



Cherry Street Development

Tomball, TX

5/13/2026

DHI COMMUNITIES
A DR Horton Company
1341 Horton Circle,
Arlington, TX 76011

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PROJECT OVERVIEW | PRODUCT



PROJECT OVERVIEW | PRODUCT - LAYOUT



DHI TAMARRON III SCHEMATIC SITE PLAN #3

Katy, Texas

23149 / 01.31.2024
DHI

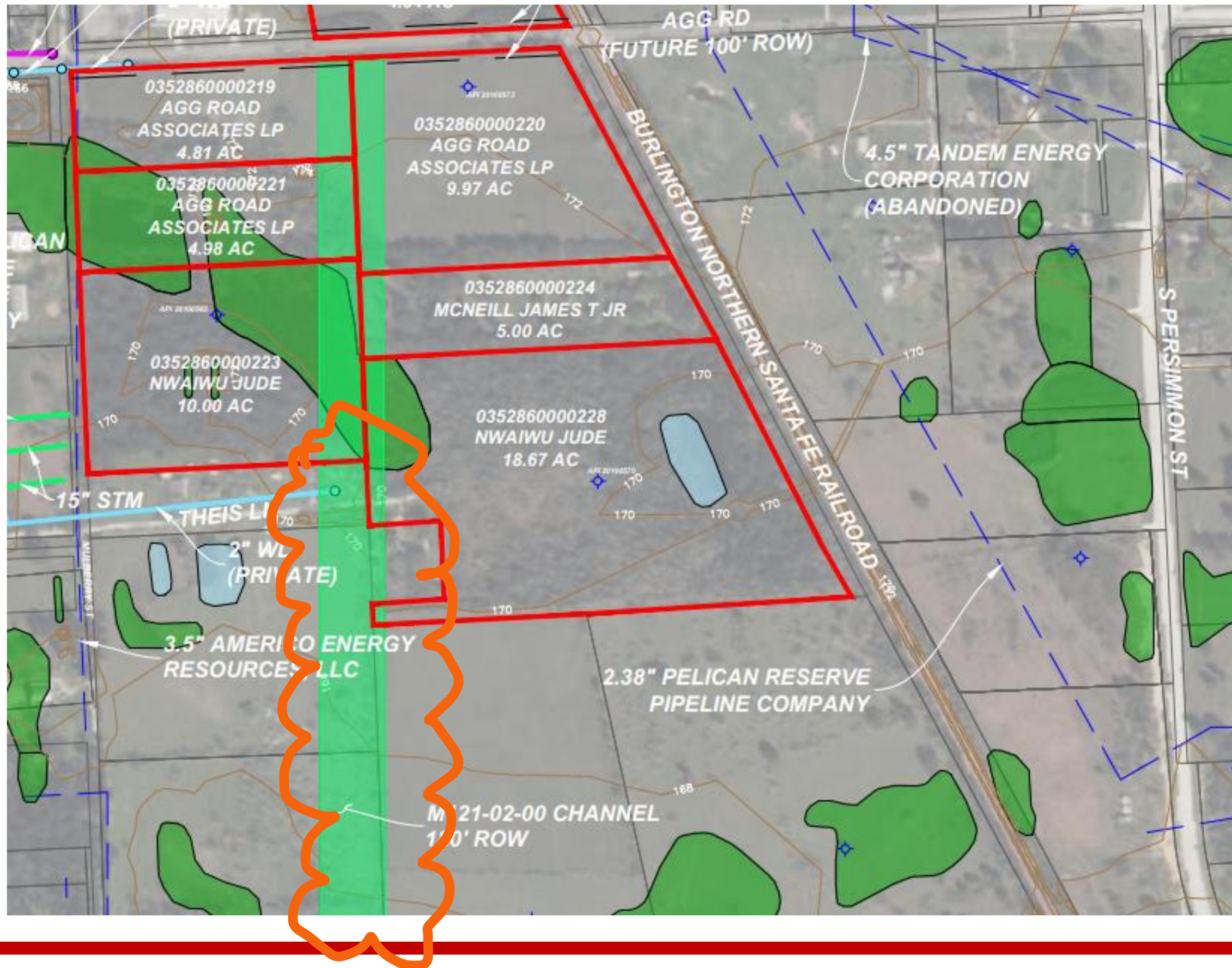
SCALE 1" = 60'-0"



