

LAND USE

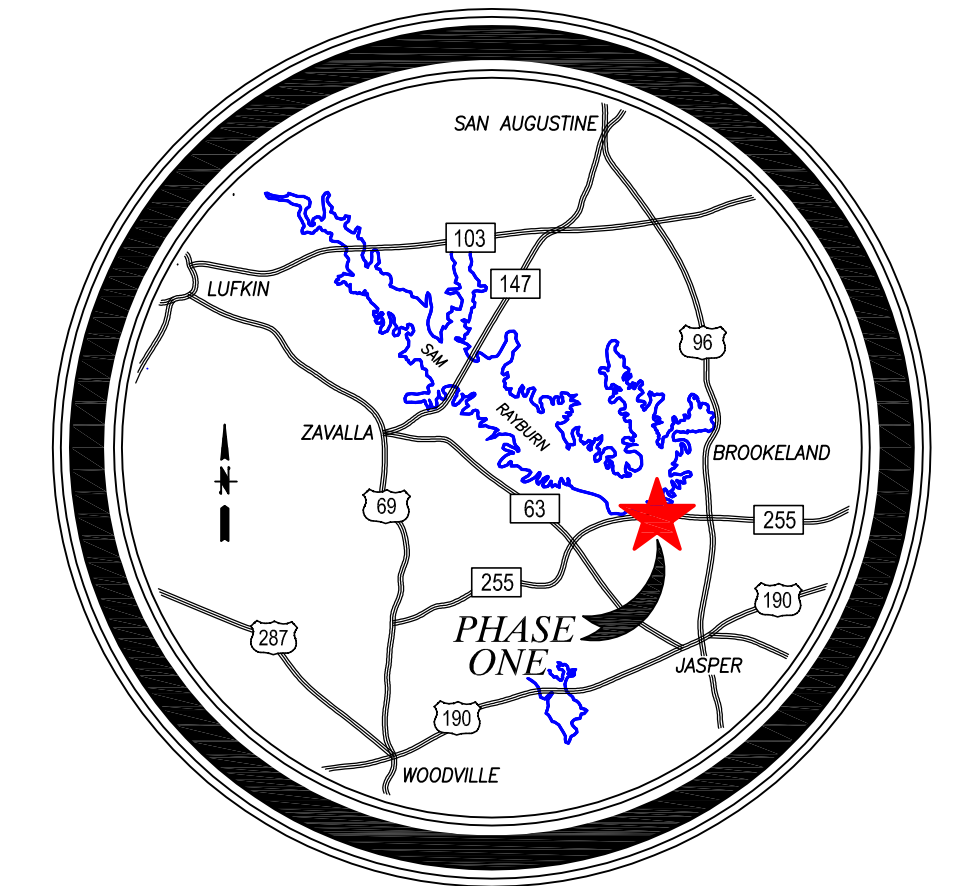
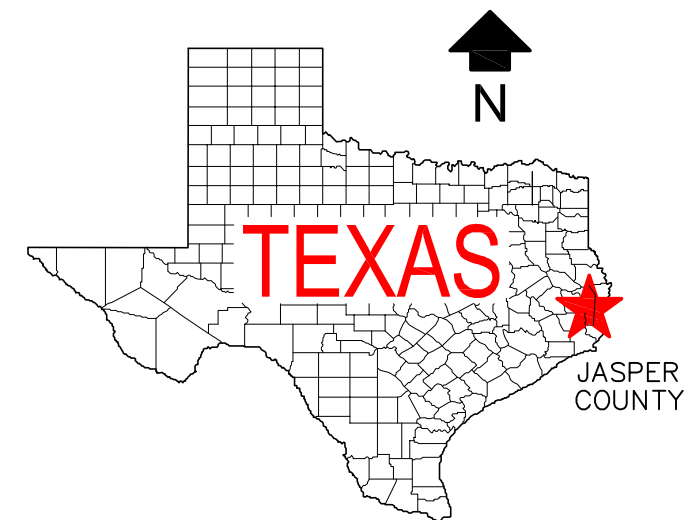
| | |
|------------------------------------|---------------|
| RAYBURN RESERVE TOTAL ACREAGE | 127.218 ACRES |
| PHASE ONE TOTAL ACREAGE | 38.100 ACRES |
| STREET RIGHT-OF-WAY | 4.617 ACRES |
| PROPOSED WATER WELL SITE | 3.168 ACRES |
| CREEK PRESERVATION CORRIDOR (PC-1) | 4.140 ACRES |
| RESERVE TRACT | 2.416 ACRES |
| NET TOTAL-30 LOTS | 23.759 ACRES |

FUTURE DEVELOPMENT:

| | |
|--|--------------|
| PHASED (86 LOTS/STREETS) | 71.441 ACRES |
| CREEK PRESERVATION CORRIDOR (PC-2, 3, 4) | 11.009 ACRES |
| GREEN AREA (GA-1 & 2) | 1.1549 ACRES |
| RESERVE TRACT | 5.513 ACRES |

