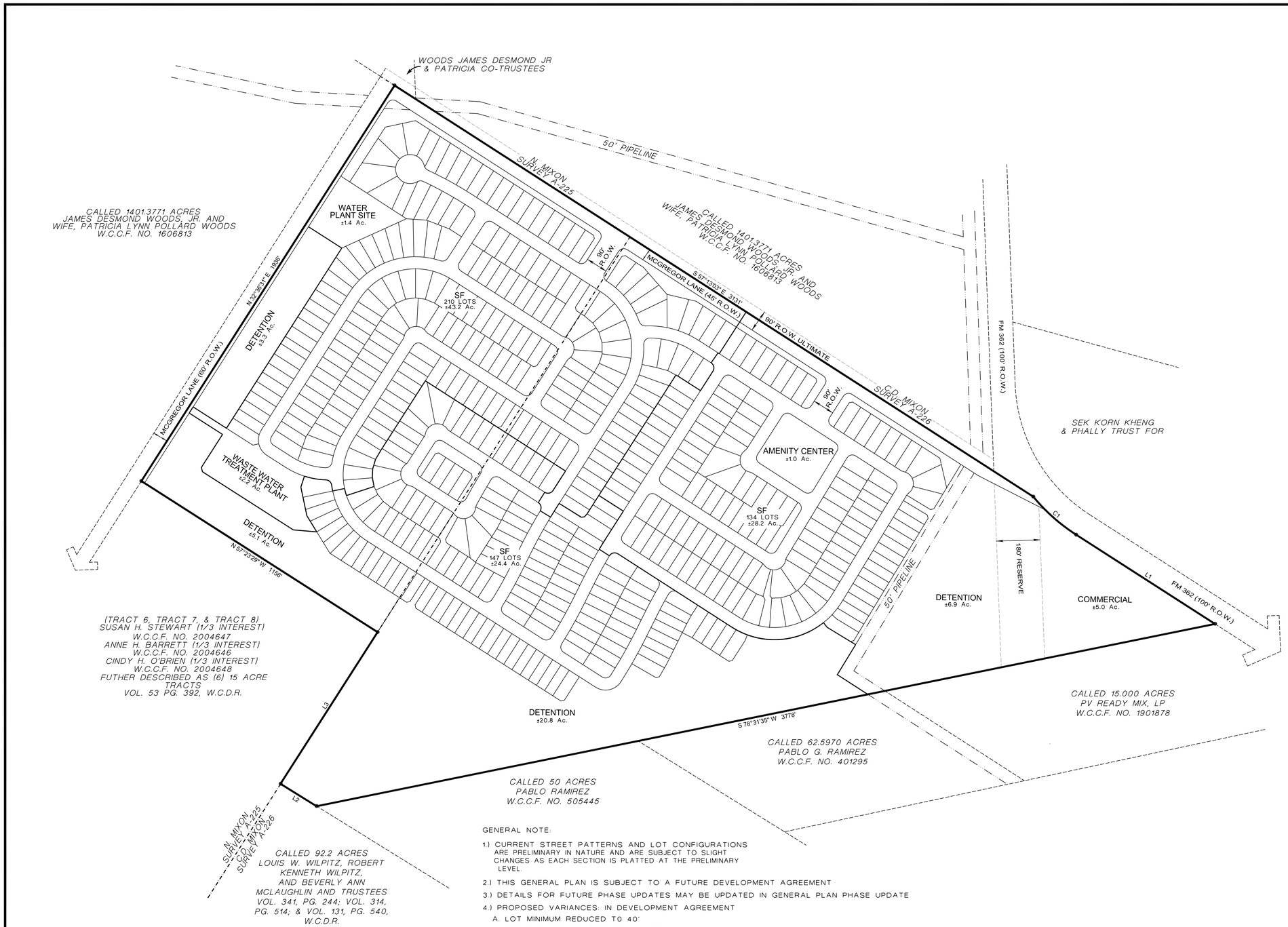

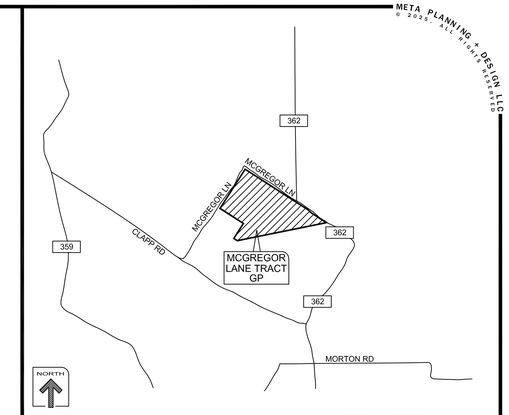

Vicinity Map (not to scale) KEYMAP 441C, 441D, 441G

NORTH

POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
40s	+/-32 LOTS	+/-108 LOTS	+/-140 LOTS	29%
45s	+/-67 LOTS	+/-185 LOTS	+/-252 LOTS	51%
50s	+/-42 LOTS	+/-56 LOTS	+/-98 LOTS	20%
TOTAL	+/-141 LOTS	+/-349 LOTS	+/-491 LOTS	100%

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	766'	17°45'29"	237'	N 48°23'36" W	237'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 57°16'20" E	680'
L2	N 58°12'35" W	175'
L3	N 32°36'31" E	743'

GENERAL NOTE:

1.) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL.

2.) THIS GENERAL PLAN IS SUBJECT TO A FUTURE DEVELOPMENT AGREEMENT

3.) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE

4.) PROPOSED VARIANCES: IN DEVELOPMENT AGREEMENT

A. LOT MINIMUM REDUCED TO 40'

B. FRONT BL OF 20' ON RADIAL LOTS

C. SIDE BL OF 10' WHERE GARAGES DO NOT HAVE ACCESS

D. 60' RADIUS ON CUL-DE-SACS

E. 250' RADIUS ON LOCAL STREET CENTER LINES

5.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

6.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISON ORDINANCE IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

MCGREGOR LANE TRACT

BEING 145.7± ACRES OF LAND

OUT OF THE
H&T.C.R.R. CO. SURVEY, A-185
N. MIXON SURVEY, A-225
C.D. MIXON SURVEY, A-226
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
GRBK EDGEWOOD, LLC
15115 PARK ROW BLVD #125
HOUSTON, TX, 77084
469.573.6721
GREENBRICKPARTNERS.COM

ENGINEER:
WGA ENGINEERS
4526 RESEARCH FOREST DRIVE, SUITE 360
THE WOODLANDS, TX 77381
(281) 224-4721
AGEE@WGA-LLC.COM

SCALE: 1" = 200'
0 200 400

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 25, 2025

HOU-I-251