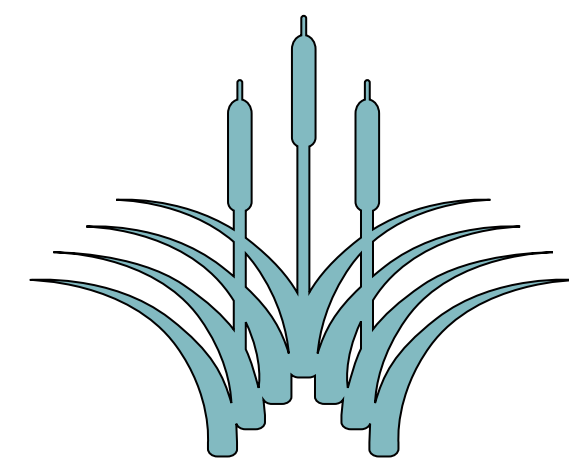




a general land plan for

RIVERSTONE

± 2,170.8 ACRES of LAND

prepared for

RIVERSTONE DEVELOPMENT COMPANY

META
PLANNING + DESIGN

SCALE
0 300 600 1200

REVISED:
AUGUST 22, 2022
AUGUST 15, 2016
JUNE 09, 2015
OCTOBER 15, 2014
JULY 01, 2013
FEBRUARY 04, 2013
OCTOBER 01, 2012
SEPTEMBER 21, 2010
JANUARY 5, 2010
JUNE 15, 2008
DECEMBER 22, 2003

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

MTA-05301

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.

© 2022 META PLANNING + DESIGN. ALL RIGHTS RESERVED.

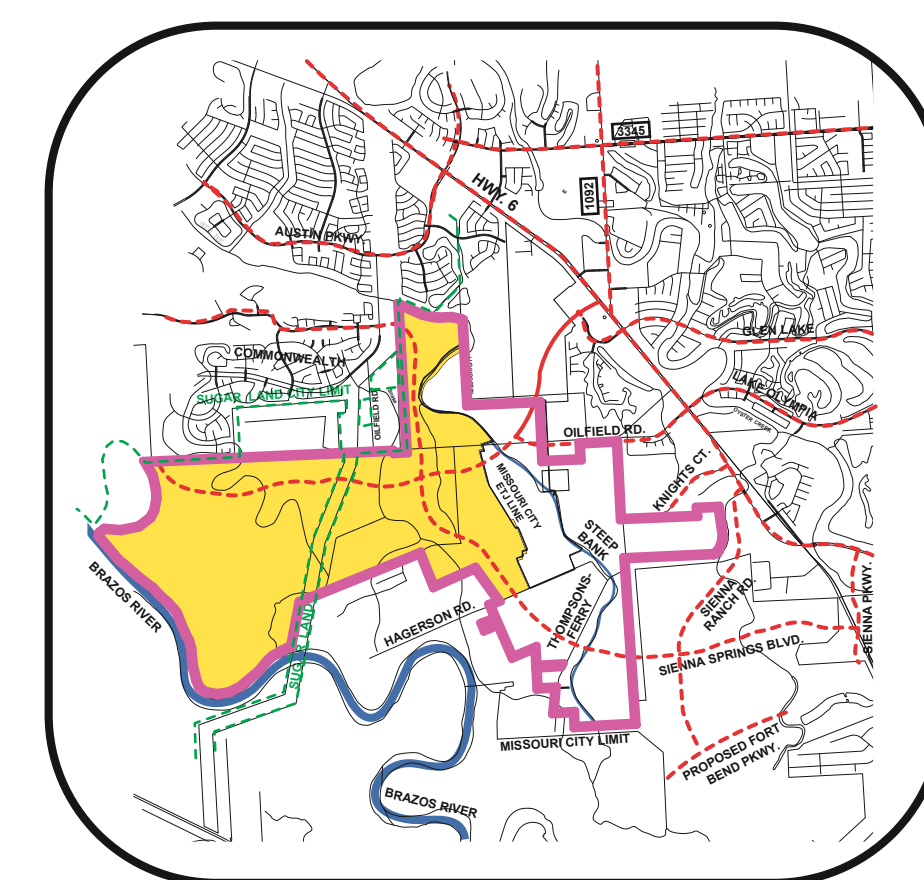
A SHARED USE PATH FOR A PEDESTRIAN / BICYCLE CONNECTION WILL BE CONSTRUCTED FROM THE INTERNAL STREET IN THE AREA SHOWN AS ENCLAVE AT RIVERSTONE ACROSS THE LAND BRIDGE AREA BETWEEN THE LAKES TO THE FUTURE COLLECTOR STREET WITHIN THE COMMERCIAL POD. THE CONCRETE TRAIL SHALL BE A MINIMUM WIDTH OF 10' MEETING AASHTO STANDARDS FOR COMBINED PEDESTRIAN AND BICYCLE PATHS. THE TRAIL SHALL BE DEVELOPED UPON PLATING OF THE SPECIFIC AREAS.

