

LAND USE AREAS & LOT TOTALS		
40' x 120' Typ.: 351 Lots (30%)	± 57.2 Ac.	
45' x 120' Typ.: 165 Lots (15%)	± 28.2 Ac.	
50' x 120' Typ.: 638 Lots (55%)	± 132.0 Ac.	
Detention	± 63.1 Ac.	
R.O.W. Dedication & Collector Road	± 7.2 Ac.	
Rec Center	± 1.9 Ac.	
Park	± 2.0 Ac.	
Pipeline Easement/ Drainage Ditch	± 16.7 Ac.	
WP/WWTP	± 4.0 Ac.	
Landscape Buffer/Open Space	± 5.9 Ac.	
<b>Total</b>	<b>1,154 Lots</b>	<b>± 318.1 Ac.</b>

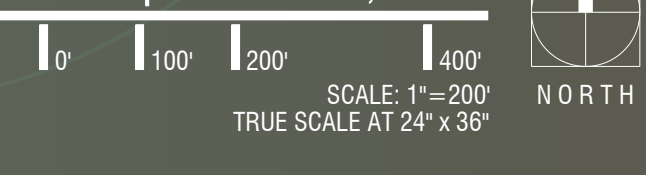
PHASE 1		
40' x 120' Typ.: 143 Lots (56%)		
50' x 120' Typ.: 114 Lots (44%)		
<b>Total</b>	<b>257 Lots</b>	
PHASE 2		
40' x 120' Typ.: 87 Lots (39%)		
50' x 120' Typ.: 138 Lots (61%)		
<b>Total</b>	<b>225 Lots</b>	
PHASE 3		
45' x 120' Typ.: 38 Lots (21%)		
50' x 120' Typ.: 139 Lots (79%)		
<b>Total</b>	<b>177 Lots</b>	
PHASE 4		
40' x 120' Typ.: 59 Lots (26%)		
45' x 120' Typ.: 40 Lots (18%)		
50' x 120' Typ.: 129 Lots (56%)		
<b>Total</b>	<b>228 Lots</b>	
PHASE 5		
40' x 120' Typ.: 62 Lots (23%)		
45' x 120' Typ.: 87 Lots (33%)		
50' x 120' Typ.: 118 Lots (44%)		
<b>Total</b>	<b>267 Lots</b>	



# Mirabella: Lotting Plan - 1,154 Lots

A ± 318.1 Acre Tract located in Waller County, Texas.

September 12, 2024



10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRA TEAM  
TBPE No. F-726  
TBPLS No. 10092300

EHRA JOB NO. 231-060-00  
No warranty or representation of intended use, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.