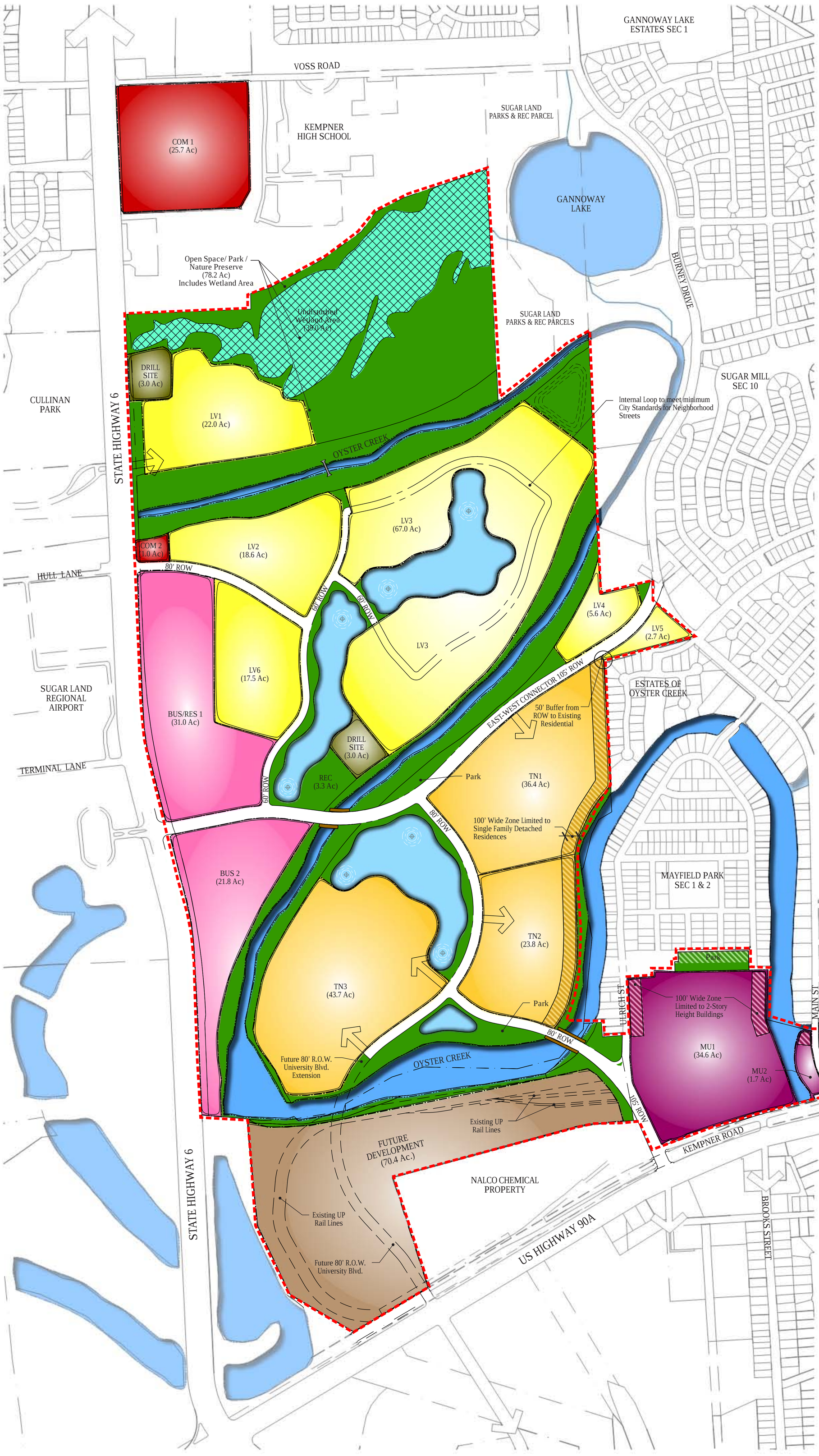
CHEROKEE
Investment Partners



LAND USE LEGEND

Residential: 237.3 Ac. — Density Units

LV 1	Lakes/Villages- Water based Amenitized Neighborhoods, SFR-Detached Units	3.7 DU/A
TN 1	Traditional Neighborhood Development Village Squares & related Residential Mixed Density Neighborhoods incl. SF Attached, and SF Detached	6.0 DU/A

Commercial Retail: 26.7 Ac.

COM1	Commercial Use

Business: 52.8 Ac.

BUS1	Business/ Office Park/Limited Residential *BUS/RES1 incls. up to 85 non-first floor residential d/u's

Mixed-Use (Res./Retail): 45.9 Ac. — Density Units

MU 1	Mixed-Use Development	10.0 DU/A
	Planned Development Distrcit Boundary (PD)	

Open Space: 253.6 Ac.

- Oyster Creek Waterway
- Drainage/Lakes System
- Parks/ Nature Preserve / Neighborhood Rec Centers/Open Space/ Floodways

Utilities 6.0 Ac.

- Drill Sites (2) at 3.0Ac ea.

Circulation 28.7 Ac. (Proposed ROW)

- Thoroughfares & Collector Streets

PROJECT TOTAL ACREAGE: 651.0 Ac.

- Future Project Developement (70.4Ac)

General Plan Notes:

1.) This General Plan does not constitute zoning. All future developement with exception of northern 25.7Ac. tract at corner of Voss and Hwy. 6, will occur persuant to an approved Planned Development District (PD) Final Developement Plan.

2.) Ultimate traffic improvements at Ulrich St. and US Hwy. 90A will be made at the time of initial connection of Ulrich St. to the developement.

3.) Cherokee will preserve at minimum the Char House, the 1929 Warehouse, and the Imperial Sugar Water Tower as well as assure the continuance of a historical theme throughout the developement.

4.) Total residential units not to exceed 3 to 4 units per gross developable acre.

5.) Through the (PD), developement will address landscape buffers, appropriate building setbacks, and appropriate height restrictions in the areas adjacent to existing residential.

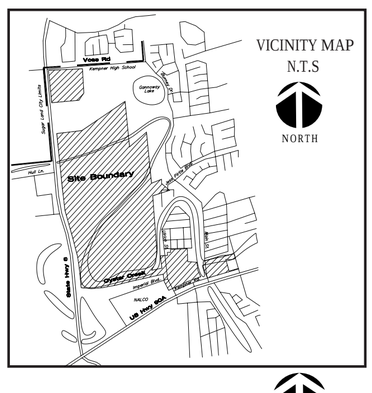
REVISED GENERAL PLAN

IMPERIAL SUGAR / TRACT 3

Revised General Plan Submittal

A Subdivison of 651.0 Ac.
Out of the Alexander Hodge League, Abstract 32 & S.M. Williams League, Abstract 97
CITY OF SUGAR LAND, FORT BEND CO.TEXAS

Owner: Cherokee Sugar Land, LP.
1135 West 6th Street, Austin TX 78703
Tel 512.615.2777



VICINITY MAP
N.T.S

NORTH

NORTH

0 200 400 800
Scale 1" = 400'

TBG PARTNERS

MAY 9, 2007

The information shown is based on the best information available and has not been given final approval from city or county authorities. Thus the information is subject to change without notice.