SINGLE FAMILY RESIDENTIAL YIELD

Specialty Product	53 Lots	1.4%
MHP	23 Lots	0.6%
Duplex (28′ x 105′)	212 Lots	5.4%
Townhomes (30′ x 90′)	216 Lots	5.5%
30′ x 115′	99 Lots	2.5%
37′ x 115′	17 Lots	0.4%
SPSF Alley	95 Lots	1.4%
40′ x 120′	715 Lots	18.2%
40′ x 130′	60 Lots	1.5%
45′ x 125′	695 Lots	17.6%
45′ x 130′	88 Lots	2.2%
50′ x 135′	753 Lots	19.2%
60′ x 140′	570 Lots	14.5%
70′ x 140′	250 Lots	6.4%
80′ x 140′	123 Lots	3.2%
TOTAL	3,969 Lots	100.0%

LAND USE ANALYSIS

CONSTRAINTS	±365.3 Ac.
Roadways	±102.7 Ac.
Irrigation Canal	±21.2 Ac.
Lakes/Detention	±212.5 Ac.
Waste Water Treatment Plant	±11.2 Ac.
Water Plant	±2.8 Ac.
Pipeline	±13.3 Ac.
Water Wells	±1.0 Ac.
Lift Station	±0.5 Ac.
COMMUNITY ELEMENTS	±131.3 Ac.
Recreation Center	±10.2 Ac.
Neighborhood Center	±7.1 Ac.
Parks	±2.8 Ac.
Elementary School	±30.0 Ac.
Daycare	±3.6 Ac.
Open Space	±70.8 Ac.
Fire Station	± 3.1 Ac.
Trails	±3.8 Ac.
COMMERCIAL	±35.0 Ac.
Commercial	±35.0 Ac.
RESIDENTIAL	±958.7 Ac.
Single Family Residential	±946.6 Ac.
High Density Residential	±12.1 Ac.
TOTAL	±1,490.3 Ac.

Available
LOI
Under Contract
Sold

BRYAN RD.
Sunset Crossing
Walnut Creek
Dry Creek
Sunrise Meadow
Windstone
L.C.I.S.D. Multi- Campus School Site
Pipeline Easement
Pipeline Easement
Village Center

