

**Property Summary**

|  |              |       |
|--|--------------|-------|
| Perimeter Thoroughfare Rights of Way       | 10.2         | 4.1%  |
| Collector Rights of Way                    | 6.9          | 2.7%  |
| Emergency Spillway                         | 6.1          | 2.4%  |
| FEMA Floodplain/Soil Conservation Easement | 43.2         | 17.3% |
| Open Space & Detention                     | 45.7         | 18.3% |
| Net Residential Area                       | 138.3        | 55.2% |
| <b>Total</b>                               | <b>250.3</b> |       |

**Open Space Summary**

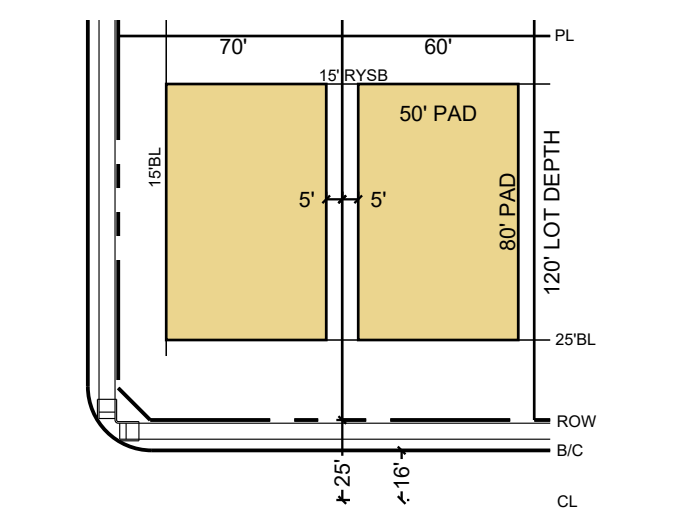
|                                       |              |
|---------------------------------------|--------------|
| Open Space                            | 45.7         |
| Area (Net of ROW)                     | 240.1        |
| <b>Total Percentage of Open Space</b> | <b>19.0%</b> |

**Lot Summary**

|                   |            |        |
|-------------------|------------|--------|
| 60' Lots          | 507        | 100.0% |
| <b>Total Lots</b> | <b>507</b> |        |

**Density Summary**

|                        |     |
|------------------------|-----|
| Gross                  | 2.0 |
| Net of ROW and Buffers | 2.2 |



60' x 120' LOT

- NOTES:**
- THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
  - FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
  - AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025.

**CONCEPT PLAN**  
**Grayter Ranch MUD**  
**of Grayson County**  
 Grayson County, Texas  
**Kimley»Horn**

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 State of Texas Registration No. F-928

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