

# ACTIVE SUBDIVISION DEVELOPMENT PROJECTS BY PHASE CURRENT STATUS

Conv. – Conventional  
TIRZ – Tax Increment  
Reinvestment Zone  
PID – Public Improvement  
District  
MUD – Municipal Utility  
District

Phase name	LOTS	Financing	Planning Pre Development	Site Prep.	Civil Construction	Final Walk Through	Final Acceptance	House Construction	Built out
<b>Pilot Point</b>									
PD 001 Yarborough Farms Phase 1A	20	Conv/TIRZ					X		X
PD 001 Yarborough Farms Phase 1B	64	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 1C	80	Conv/TIRZ					X	X	
PD 001 Yarborough Farms Phase 2A	52	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2B	26	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2C	15	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2D	54	Conv/TIRZ					X	X	
PD 002 Mustang Creek	64	Conv					X		X
Lakeview Estates	47	Conv					X	X	
PD 005 Windrose Phase 1	181	Conv					X	X	
PD 005 Windrose Phase 2	196	Conv			X				
PD 006 The Hills at Pilot Point	33	Conv					X	X	
PD 007 Summit	31	Conv	X						
The Reserve at Pilot Point	91	Conv	X						
PD 010 Mobberly Farms Phase 1	486	PID/TIRZ					X	X	
PD 010 Mobberly Farms Phase 1G	237	PID/TIRZ			X				
PD 010 Mobberly Farms Phase 2	465	PID/TIRZ			X				
PD 011 Creekview Meadows Phase 1 East	360	PID/TIRZ			X				
PD 011 Creekview Meadows Phase 1 West	388	PID/TIRZ			X				
Bryson Ranch Phase 1A	623	PID/TIRZ	A						
<b>Total</b>	<b>3513</b>								<b>Pop. Proj. (2.7 HH size) = 9,485</b>

**PROPOSED  
SUBDIVISION  
DEVELOPMENT  
PROJECTS  
CURRENT  
STATUS**

Development Name	Finance Type	Acres	Lots/Units	Lot Type	Development Agreement	Annexation	Zoned	Preliminary Platted	Final Platted
Strittmatter Villas	Conv	17.2	16	SF	A	A	A	X	
Rodeo Crossing	Conv	14	83	TH		X	X		
Hat Creek	Conv	56	192	SF		X	X		
Pecan Creek (ETJ) MUD 1	?	300	1350	SF					
Pecan Creek (ETJ) MUD 2	?	300	1350	SF					
Pecan Creek (ETJ) MUD 3	?	300	1350	SF					
"	?		1089	MF					
Mobberly Future Phases	PID/TIRZ	297	798	SF	A	X	X	X	
Massey Estates (ETJ)	MUD	80.3	63	SF	A	NA	NA	A	
Creekview Future Phases	PID/TIRZ	894	1667	SF	A	X	X	X	
Eland Farms (ETJ)	MUD	665	2366	SF	X				
"	MUD		1348	MF	X				
Mustang / Shelby Ranch	MUD	1027	2821	SF	P	P	P		
"	MUD		2246	MF	P	P			
Four Seasons (ETJ)	MUD	1115	4000?	Mixed	X				
Talley Ranch (ETJ)	WCID	3545	6000?	Mixed	X				
Maverick Farms	PID/TIRZ	364	1314	SF	A			A	
Bryson Ranch Future Phases	PID/TIRZ		2377	SF	X				
<b>Pilot Point Total</b>			30,430		Pop. Proj. (2.7 HH size) = 82,161				

A – Actively working    P – Partial    Conv – Conventional    MUD – Municipal Utility District  
 WCID – Water Control and Improvement District    TH – Townhouse    SF – Single Family

