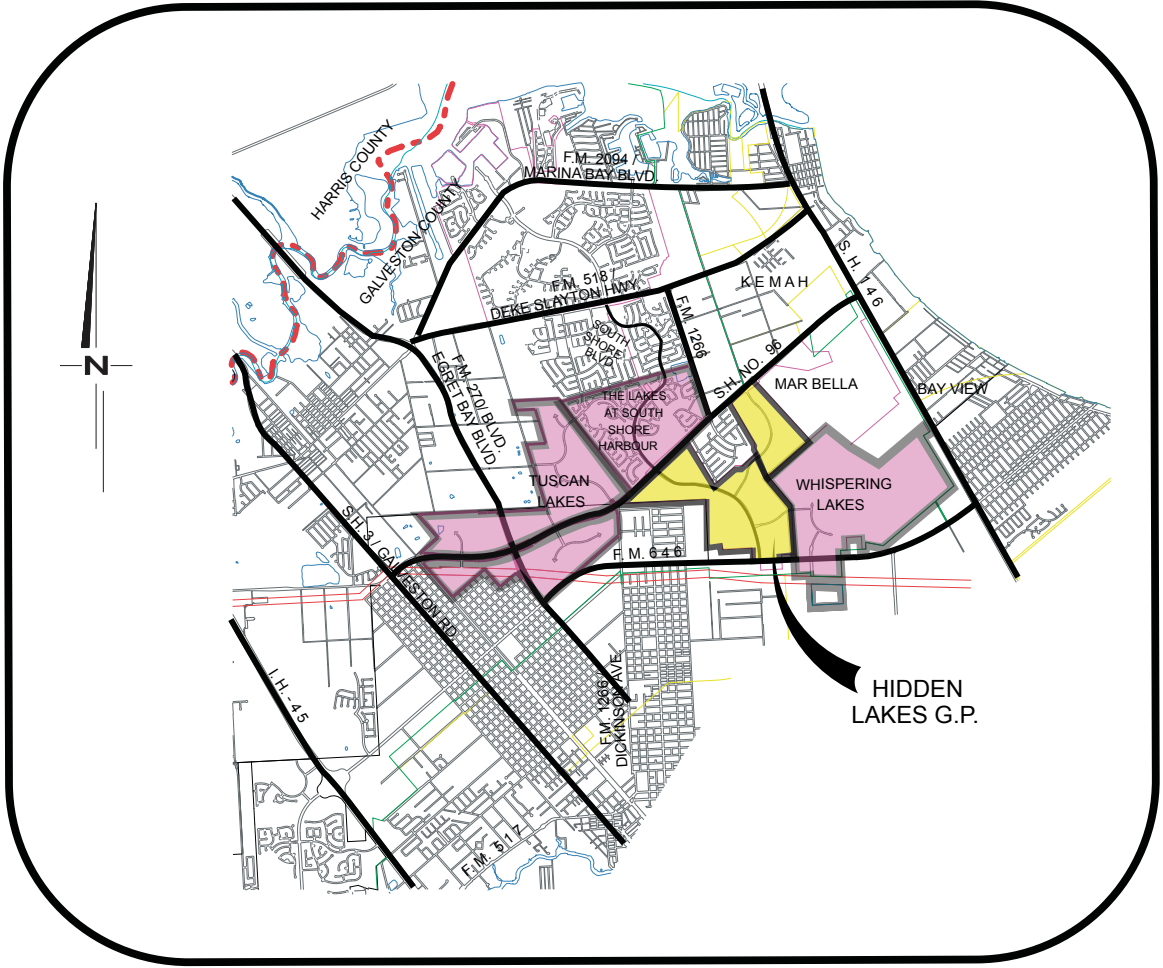




- Clear Creek I.S.D. Park** ±11.0 AC.
(Deeded To Clear Creek I.S.D. Per Ordinance No. 2007-18)
- H.O.A. Dedicated Parks** ±4.8 AC.
- Recreation Center** ±2.9 AC.
- Total Parks** ±18.7 AC.

Original Planned Unit Development and Amendment of the Planned Unit Development

Land Use/Zoning District	Original 598.4 Ac. Moody Tract PUD	% of Original PUD Acreage	Amended 240.3 Acre Moody Tract PUD	% of Amended PUD Acreage	Master Plan Acreage within Approved PUD	% of Master Plan Acreage	Master Plan Acreage not within Approved PUD (RSF-7)
Commercial	97.2 Ac.	16.5%	96.9 Ac.	16.2%	100.2 Ac.	16.7%	N/A
Day Care	1.5 Ac.		0.0 Ac.		0.0 Ac.		N/A
TOTAL CG	98.7 Ac.		96.9 Ac.		100.2 Ac.		N/A
Park	11.0 Ac.	3.8%	11.1 Ac.	24.9%	11.0 Ac.	26.6%	N/A
School	12.0 Ac.		129.7 Ac.		135.0 Ac.		N/A
Church	N/A		N/A		4.8 Ac.		N/A
Detention/Drainage	N/A	72.3%	8.5 Ac.	52.8%	8.5 Ac.	49.2%	N/A
TOTAL PFI	23.0 Ac.		149.3 Ac.		159.3 Ac.		N/A
Recreation Center	4.2 Ac.		4.2 Ac.		2.9 Ac.		0.0 Ac.
Tot Lots	1.4 Ac.	7.4%	0.7 Ac.	6.1%	4.0 Ac.	7.5%	1.4 Ac.
Drainage Detention	64.4 Ac.		57.9 Ac.		53.8 Ac.		38.7 Ac.
Single Family Residential	362.5 Ac.		253.4 Ac.		232.5 Ac.		30.0 Ac.
TOTAL RSF	432.5 Ac.	100.0%	316.2 Ac.	100%	293.2 Ac.	100%	70.1 Ac.
Constraints*	44.2 Ac.		36.0 Ac.		45.7 Ac.		5.3 Ac.
TOTAL ACREAGE	598.4 Ac.		598.4 Ac.		598.4 Ac.		75.4 Ac.

* Includes Major Thoroughfare and Collector Street right-of-way, Major Utility Easements, Gum Bayou and Pipeline easements

Hidden Lakes Lot Distribution Analysis

Lot Size	Total Number of Lots		Total Number of Lots by Master Plan within the PUD	By Master Plan within the 75.4 Acre Addition (RSF-7)
	By Original PUD	By Amended PUD		
50' LOTS	515	251	136	0
61' LOTS	415	109	195	26
70' LOTS	286	371	149	79
80' LOTS	181	181	64	0
65' LOTS	0	0	98	0
75' LOTS	0	0	109	7
Total	1,397	912	751	112
Total Lot Count by Master Plan			863	

a master plan update for

HIDDEN LAKES

± 673.8 ACRES of LAND

prepared for

SAM BOYD DEVELOPMENT

KERRY R. GILBERT & ASSOCIATES, INC.

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(281) 579-0340

SCALE
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APRIL 25, 2013
KGA #05801

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