



LAND USE ANALYSIS

RESIDENTIAL					±249.2 Ac.
SF	RESIDENTIAL - TYP. 40'x120'	669 LOTS	55%	±124.2 Ac.	
SF	RESIDENTIAL - TYP. 50'x120'	548 LOTS	45%	±125.0 Ac.	
TOTALS					1,217 LOTS ±249.2 Ac.
NON-RESIDENTIAL					±59.5 Ac.
ELEM	ELEMENTARY SCHOOL				±16.2 Ac.
WPS	WATER PLANT				±3.1 Ac.
WWTP	WASTE WATER TREATMENT PLANT				±3.4 Ac.
COM	COMMERCIAL				±36.8 Ac.
PARKS / DETENTION / OPEN SPACE					±103.6 Ac.
PARK	PARK / REC				±5.2 Ac.
DET	DRAINAGE / DETENTION				±83.9 Ac.
LANDSCAPE	LANDSCAPE / OPEN SPACE				±14.5 Ac.
UTILITIES & EASEMENTS					±10.8 Ac.
PIPELINE	PIPELINE EASEMENTS				±10.8 Ac.
CONSTRAINTS					±10.7 Ac.
MAJOR THOROUGHFARES					±0.0 Ac.
COLLECTOR STREETS					±10.7 Ac.
PROJECT TOTAL					±433.8 Ac.

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2021 META PLANNING + DESIGN, ALL RIGHTS RESERVED

a conceptual development for
PECAN RANCH
±433.8 ACRES OF LAND
prepared for
MAPLE DEVELOPMENT



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-45003
JUNE 16, 2021