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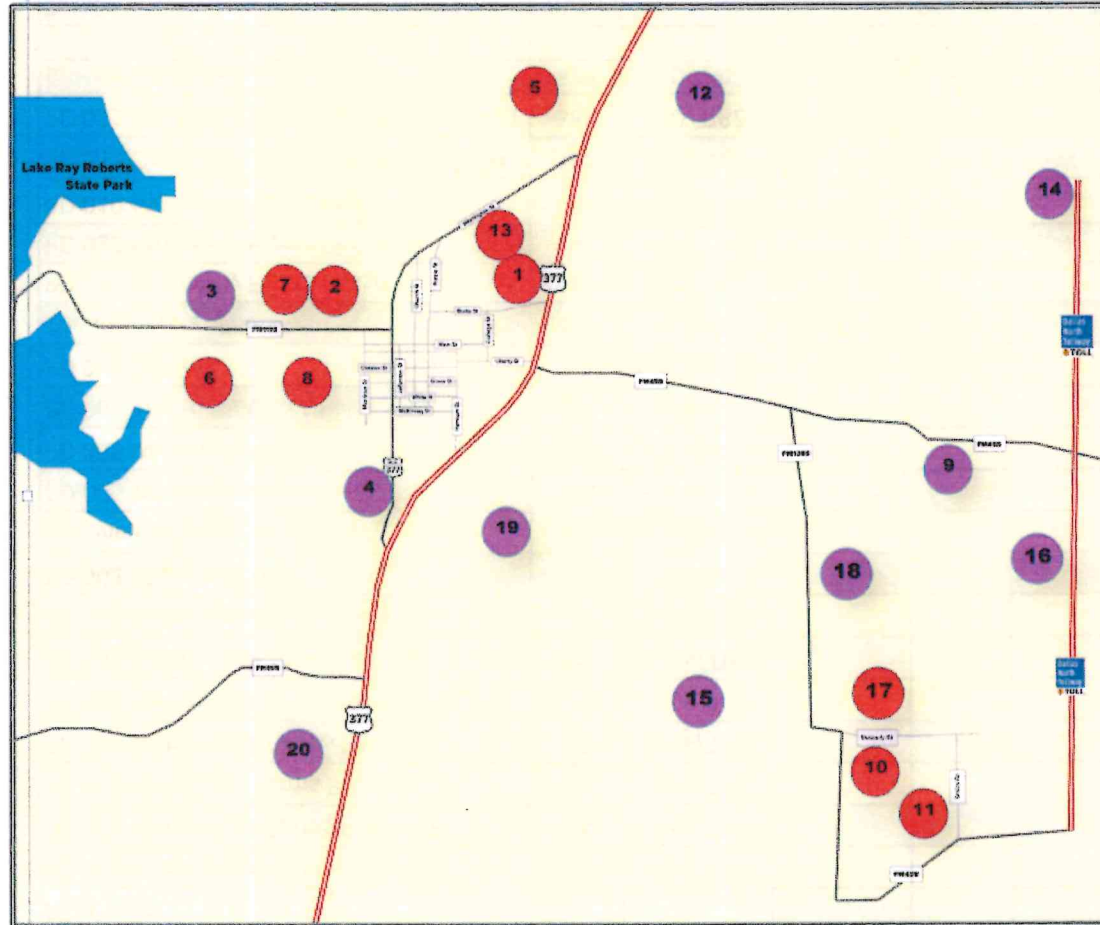


# NEW HOUSING DEVELOPMENTS

## PROPOSED DEVELOPMENT

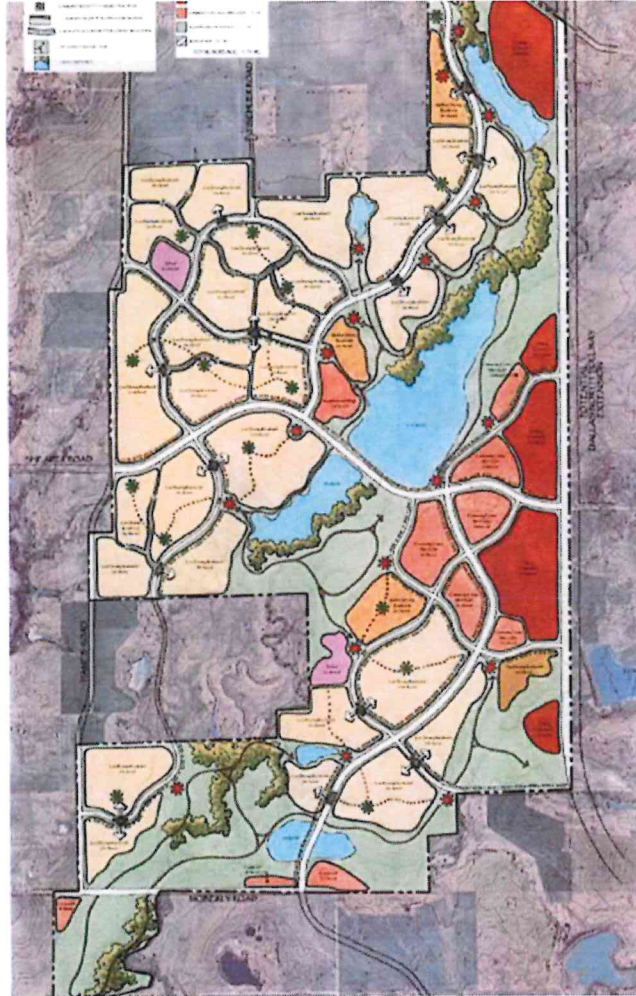
### ACTIVE DEVELOPMENT

- 8 Lakeview Estates**  
Location: Morrison St / Lakeview Circle  
♦ 16 acres, 47 lots
- 2 Mustang Creek PD 002**  
Location: Broad & Montague St  
♦ 15 acres, 64 lots
- 1 Yarbrough Farms PD 001**  
Location: Burks Rd & US 377  
♦ 105 acres, 341 lots  
♦ TIRZ
- 6 The Hills at Pilot Point PD 006**  
Location: Massey Rd & Aubrey St  
♦ 77 acres, 33 lots  
♦ House construction
- 11 Creekview Meadows PD 011**  
Location: FM 428 & FM 1385  
♦ 1,027 acres, 2,415 lots  
♦ Annexed PID/TIRZ
- 10 Moberly Farms PD 010**  
Location: FM 1385 & Moberly Rd  
♦ 521 acres, 1,986 lots  
♦ Annexed PID/TIRZ
- 7 Summit PD 007**  
Location: Gould St & Summit Dr  
♦ 8.33 acres, 33 lots
- 13 The Reserve at Pilot Point**  
Location: Washington & Yarbrough St  
♦ 28 acres, 91 lots
- 5 Windrose PD 005**  
Location: US 377  
♦ 115 acres, 377 lots  
♦ Phase 1 137 lots—house construction  
♦ Phase 2 Under construction
- 17 Bryson Ranch**  
Location: Moberly Road & Lights Ranch Road  
♦ 1,047 acres,  
♦ 3,000 SF & 120 TH lots  
♦ 60 ac commercial  
♦ 20 acres MF

