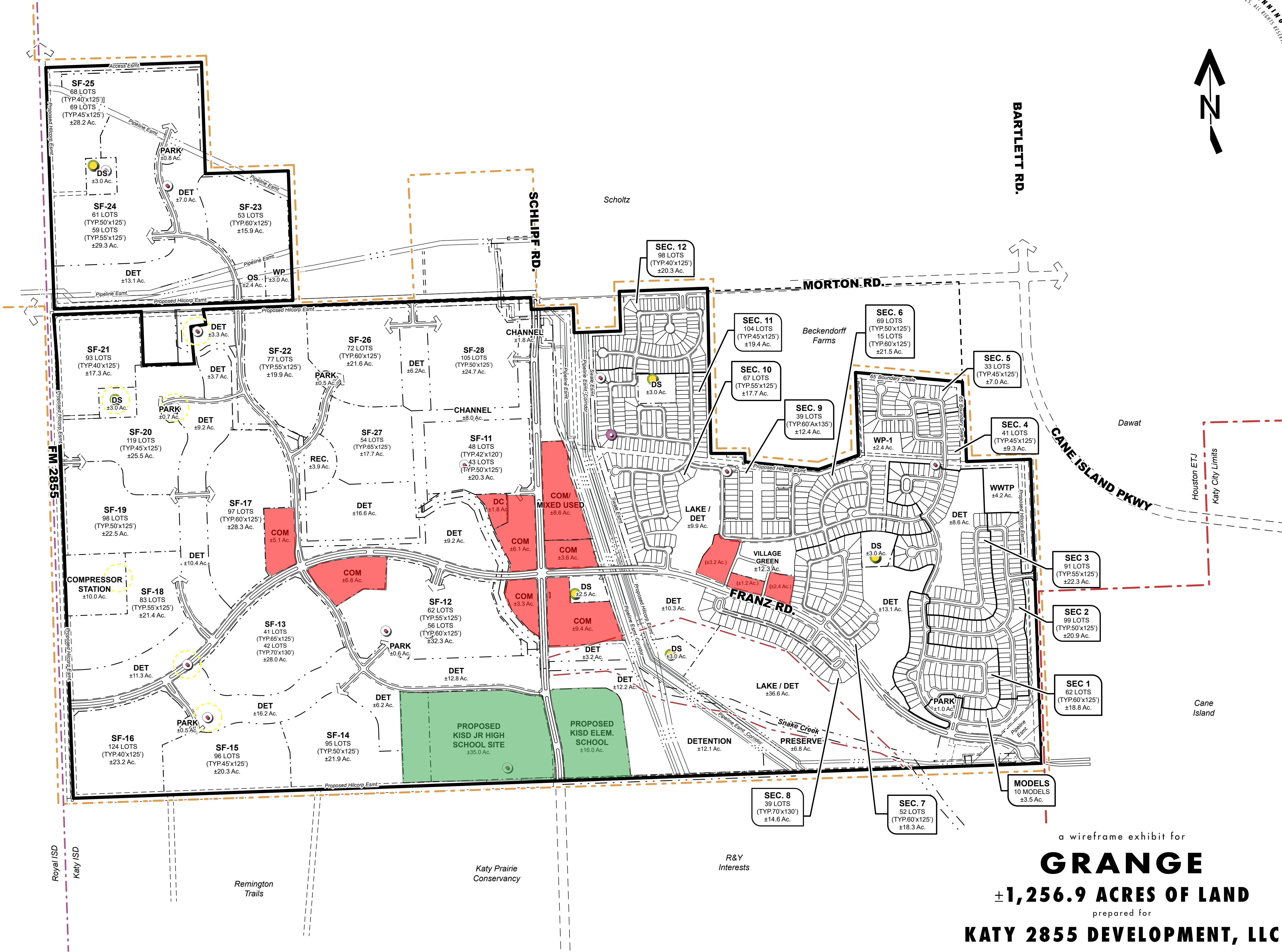


LAND USE ANALYSIS

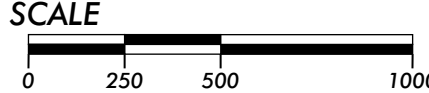
RESIDENTIAL		± 2,534 LOTS	± 622.3 Ac.
SF	TYP. 42'x120'	48 LOTS	2% ±10.0 Ac.
SF	TYP. 40'x125'	385 LOTS	15% ±73.2 Ac.
SF	TYP. 45'x125'	464 LOTS	18% ±97.2 Ac.
SF	TYP. 50'x125'	572 LOTS	22% ±132.1 Ac.
SF	TYP. 55'x125'	441 LOTS	17% ±113.3 Ac.
SF	TYP. 60'x125'	409 LOTS	16% ±124.3 Ac.
SF	TYP. 65'x125'	95 LOTS	4% ±30.2 Ac.
SF	TYP. 70'x130'	81 LOTS	3% ±29.6 Ac.
SF	TYP. 60A'x135'	39 LOTS	2% ±12.4 Ac.
NON-RESIDENTIAL		± 108.0 Ac.	
COM	COMMERCIAL		±42.9 Ac.
SCH	KIDS SCHOOLS		±51.0 Ac.
DC	DAYCARE		±1.8 Ac.
VG	VILLAGE GREEN		±12.3 Ac.
PARKS / RECREATION / OPEN SPACE		± 331.5 Ac.	
PARK	REC. CENTER & PARKS		±8.0 Ac.
	DRAINAGE / DETENTION		±231.2 Ac.
	CHANNEL		±12.8 Ac.
	SNAKE CREEK		±19.3 Ac.
	PRESERVE		±6.8 Ac.
	LANDSCAPE / OPEN SPACE		±53.4 Ac.
UTILITIES		±126.4 Ac.	
	PIPELINE EASEMENTS		±55.1 Ac.
	HILCORP EASEMENTS		±34.2 Ac.
	COMPRESSOR STATION		±10.0 Ac.
WP	WATER PLANTS		±5.4 Ac.
WWTP	WASTEWATER TREATMENT PLANT		±4.2 Ac.
DS	DRILL SITES		±17.5 Ac.
CONSTRAINTS		±68.7 Ac.	
	MAJOR THOROUGHFARES	(3.7%)	±46.2 Ac.
	COLLECTOR STREETS	(1.8%)	±22.5 Ac.
PROJECT TOTAL		±1,256.9 Ac.	



a wireframe exhibit for
GRANGE
±1,256.9 ACRES OF LAND
prepared for
KATY 2855 DEVELOPMENT, LLC



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-54007
AUGUST 18, 2025

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- Available
- Under Contract
- Sold

- ACTIVE WELL
- INACTIVE WELL
- WATER WELL