



Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	4.0
Perimeter Thoroughfare Landscape Buffer	1.9
Easements	2.5
Wetlands	1.8
Amenity Center	1.7
Stormwater Basin	16.4
Open Space	11.8
Single Family For Rent	18.8
Residential Lots / Residential Rights of Way	98.7
Total	157.7

Open Space Acreage Summary

Open Space, Easements, Wetlands, etc.	34.5
Area (Net of Perimeter ROW)	153.6
Total Percent Open Space	22.4%

Lot Type Summary

50' x 120' Lot	260	61%
60' x 120' Lot	164	39%
Total	424	

Density Summary (Units per Acre)

Gross	2.7
Net of Perimeter ROW	2.8

- NOTES:**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

CONCEPT PLAN
Victoria 157
 Victoria ETJ, Texas