Land Use Analysis

CONSTRAINTS	**±419.7 Ac.**
Roadways	±104.0 Ac.
Easements	±15.9 Ac.
Lakes/Detention	±266.2 Ac.
Lift Station	±0.6 Ac.
WP/WWTP/WPS	±14.3 Ac.
Drill Site	±18.7 Ac.
COMMUNITY ELEMENTS	**±243.3 Ac.**
Recreation Centers	±11.8 Ac.
Parks	±12.6 Ac.
Open Space	±30.2 Ac.
Schools	±174.5 Ac.
Day Care	±3.4 Ac.
Church	±10.8 Ac.
COMMERCIAL	**±47.9 Ac.**
Commercial	±47.9 Ac.
RESIDENTIAL	**±911.2 Ac.**
Multi-Family Residential	±16.6 Ac.
Single Family Residential	±894.6 Ac.
TOTAL	**±1622.1 Ac.**

Single Family Residential Yield

Model Homes	33 Lots	2.2%
4 Pack	153 Lots	2.6%
35'x90' (Townhomes)	280 Lots	3.9%
28'x105' (Duplex)	251 Lots	3.7%
35'x110'	220 Lots	2.6%
40'x110'	74 Lots	1.0%
40'x120'	857 Lots	16.3%
45'x120'	873 Lots	21.2%
50'x120'	849 Lots	21.2%
60'x120'	363 Lots	11.6%
70'x130'	224 Lots	8.8%
80'x130'	114 Lots	5.0%
TOTAL	**4,291 Lots**	**100.0%**

