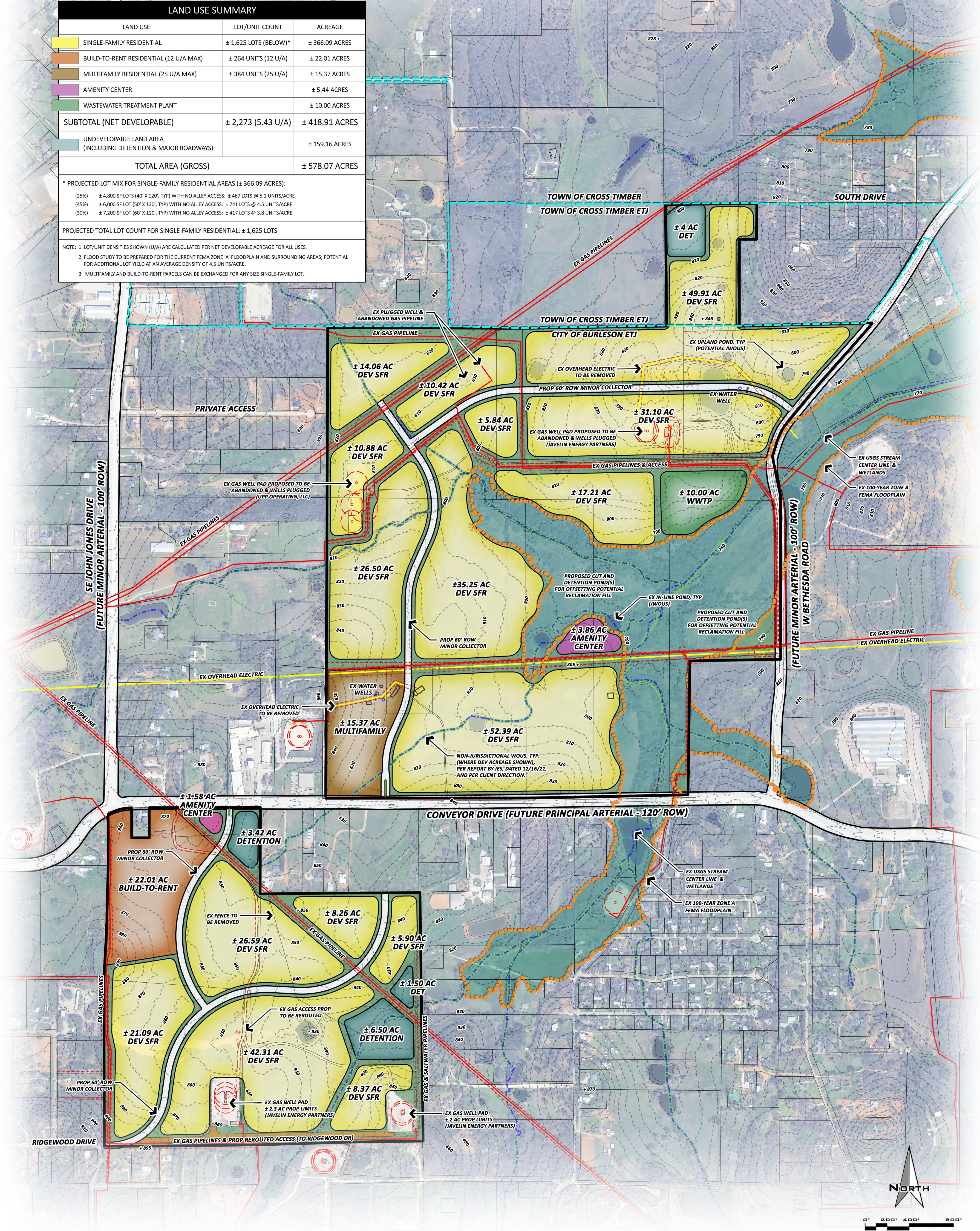


Conceptual Bubble Plan

± 578.07 Acres in the City of Burleson ETJ and ETJ of Cross Timber, Johnson County, Texas

LAND USE SUMMARY		
LAND USE	LOT/UNIT COUNT	ACREAGE
 SINGLE-FAMILY RESIDENTIAL	± 1,625 LOTS (BELOW)*	± 366.09 ACRES
 BUILD-TO-RENT RESIDENTIAL (12 U/A MAX)	± 264 UNITS (12 U/A)	± 22.01 ACRES
 MULTIFAMILY RESIDENTIAL (25 U/A MAX)	± 384 UNITS (25 U/A)	± 15.37 ACRES
 AMENITY CENTER		± 5.44 ACRES
 WASTEWATER TREATMENT PLANT		± 10.00 ACRES
SUBTOTAL (NET DEVELOPABLE)		± 418.91 ACRES
UNDEVELOPABLE LAND AREA (INCLUDING DETENTION & MAJOR ROADWAYS)		± 159.16 ACRES
TOTAL AREA (GROSS)		± 578.07 ACRES
* PROJECTED LOT MIX FOR SINGLE-FAMILY RESIDENTIAL AREAS (± 366.09 ACRES):		
(25%) ± 4,800 SF LOTS (40' X 120', TYP) WITH NO ALLEY ACCESS: ± 467 LOTS @ 5.1 UNITS/ACRE		
(45%) ± 6,000 SF LOT (50' X 120', TYP) WITH NO ALLEY ACCESS: ± 741 LOTS @ 4.5 UNITS/ACRE		
(30%) ± 7,200 SF LOT (60' X 120', TYP) WITH NO ALLEY ACCESS: ± 417 LOTS @ 3.8 UNITS/ACRE		
PROJECTED TOTAL LOT COUNT FOR SINGLE-FAMILY RESIDENTIAL: ± 1,625 LOTS		
NOTE: 1. LOT/UNIT DENSITIES SHOWN (U/A) ARE CALCULATED PER NET DEVELOPABLE ACREAGE FOR ALL USES.		
2. FLOOD STUDY TO BE PREPARED FOR THE CURRENT FEMA ZONE 'A' FLOODPLAIN AND SURROUNDING AREAS; POTENTIAL FOR ADDITIONAL LOT YIELD AT AN AVERAGE DENSITY OF 4.5 UNITS/ACRE.		
3. MULTIFAMILY AND BUILD-TO-RENT PARCELS CAN BE EXCHANGED FOR ANY SIZE SINGLE-FAMILY LOT.		



SCALE: 1"=400'
DATE: 05.14.2025