

# Exhibit #1



PEDREGAL TRACT					
PUD and Master Plan Land Use Comparison					
LANDUSE CATEGORY	LPI Concept Plan PUD		Pedregal Master Plan PUD		
	EXISTING (ACRES)	ACREAGE	% OF TOTAL ACRES	CHANGES	% OF CHANGES
<b>CONSTRAINTS</b>		76.0	14.7%	76.0	14.4%
Grand Parkway	830.7	0.0		0.00	
San Antonio Blvd	830.7	1.2		7.28	
Circle Street	830.7	0.0		0.00	
Major Arterial Roads	830.7	1.4		7.08	
Collector Roads	830.7	0.6		0.00	
Poplar Elements	830.7	22.0		25.00	
Drill Sites	830.7	0.0		0.00	
Lake/Retention Area	830.7	32.0		32.00	
Agricultural Land	830.7	0.0		0.00	
<b>COMMUNITY ELEMENTS</b>		28.6	6.3%	18.7	6.8%
Recreation Centers	830.7	0.0		0.00	
Parks	830.7	13.5		14.78	
School	830.7	0.0		0.00	
Public Emergency Services	830.7	0.0		0.00	
Landmarks Areas	830.7	11.1		5.02	
<b>COMMERCIAL</b>		48.8	9.1%	18.3	3.7%
CONVENIENCE	830.7	0.0		0.00	
Urban Village Apartments	830.7	0.0		0.00	
<b>MULTI-FAMILY RESIDENTIAL</b>		8.0	0.8%	4.0	0.8%
Urban Village Apartments	830.7	0.0		0.00	
Condominiums	830.7	0.0		0.00	
<b>SINGLE-FAMILY RESIDENTIAL</b>		381.4	79.0%	381.4	79.1%
Single Detached	830.7	0.0		0.00	
50' x 120'	830.7	0.0		0.00	
55' x 120'	830.7	0.0		0.00	
60' x 120'	830.7	0.0		0.00	
65' x 120'	830.7	0.0		0.00	
120' x 120'	830.7	0.0		0.00	
<b>TOTALS</b>		518.0	100.0%	518.0	100.0%

## MASTER PLAN EXHIBIT OF

# PEDREGAL

==== 30' WIDE PAVEMENT SECTION



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS  
 10000 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713-468-8400  
 TYPE: PUD AND MASTER PLAN EXHIBIT | TRACT: PEDREGAL TRACT #1010000  
 PREPARED BY: SEAN WILLIAMS  
 1.28.2020

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