POTABLE WATER SERVICE

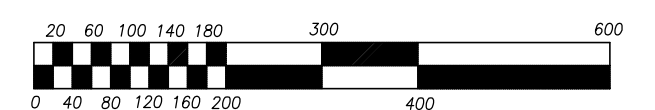
| SINGLE FAMILY | WATER DEMAND FLOW RATE | WATER STORAGE CAPACITY |
|-----------------|------------------------|------------------------|
| 116 CONNECTIONS | 71 GPM | 24,710 GALLONS |



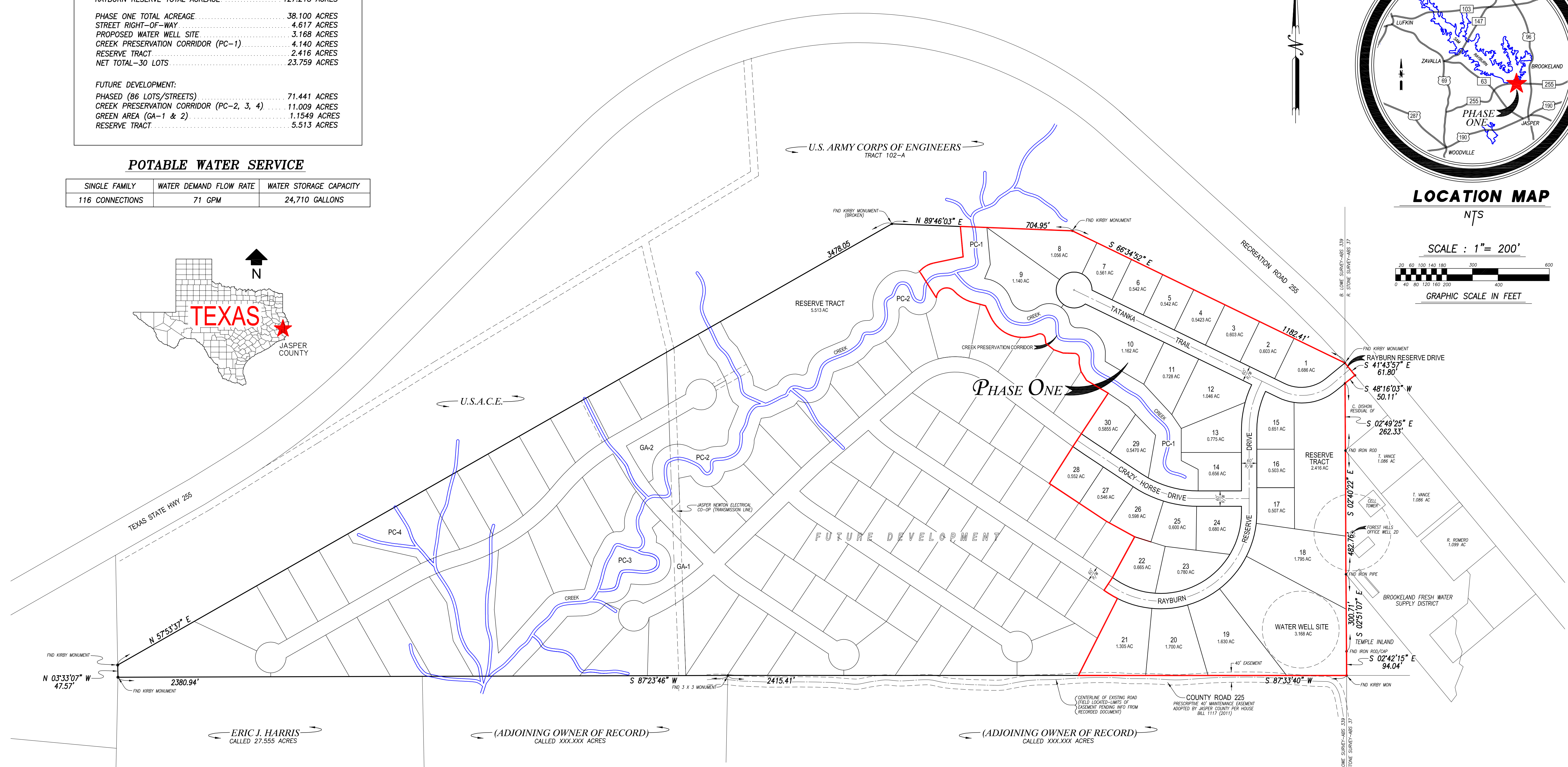
LOCATION MAP

NTS

SCALE : 1" = 200'



GRAPHIC SCALE IN FEET



CONCEPTUAL DEVELOPMENT PLAN
FOR
RAYBURN RESERVE

A RESIDENTIAL SUBDIVISION OUT OF
THE BARNEY LOWE SURVEY, ABSTRACT NO. 339
AND THE ROBERT STONE SURVEY, ABSTRACT NO. 37
LOCATED IN
BROOKELAND, JASPER COUNTY, TEXAS

REVISED: 6 OCTOBER 2020

DEVELOPED BY:
**RAYBURN RESERVE
DEVELOPMENT, LLC**
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ADVANCE COPY FOR REVIEW
ISSUE DATE: 15 OCTOBER 2020