



CALLED 1401.3771 ACRES
JAMES DESMOND WOODS JR. AND
WIFE, PATRICIA LYNN POLLARD WOODS
W.C.C.F. NO. 1606813

(TRACT 6, TRACT 7, & TRACT 8)
SUSAN H. STEWART (1/3 INTEREST)
W.C.C.F. NO. 2004647
ANNE H. BARRETT (1/3 INTEREST)
W.C.C.F. NO. 2004646
CINDY H. O'BRIEN (1/3 INTEREST)
W.C.C.F. NO. 2004648
FUTHER DESCRIBED AS [6] 15 ACRE
TRACTS
VOL. 53 PG. 392, W.C.D.R.

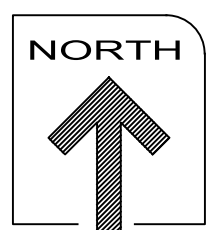
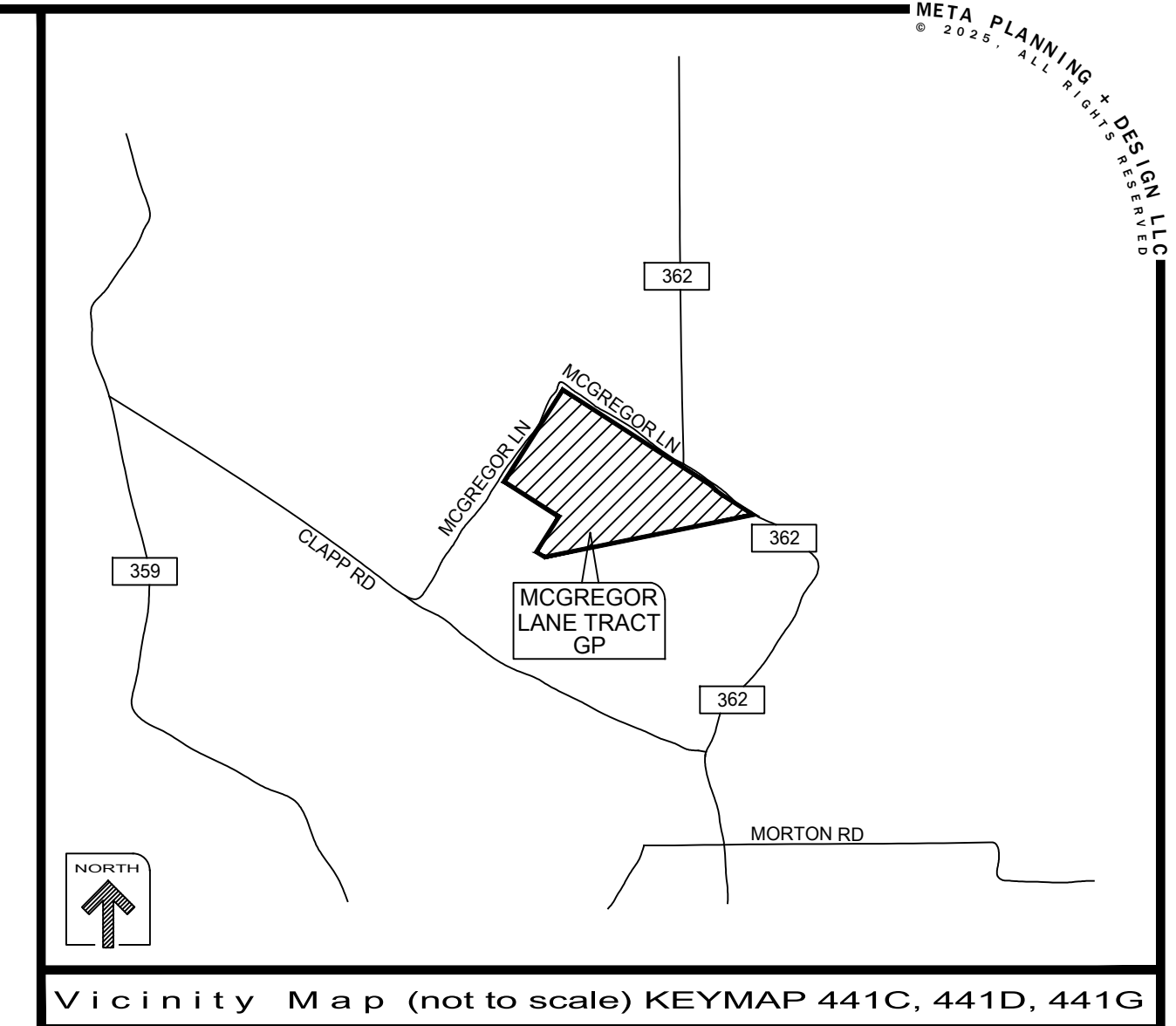
CALLLED 92.2 ACRES
LOUIS W. WILPITZ, ROBERT
KENNETH WILPITZ,
AND BEVERLY ANN
MCLAUGHLIN AND TRUSTEES
VOL. 341, PG. 244; VOL. 314,
PG. 514; & VOL. 131, PG. 540,
W.C.D.R.

CALLLED 50 ACRES
PABLO RAMIREZ
W.C.C.F. NO. 505445

CALLLED 62.5970 ACRES
PABLO G. RAMIREZ
W.C.C.F. NO. 401295

CALLLED 15.000 ACRES
PV READY MIX, LP
W.C.C.F. NO. 1901878

- 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.



POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
40s	+/-44 LOTS	+/-96 LOTS	+/-140 LOTS	29%
45s	+/-26 LOTS	+/-73 LOTS	+/-99 LOTS	21%
50s	+/-68 LOTS	+/-167 LOTS	+/-235 LOTS	50%
TOTAL	+/-138 LOTS	+/-336 LOTS	+/-474 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'

A GENERAL PLAN OF
MCGREGOR LANE TRACT
BEING 145.7± ACRES OF LAND

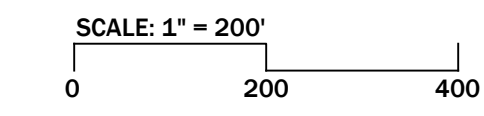
OUT OF THE
H&T.C.R.R. CO. SURVEY, A-185
N. MIXON SURVEY, A-225
C.D. MIXON SURVEY, A-226
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
GRBK EDGEWOOD, LLC
15115 PARK ROW BLVD #225
HOUSTON, TX 77084
409.573.6721
GREENBRICKPARTNERS.COM

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



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KATY, TEXAS 77494 | TEL: 281-810-1422



FEBRUARY 4, 2026

HOU-I-251

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