OLD HEMPSTEAD HWY
U.S. 290 NORTHWEST FREEWAY
SOUTHERN PACIFIC RAILROAD
BETKA RD.
ROBERTS RD.
WARREN RANCH RD.
KATY-HOCKLEY RD.
PROPOSED BAETHE
PROPOSED MOUND RD.
JUBILEE HAVEN BLVD.
McAlister Opportunity Fund 2012
Westgreen Square
Gold Star Realty
Katy Prairie Conservancy
WPS-01 ±3.9 Ac.
MF-01 ±16.6 Ac.
COM-07 ±21.7 Ac.
SECTION 9 (SF-1) 98 LOTS 40'x120' ±24.9 Ac.
SECTION 2 (SF-2) 93 LOTS 45'x120' ±35.7 Ac.
DETENTION-23 ±5.2 Ac.
SECTION 8 (SF-3B) 54 LOTS 50'x120' ±13.8 Ac.
SECTION 3 (SF-3A) 43 LOTS 60'x120' ±10.7 Ac.
DETENTION-19 ±18.2 Ac.
SECTION 6 (SF-4B) 41 LOTS 50'x120' ±8.4 Ac.
SECTION 7 (SF-5B) 65 LOTS 40'x120' ±11.0 Ac.
DETENTION-18 ±17.0 Ac.
SECTION 4 (SF-4A) 26 LOTS 60'x120' ±10.6 Ac.
L.S. #1 ±0.6 Ac.
SF-40A 40'x120' 18 LOTS 45'x120' 18 LOTS ±6.7 Ac.
SECTION 5 (SF-5A) 58 LOTS 45'x120' ±11.2 Ac.
SECTION 1 MODEL HOMES 16 LOTS ±8.2 Ac.
SF-40C 35'x110' 126 LOTS 40'x110' 74 LOTS ±18.3 Ac.
DETENTION-01 ±5.0 Ac.
DETENTION-20 ±7.8 Ac.
DETENTION-21 ±2.6 Ac.
DETENTION-22 ±2.8 Ac.
DETENTION-04 ±3.6 Ac.
PARK-01 ±2.5 Ac.
SF-39 40'x120' 49 LOTS 45'x120' 48 LOTS ±20.4 Ac.
SF-6 28'x105' 124 LOTS ±16.2 Ac.
ELEMENTARY SCHOOL SITE-01 ±16.1 Ac.
PARK-06 ±1.0 Ac.
REC CENTER-01 ±4.8 Ac.
DETENTION-02 ±4.0 Ac.
DAYCARE-01 ±1.7 Ac.
SF-7 40'x120' 42 LOTS 45'x120' 38 LOTS ±14.8 Ac.
SF-10 70'x130' 19 LOTS 60'x130' 74 LOTS ±11.6 Ac.
PARK-02 ±0.6 Ac.
SF-38 4 PACK 72 LOTS ±12.5 Ac.
SF-40B 40'x120' 32 LOTS 45'x120' 29 LOTS ±9.6 Ac.
PARK-19 ±0.6 Ac.
PARK-15 ±0.7 Ac.
DAYCARE-02 ±1.7 Ac.
WWTP-01 ±7.9 Ac.
SF-8 40'x120' 37 LOTS 45'x120' 32 LOTS ±10.4 Ac.
SF-11 70'x130' 19 LOTS 80'x130' 15 Lots ±11.4 Ac.
COM-01 ±4.3 Ac.
DETENTION-05 ±4.5 Ac.
SF-9 50'x120' 57 Lots 60'x120' 41 Lots ±23.1 Ac.
DETENTION-06 ±7.8 Ac.
DETENTION-03 ±10.7 Ac.
COM-02 ±4.1 Ac.
SF-17 50'x120' 126 LOTS ±28.2 Ac.
COM-04 ±10.0 Ac.
80' H.L&P Esmt.
SF-12 45' x 120' 121 LOTS ±24.3 Ac.
DRILL SITE-04 ±4.2 Ac.
SF-21 40'x120' 59 LOTS ±10.7 Ac.
PARK-03 ±2.4 Ac.
DETENTION-07 ±8.3 acres
COM-03 ±3.2 Ac.
SFSP-5 28'x105' 49 LOTS ±5.9 ac.
DETENTION-09 ±10.4 Ac.
WALLER I.S.D MULTI-CAMPUS SCHOOL SITE ±143.4 Ac.
SFSP-2 35'x110' 24 LOTS ±3.5 Ac.
SFSP-4 35'x110' 24 LOTS ±3.5 Ac.
PARK-04 ±0.5 acres
SF-20 45'x120' 84 LOTS ±16.9 Ac.
CHURCH-01 ±10.8 Ac.
DETENTION-24 ±14.2 Ac.
SF-13A 40' x 120' 94 LOTS ±16.9 Ac.
SF-14 TOWNHOME 53 LOTS ±7.4 Ac.
SF-16 4 PACK 81 LOTS ±11.2 Ac.
DETENTION-08 ±15.7 acres
SF-18 70'x130' 56 LOTS ±20.2 Ac.
SFSP-1 35'x110' 23 LOTS ±3.4 Ac.
SFSP-3 35'x110' 23 LOTS ±3.4 Ac.
PARK-05 ±0.5 Ac.
SF-19 70' x 130' 74 LOTS ±26.6 Ac.
SF-15 45'x120' 69 LOTS ±13.8 Ac.
SF-51 40'x120' 84 LOTS ±15.0 Ac.
HCMUD 405
HCMUD 478B
HCMUD 436
REC. CENTER-02 ±3.8 Ac.
WP-02 ±0.9 Ac.
SF-13B TOWNHOME 195 LOTS ±24.1 Ac.
PARK-11 ±1.8 acres
SF-48 60'x120' 63 LOTS ±17.6 Ac.
SF-35 50'x120' 83 LOTS ±18.6 Ac.
COM-06 ±4.6 Ac.
MODEL HOME PARK ±11.3 Ac.
SF-49 80'x130' 41 LOTS ±16.0 Ac.
DETENTION-13 ±21.0 Ac.
SF-26 45'x120' 123 LOTS ±24.6 Ac.
DRILL SITE-01 ±4.1 Ac.
ELEMENTARY SCHOOL SITE-02 ±15.0 Ac.
SF-47 50'x120' 161 LOTS ±35.9 Ac.
WP-01 ±1.6 Ac.
SF-41 80'x130' 44 LOTS ±17.2 Ac.
DETENTION-11 ±19.7 Ac.
SF-36 60'x120' 54 LOTS ±15.1 Ac.
SF-25 50'x120' 86 LOTS ±19.2 Ac.
PARK-07 ±0.5 acres
PARK-14 ±1.0 ac.
SF-28 40'x120' 82 LOTS ±14.7 Ac.
Emergency Services District Site (To be Verified)
SF-50 60'x120' 82 LOTS ±23.0 Ac.
DETENTION-10 ±28.1 Ac.
DETENTION-12 ±5.5 Ac.
PARK-09 ±0.5 ac.
SF-46 60'x120' 54 LOTS ±15.0 Ac.
SF-37 70'x130' 56 LOTS ±20.0 Ac.
SF-29 45'x120' 54 LOTS ±10.8 Ac.
ACTIVITY CENTER-01 ±3.2 acres
SF-32 50'x120' 54 LOTS ±12.0 Ac.
DET.-14 ±3.5 Ac.
TREE FARM-15 ±8.3 Ac.
SF-45 50'x120' 83 LOTS ±18.5 Ac.
SF-43 45'x120' 106 LOTS ±21.2 Ac.
SF-42 50'x120' 104 LOTS ±23.3 Ac.
DRILL SITE-02 ±4.2 Ac.
SF-31 TOWNHOME 85 LOTS ±10.5 Ac.
SF-30 DUPLEX 78 LOTS ±10.9 Ac.
DRILL SITE-03 ±6.2 Ac.
SF-44 40'x120' 123 LOTS ±22.1 Ac.
DETENTION-16 ±50.6 Ac.
DRAINAGE ±1.63 acres

Prepared for

JOHNSON DEVELOPMENT

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Master Conceptual Plan Study of

JUBILEE

±1,622.1 Acres of Land
Harris County, Texas
Project #: 2542-10001

Reference Date: 2.14.2024

NORTH
0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE
RELATIONSHIPS | PROCESS | DESIGN