* R.O.W 60' UNLESS OTHERWISE NOTED

* AB = ALCORN BAYOU

* SB = STEEP BANK

ARTERIAL
MAJOR COLLECTOR
MINOR COLLECTOR



D-12 AUGUST 15, 2016
LAND USE & PARCELIZATION PLAN

LEGEND	
RESIDENTIAL 1,105.9 AC.	
MF SINGLE FAMILY	1,083.1 AC.
MF MULTI-FAMILY RESIDENTIAL	30.0 AC.
FLX FLEX (TOWNHOME, AGE RESTRICTED)	6.8 AC.
URB URBAN HOME (MINIMUM 4,000 S.F. FLOOR AREA)	5.98 AC.
COMMERCIAL 78.7 AC.	
DC DAY CARE	3.3 AC.
CO COMM - OFFICE	75.4 AC.
CIVIC / COMMUNITY 16.3 AC.	
ES ELEMENTARY SCHOOL	14.8 AC.
FS FIRE STATION	1.5 AC.
OPEN SPACE 422.2 AC.	
OS OPEN SPACE (INCLUDING CITY PARKS)	380.8 AC.
LE LEASE	48.2 AC.
UTILITIES 135.6 AC.	
PE PIPELINE EASEMENTS	54.0 AC.
WE WATER PLANT & LIFT STATION & DRILL SITE	15.6 AC.
HLP H&LP TRANSMISSION LINES	66.0 AC.
CIRCULATION 116.9 AC.	
THOROUGHFARE AND COLLECTOR STREETS	116.9 AC.
DRAINAGE SYSTEM 288.4 AC.	
DR DRAINAGE FACILITIES (INCLUDING LANDSCAPE, STREET NAME, CREEKS, ALCOHOL, WASTEWATER, WASTE, AND OTHERS)	288.4 AC.
PROJECT TOTAL 2,170.8 AC.	
MISSOURI CITY - SUGAR LAND ETJ LINE	

NOTE 1
Any defined Variations from the Subdivision Ordinance shall be requested through the future Submittal of Development Agreement Amendments and/or Variance Requests.

NOTE 2
This plan is for illustration purposes only. The plans may be amended from time to time, and Buyer of property in Riverstone should not rely on the future development of Riverstone as shown on illustrations, reports or maps. Locations of existing buildings, roads, walkways and other amenities are approximate, and additional facilities not yet shown may be added in the future.

NOTE 3
There shall not be lot access drives from the street serving the park out side the levee in the western most edge of the community adjacent to the levee.

NOTE 4
In the event that there are any discrepancies in land use between the General Plan documents, Exhibit D-12: the General Plan Land Use & Parcelization Table shall govern.

NOTE 5
SF - Standard Single Family or Patio Home.

NOTE 6
Age-Restricted Residential uses shall require:
- 40+ minimum lot size of 10,000 sq. ft. or more;
- 40+ minimum lot width of 100 feet or more;
- 40+ minimum lot depth of 100 feet or more;
- 40+ minimum lot area of 10,000 sq. ft. or more;
- 40+ minimum lot area of 10,000 sq. ft. or more;
- 40+ minimum lot area of 10,000 sq. ft. or more;
- 40+ minimum lot area of 10,000 sq. ft. or more;

NOTE 7
Urban Single Family Patio Home Uses shall require:
- Minimum Lot Area of 10,000 sq. ft. or more;
- Minimum Lot Width of 100 feet or more;
- Minimum Lot Depth of 100 feet or more;
- Minimum Lot Area of 10,000 sq. ft. or more;
- Minimum Lot Area of 10,000 sq. ft. or more;
- Minimum Lot Area of 10,000 sq. ft. or more;

