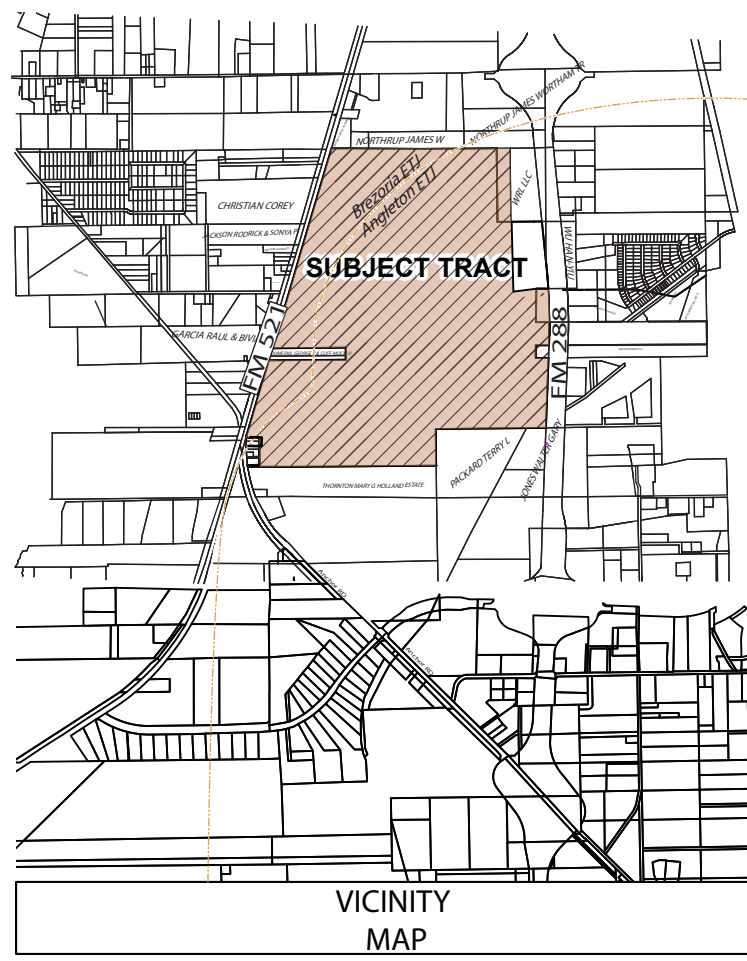


Attachment 1



PHASE 1

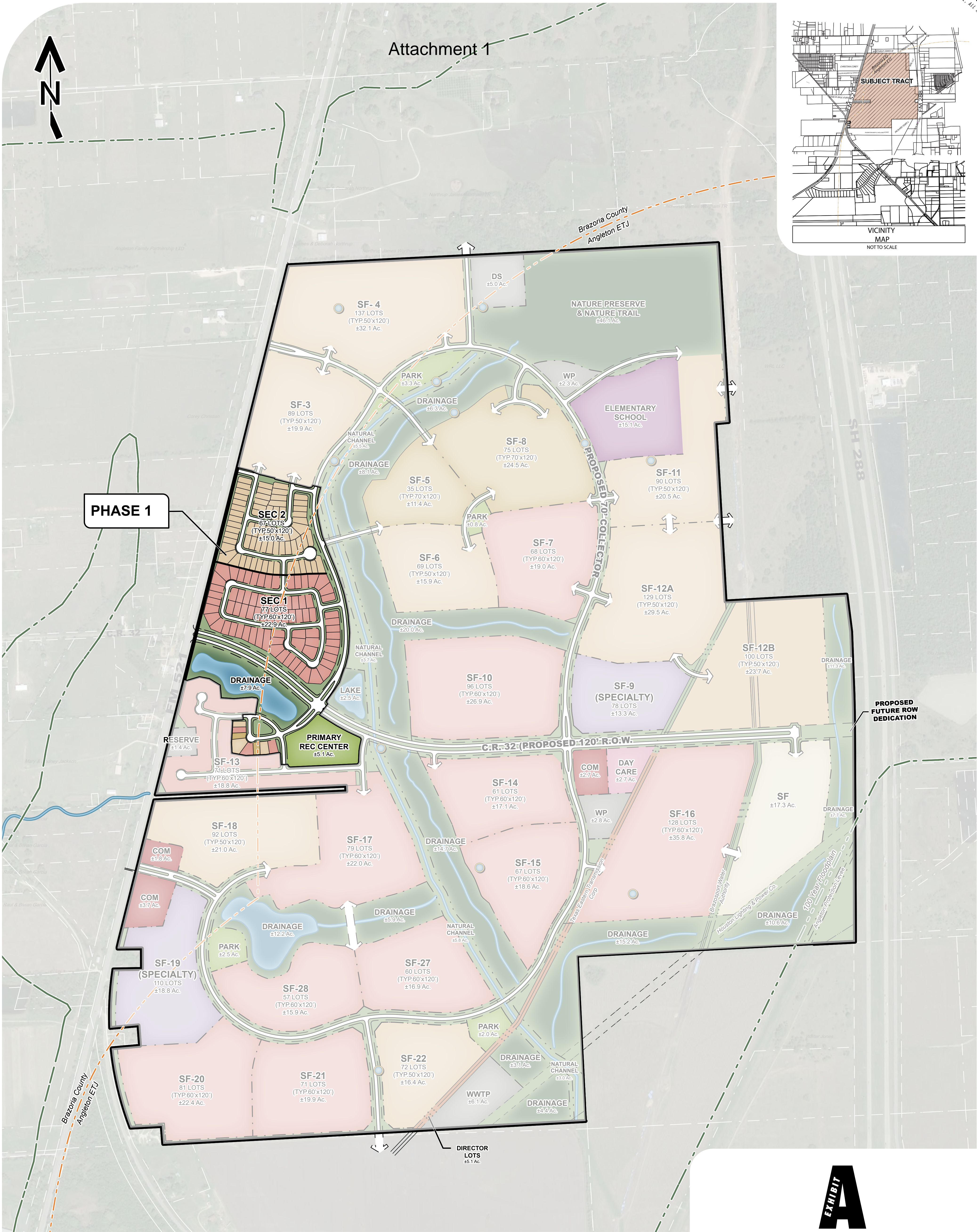


EXHIBIT
A

a phasing exhibit for

ASHLAND

CONCEPT PLAN

±879.9 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-78006
JULY 25, 2022

LAND USE ANALYSIS

TRADITIONAL RESIDENTIAL				±488.5 Ac.
SF	TYP. 50'x120'	±848 LOTS	45%	±195.2 Ac.
SF	TYP. 60'x120'	±919 LOTS	49%	±257.4 Ac.
SF	TYP. 70'x120'	±112 LOTS	6%	±35.9 Ac.
TOTAL				±1,879 LOTS
SPECIALTY RESIDENTIAL				±32.1 Ac.
SP	R1 - SPECIALTY - TYP. VARIES	±188 LOTS		±32.1 Ac.
TOTALS				2,067 LOTS
NON-RESIDENTIAL				±31.1 Ac.
COM	COMMERCIAL			±8.2 Ac.
ES	ELEMENTARY SCHOOL			±15.1 Ac.
DC	DAY CARE			±2.7 Ac.
DL	DIRECTOR LOTS			±5.1 Ac.