SF-09A 45′ X 125′ 91 LOTS ± 18.0 Ac.
SF-09B 50′ X 135′ 20 LOTS ± 5.3 Ac.
SF-11 50′ X 135′ 94 LOTS ± 22.2 Ac.
75′ Rerouted Irrigation Canal
SF-10A 70′ X 140′ 39 LOTS 80′ X 140′ 21 LOTS ± 24.7 Ac.
PARK-5 ± 0.6 Ac.
SF-10B 60′ X 140′ 31 LOTS ± 11.1 Ac.
SECTION 1 30′ X 90′ 1 LOTS 45′ X 125′ 3 LOTS 50′ X 135′ 3 LOTS 60′ X 140′ 3 LOTS 70′ X 140′ 3 LOTS ± 4.2 Ac.
SF-08B 45′ X 125′ 40 LOTS ± 7.7 Ac.
SF-12 60′ X 140′ 72 LOTS ± 23.2 Ac.
SF-08A 40′ X 120′ 125 LOTS ± 26.1 Ac.
HERITAGE TRAIL -1 ± 2.2 Ac.
WELL-1 ± 0.4 Ac.
PARK-6 ± 0.7 Ac.
SCHOOL-1 ± 15.0 Ac.
DET-A ± 34.8 Ac.
SF-07 40′ X 120′ 62 LOTS ± 14 Ac.
SF-26 40′ X 120′ 40 LOTS 45′ X 125′ 82 LOTS ± 24.8 Ac.
DC-1 ± 1.9 Ac.
SF-14 SPECIALTY PRODUCT 53 LOTS ± 24.5 Ac.
REC-1 ± 10.2 Ac.
PHASE 1 BOUNDARY
SECTION 5 45′ X 130′ 88 LOTS ± 18.1 Ac.
SF-25 70′ X 140′ 29 LOTS 80′ X 140′ 14 LOTS ± 5.3 Ac.
SF-15 50′ X 135′ 72 LOTS ± 18.0 Ac.
SF-06 40′ X 120′ 13 LOTS ± 3.3 Ac.
COM-4 8.62 Ac.
SF-16 45′ X 125′ 111 LOTS ± 24.2 Ac.
SF-24 50′ X 135′ 97 LOTS ± 24.3 Ac.
SF-21 70′ X 140′ 35 LOTS 80′ X 140′ 15 LOTS ± 19.7 Ac.
SF-17 40′ X 120′ 117 LOTS ± 21.7 Ac.
SECTION 4 40′ X 130′ 60 LOTS ± 11.5 Ac.
PARK-2 ±1.1 Ac.
DET-B ± 26.3 Ac.
SF-18 60′ X 140′ 27 LOTS ± 8.8 Ac.
DET-E ± 55.6 Ac.
75′ Rerouted Irrigation Canal
SECTION 3 50′ X 135′ 96 LOTS ± 14.1 Ac.
LS-1 ± 0.5 Ac.
TRAIL-2
SF-28 45′ X 125′ 64 LOTS ± 14.1 Ac.
SF-23 40′ X 120′ 17 LOTS 45′ X 120′ 15 LOTS 50′ X 135′ 50 LOTS ± 20.6 Ac.
SF-22 60′ X 140′ 32 LOTS ± 10.4 Ac.
SF-19 70′ X 140′ 32 LOTS 80′ X 140′ 15 LOTS ± 18.1 Ac.
SF-27 50′ X 135′ 64 LOTS ±16.0 Ac.
SF-29 40′ X 120′ 74 LOTS ±13.8 Ac.
PARK-1 ± 0.3 Ac.
SECTION 2 60′ X 140′ 76 LOTS ± 26.7 Ac.
WATER PLANT-1 ± 2.8 Ac.
WELL-2 ± 0.6 Ac.
SF-20 60′ X 140′ 41 LOTS ±13.4 Ac.
SF-30 60′ X 140′ 57 LOTS ± 18.6 Ac.
NC-1 ± 3.2 Ac.
DET-D ± 12.1 Ac.
SF-41 60′ X 145′ 52 LOTS ± 16.7 Ac.
SF-40 60′ X 140′ 45 LOTS ± 14.8 Ac.
SF-31 SFSP ALLEY 95 LOTS ± 19.0 Ac.
COM-1 ± 7.0 Ac.
HDR-1 ±12.1 Ac.
SF-42 50′ X 135′ 95 LOTS ± 23.8 Ac.
SF-43 60′ X 140′ 74 LOTS ± 23.9Ac.
WWTP-1 ± 11.2 Ac.
DET-F ± 18.6 Ac.
SF-32/33 70′ X 140′ 33 LOTS 80′ X 140′ 18 LOTS ± 23.8 Ac.
SF-38 70′ X 140′ 51 LOTS 80′ X 140′ 25 LOTS ±23.3 Ac.
SF-39 70′ X 140′ 28 LOTS 80′ X 140′ 15 LOTS ± 16.1
DET-C ± 33.7 Ac.
SF-34 28′ DUPLEX 92 LOTS 30′ TH 87 LOTS ±20.4 Ac.
FIRE STATION-1 ± 3.1 Ac.
SF-53 45′ X 125′ 107 LOTS ± 23.3 Ac.
NC-2 ± 3.9 Ac.
SCHOOL-2 15.0 Ac.
SF-45 60′ X 140′ 23 LOTS ± 7.3 Ac.
SF-37 MHP 23 LOTS ± 9.5 Ac.
DET-G ±5.7Ac.
SF-35 30′ X 115′ 99 LOTS 37′ X 115′ 17 LOTS ± 15.4 Ac.
DC-2 1.7 Ac.
SF-52 40′ X 120′ 95 LOTS ± 17.6 Ac.
SF-44
SF-46 40′ X 120′ 70 LOTS 60′ X 140′ 16 LOTS ± 17.5 Ac.
SF-36 40′ X 120′ 102 LOTS ± 18.8 Ac.
SF-51 50′ X 135′ 87 LOTS ± 21.9 Ac.
SF-47 45′ X 125′ 81 LOTS ± 17.5 Ac.
DET-H ± 25.2 Ac.
SF-49 28′ DUPLEX 55 LOTS 30′ TH 128 LOTS ±28.7 Ac.
COM-3 ± 2.7 Ac.
SF-50 45′ X 125′ 101 LOTS ± 22.1 Ac.
COM-2 ± 17.0 Ac.
SF-48 28′ DUPLEX 65 LOTS ±7.1 Ac.
REGIONAL DETENTION ± 100.0 Ac.

F.M. 2977 (120′ R.O.W.)
BENTON RD. (100′ R.O.W.)
BENTON RD. (100′ R.O.W.)
BENTON DR. (120′ R.O.W.)
KOEBLEN RD. (100′ R.O.W.)
KOEBLEN RD. (100′ R.O.W.)
RICEFIELD RD.
GEORGE RANCH PKWY
GEORGE RANCH PKWY
HERITAGE LAKE DR.
LEGACY PARK LANE
POLLY OAKS DR.
MAMIE OAKS DR.

± 1,490.3 AC. THE GEORGE - OVERALL MASTER PLAN

N 0 300 600 1200

LOCATION: Fort Bend County, Texas CLIENT: Johnson Development Company DATE:September 3, 2026

P:\01 Planning\0336-15001\09-Master File\Overall Color Plan\ID

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