All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

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SCALE : 1" = 200'
0 100 200 400
DATE : 02-08-2022

NORTH

# Land Use Schedule

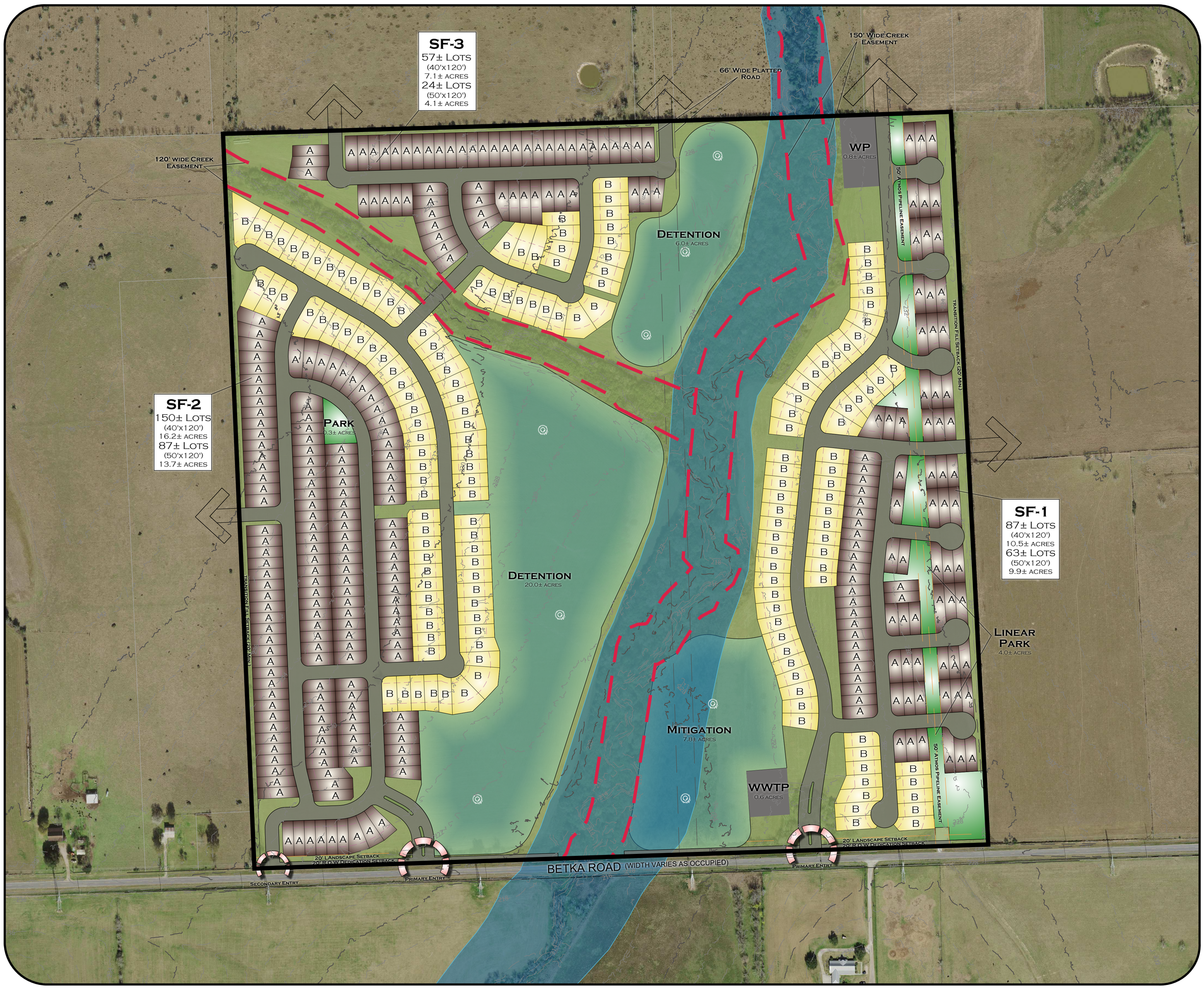
## Residential

| Use | | Units | Lot Mix | Acreage |
|---|---|---|---|---|
| A | 40 x 120 | 294± | 64.4% | 35.5± Ac. |
| B | 50 x 120 | 163± | 35.6% | 26.0± Ac. |
| Subtotal | | 457± | 100% | 61.5± Ac. |

## Non-Residential

| Use | Acreage |
|---|---|
| Utility Sites | 1.4± Ac. |
| Detention/Mitigation | 33.8± Ac. |
| Open Space/Drainage | 42.3± Ac. |
| Parks | 4.3± Ac. |
| ROW | 21.3± Ac. |
| Subtotal | 103.1± Ac. |

Overall Total=164.6 Acres




Drawing: \\atx-fs\LAND PLANNING\02_LAND PLANNING\CLIENTS\Rooted Development\2021045-LPN-00_Betka 162-Acre Tract\04_Land Planning\004_Schematic Lotting Plan\7gen_SLP- ConD1.dwg
Last Modified: Feb. 08, 22 - 12:25
Plot Date/Time: Feb. 08, 22 - 12:31:59

ROOTED DEVELOPMENT

# Betka Tract
## 164.6 Ac ± & Harris County
## SLP - Concept D1

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