PARKS / RECREATION / OPEN SPACE ±243.1 Ac.

PARK	REC. CENTER & PARKS	±13.8 Ac.
DRAINAGE	DRAINAGE / DETENTION / CHANNEL	±152.7 Ac.
LEVEE	LEVEE	±1.3 Ac.
PRESERVATION AREA	PRESERVATION AREA	±45.0 Ac.
LANDSCAPE / OPEN SPACE	LANDSCAPE / OPEN SPACE	±24.0 Ac.

UTILITIES & EASEMENTS ±32.7 Ac.

PIPELINE EASEMENTS	PIPELINE EASEMENTS	±11.2 Ac.
POWER EASEMENTS	POWER EASEMENTS	±5.3 Ac.
WATER PLANT	WATER PLANT	±5.1 Ac.
WWTP	WASTEWATER TREATMENT PLANT	±6.1 Ac.
DS	DRILL SITE	±5.0 Ac.

CONSTRAINTS ±58.7 Ac.

MAJOR THOROUGHFARES	±15.7 Ac.
COLLECTOR STREETS	±43.0 Ac.

PROJECT TOTAL ±879.9 Ac.

- = WELL SITE
●●● = SIDEWALKS (5' WIDE)
●●●● = NATURE TRAILS (5' WIDE)

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