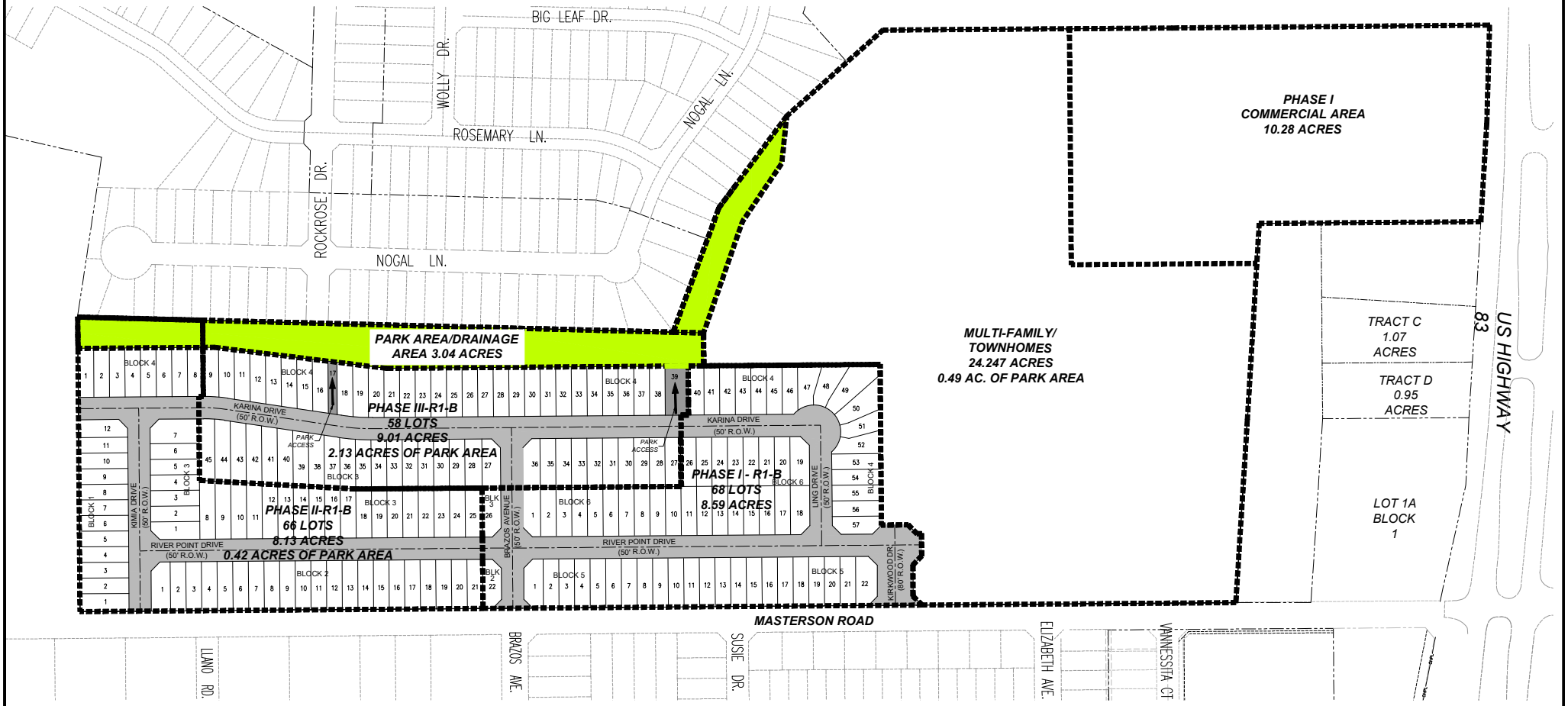
DEVELOPMENT SUMMARY				
PHASE #	DEVELOPMENT	AREA	COMMERCIAL LOTS	RESIDENTIAL LOTS
PHASE I COMMERCIAL	COMMERCIAL	10.28 ACRES	1 LOT	N/A
MULTI-FAMILY TOWNHOMES	RESIDENTIAL	24.247 ACRES	N/A	1 LOT
PHASE I - R1-B	R-1B LOTS	8.59 ACRES	N/A	68 LOTS
PHASE II - R1-B	R-1B LOTS	8.13 ACRES	N/A	66 LOTS
PHASE III - R1-B	R-1B LOTS	9.01 ACRES	N/A	58 LOTS
TOTAL ACRES		60.257 ACRES	1 LOTS	193 LOTS
PARK AREA		3.04 ACRES		



Designed By: V.G.
Drawn By: R.X.L.
Checked By: J.P.S.
Approved By: J.P.S.
File: X:\Open Projects\8344.00 Myers - Richter Ranch 60 Acres\B.0 Cadd\B.6 Exhibits\8344.00 CONCEPTUAL MASTERPLAN

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511
TBPE FIRM REGISTRATION No: F-3132

RIVER POINT SUBDIVISION

CONCEPTUAL MASTERPLAN

Scale: 1" = 100'
Date: 6/17/2026
Rev:

PROJ. NO.8344.00
1
SHEET 1 OF 1