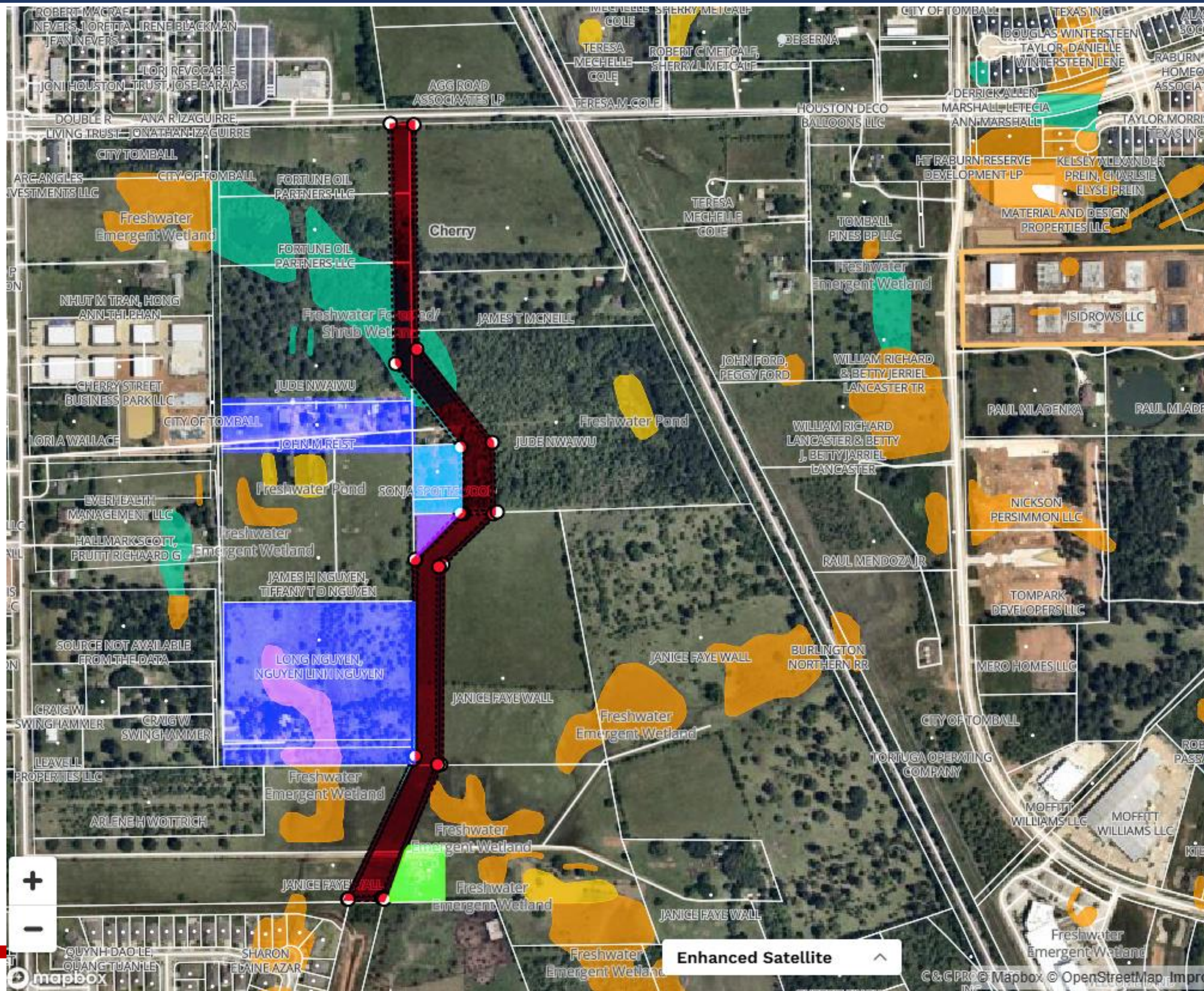
PROJECT OVERVIEW | BUBBLE PLAN



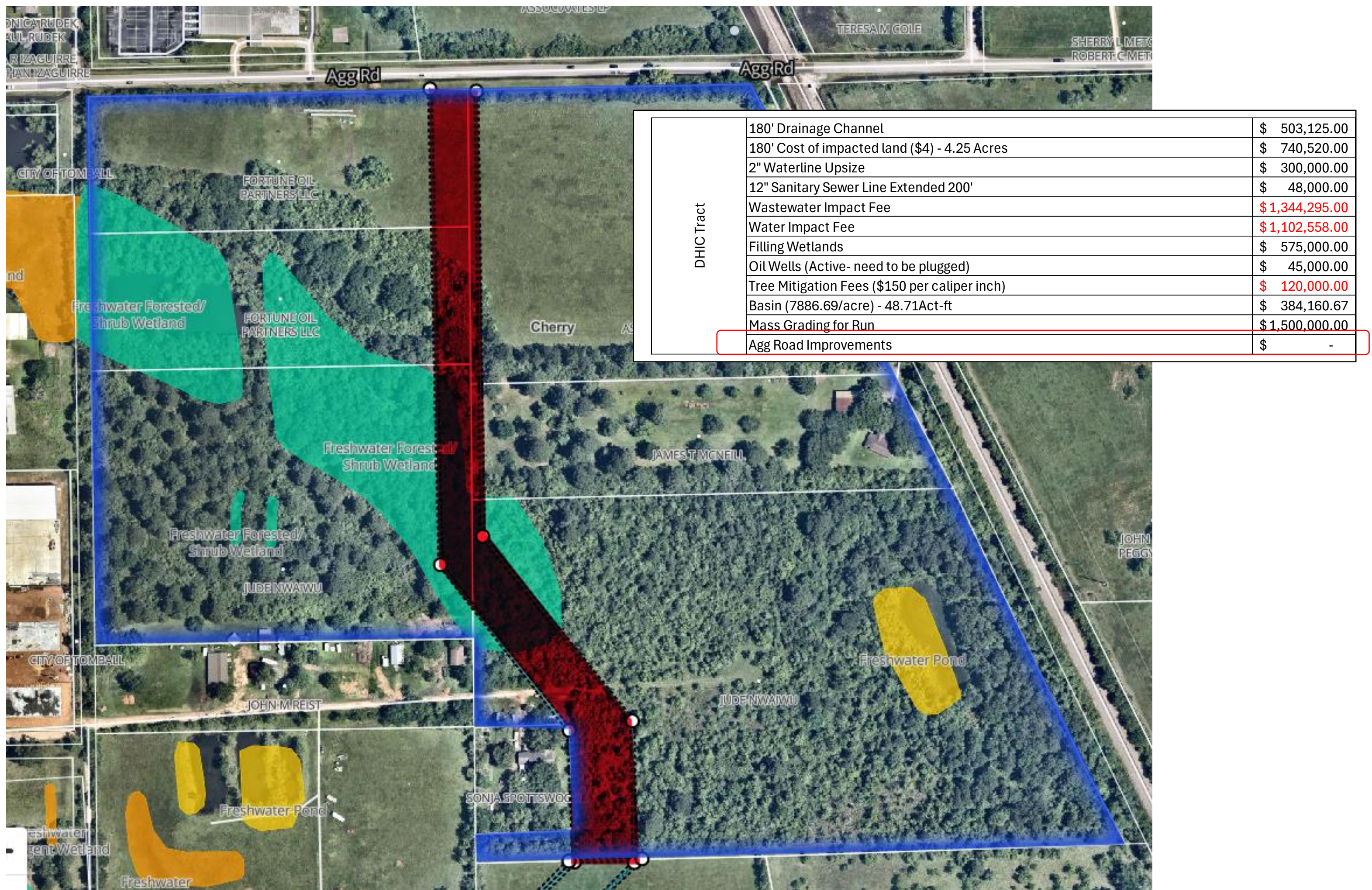
PROJECT OVERVIEW | CURRENT LAYOUT



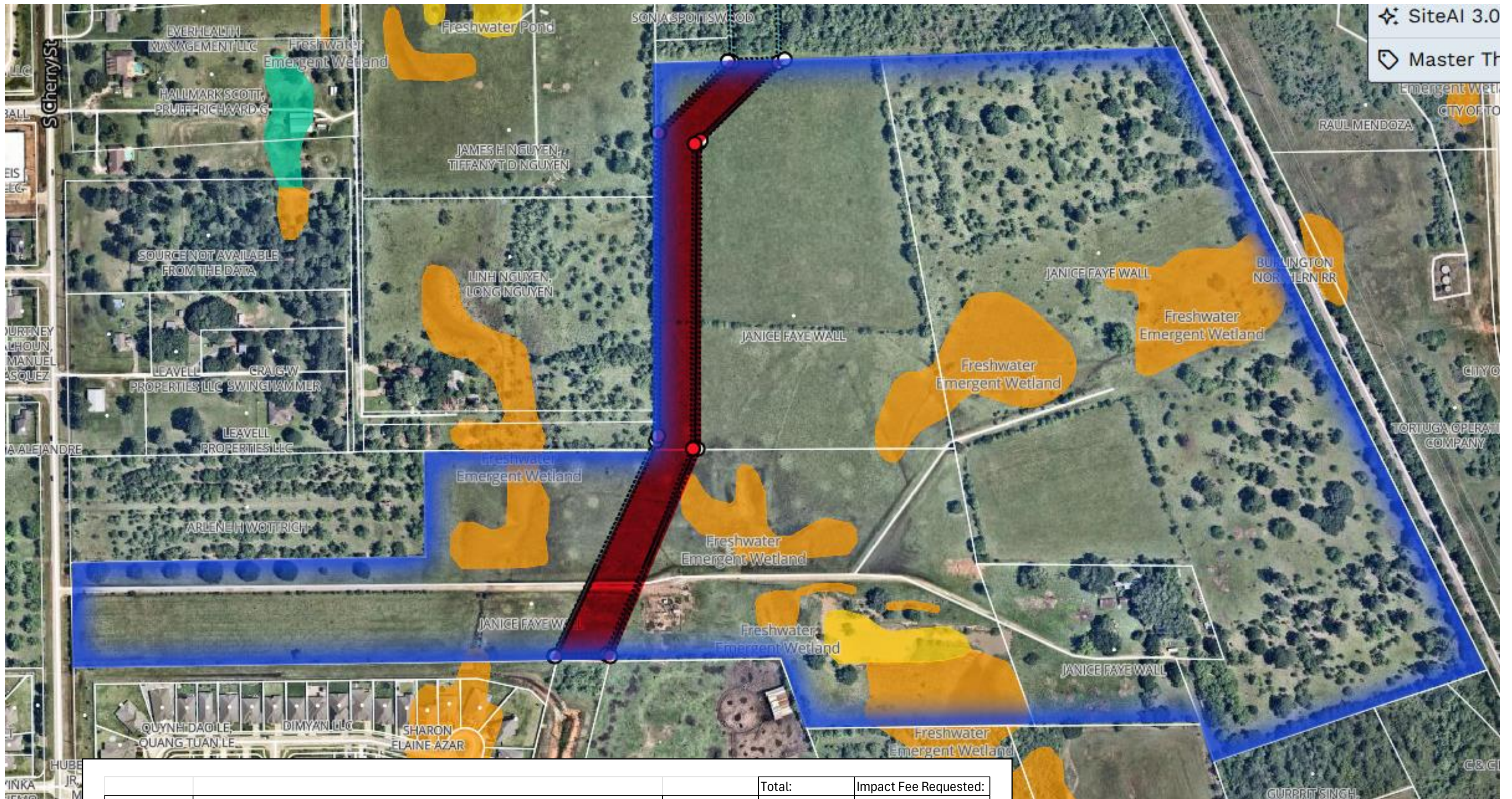
PROJECT OVERVIEW | PROPOSED LAYOUT



PROJECT OVERVIEW | DHIC



PROJECT OVERVIEW | WALL PROPERTY



			Total:	Impact Fee Requested:
Wall Tract	180' Drainage Channel	\$ 503,125.00		
	Cost of Impacted Land (\$2.75 PSF)-4 Acres	\$ 479,160.00		
	Boring Underneath the Road (80')	\$ 75,000.00		
	\$250 PLF Cattle Guard Throughout Drainage Channel on Property (610')	\$ 152,500.00		
	\$65 Fencing Around Channel (300')	\$ 19,500.00		
	Orphaned Tract (\$2.75 PSF)-.40 Acres	\$ 47,916.00		
	Full Flood Plain and Mitigation/Storm Water Detention Credits for Property	???	\$1,277,201.00	\$ 1,277,201.00

- + Legal
- + Cattle Control
- + Human Capital
- + Time

PROJECT OVERVIEW | BENEFITS



- ***DRAINAGE PLAN SUPPORT***
- ***UTILITY IMPROVEMENTS***
- ***RAIL ROAD SITE SOLUTION***
- ***MOTIVATED SELLERS***



- ***DESIRABLE PRODUCT***
- ***FITS A NEED (MED CENTER) AND CONTEXT***
- ***DESIRABLE AMENITIES***
- ***DESIRABLE AESTHETICS***



- ***TAX CONTRIBUTIONS (EDC)***
- ***PROVEN LOCAL SUCCESS***
- ***LONG TERM HOUSING***

PROJECT OVERVIEW | BUBBLE PLAN

