lots	5.4%
Townhomes (30' x 90')	216 Lots	5.5%
30' x 115'	99 Lots	2.5%
37' x 115'	17 Lots	0.4%
SPSF Alley	95 Lots	1.4%
40' x 120'	715 Lots	18.2%
40' x 130'	60 Lots	1.5%
45' x 125'	695 Lots	17.6%
45' x 130'	88 Lots	2.2%
50' x 135'	753 Lots	19.2%
60' x 140'	570 Lots	14.5%
70' x 140'	250 Lots	6.4%
80' x 140'	123 Lots	3.2%

TOTAL	3,969 Lots	100.0%
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LAND USE ANALYSIS

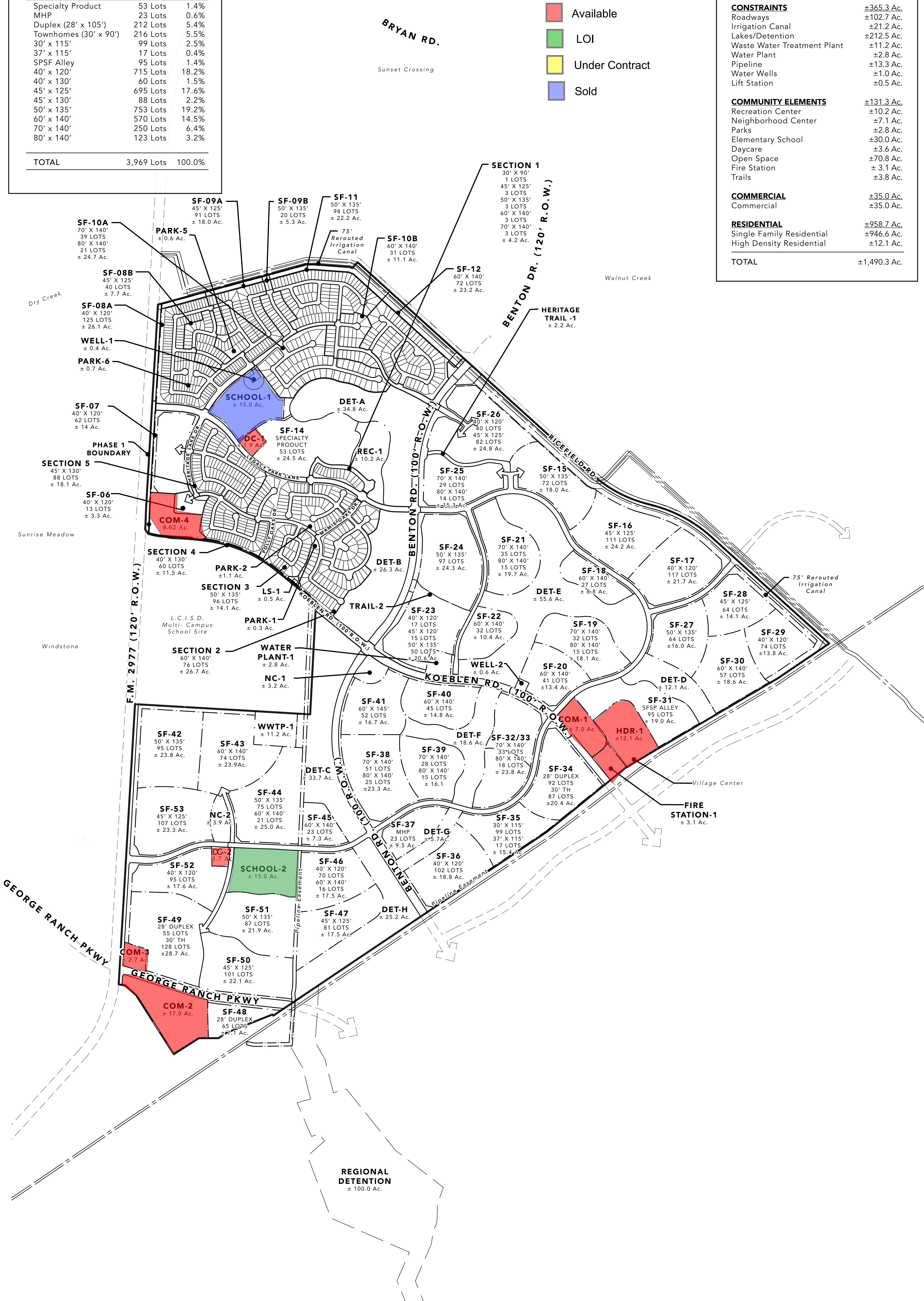
CONSTRAINTS	±365.3 Ac.
Roadways	±102.7 Ac.
Irrigation Canal	±21.2 Ac.
Lakes/Detention	±212.5 Ac.
Waste Water Treatment Plant	±11.2 Ac.
Water Plant	±2.8 Ac.
Pipeline	±13.3 Ac.
Water Wells	±1.0 Ac.
Lift Station	±0.5 Ac.

COMMUNITY ELEMENTS	±131.3 Ac.
Recreation Center	±10.2 Ac.
Neighborhood Center	±7.1 Ac.
Parks	±2.8 Ac.
Elementary School	±30.0 Ac.
Daycare	±3.6 Ac.
Open Space	±70.8 Ac.
Fire Station	±3.1 Ac.
Trails	±3.8 Ac.

COMMERCIAL	±35.0 Ac.
Commercial	±35.0 Ac.

RESIDENTIAL	±958.7 Ac.
Single Family Residential	±946.6 Ac.
High Density Residential	±12.1 Ac.

TOTAL	±1,490.3 Ac.
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± 1,490.3 AC. THE GEORGE - OVERALL MASTER PLAN

LOCATION: Fort Bend County, Texas

CLIENT: Johnson Development Company

DATE: September 3, 2026



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