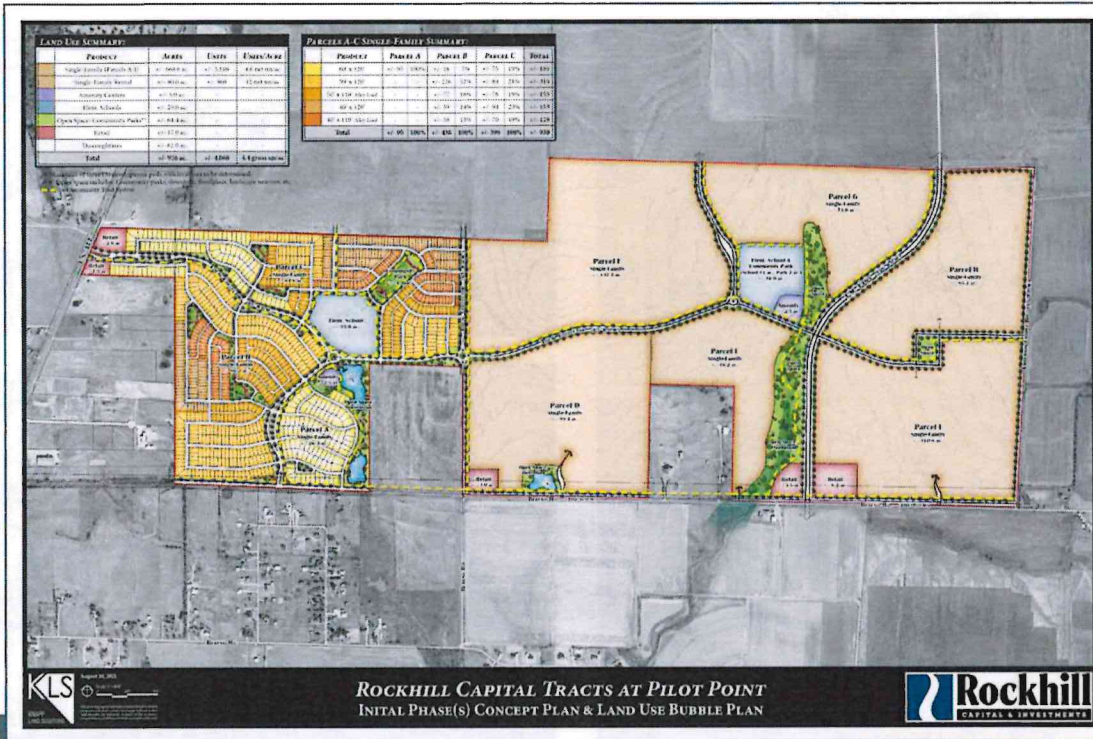


- 18 Eland Farms**  
Location: FM 1385 & Lights Ranch Road  
♦ 669 plus 231 acres, Mixed Use  
♦ MUD w/ potential annex, PID/TIRZ
- 14 Four Seasons**  
Location: N Dallas Tollway & Berend Rd  
♦ 1,115 acres, 4,000 comm. & residential lots  
♦ MUD w/ potential annex, PID/TIRZ
- 3 Hat Creek Estates PD 003**  
Location: Walcott St & FM 1192  
♦ 56 acres, 192 lots
- 9 Mustang/Shelby Ranch PD 009**  
Location: Tischler Rd & FM 455  
♦ 669 + 358 acres = 1027 ac  
♦ 2821 SF lots  
♦ 2246 MF units  
♦ MUD/TIRZ w/ potential annex, PID/TIRZ
- 12 Pecan Creek**  
Location: US 377 & Berend Rd  
♦ 926 acres, 4,060 SF lots  
♦ MUD creation w/ potential annex, PID/TIRZ
- 4 Rodeo Crossing PD 004**  
Location: S Washington St  
♦ 14 acres,  
♦ 83 townhouse lots
- 16 Talley Ranch**  
Location: N Dallas Tollway & FM 455  
♦ 3,545 plus 190 acres = 3,735 ac,  
♦ WCID
- 19 Strittmatter Villas**  
Location: Strittmatter Rd,  
♦ 17.2 acres  
♦ 16—1 ac. lots
- 20 Massey Rd. Estates**  
Location: Massey Rd  
♦ 80.3 acres  
♦ 63—1 ac lots  
♦ MUD
- 15 Maverick Farms**  
Location: Mustang Rd  
♦ 364 acres  
♦ 1314—SF lots  
♦ PID/TIRZ

# TALLY RANCH

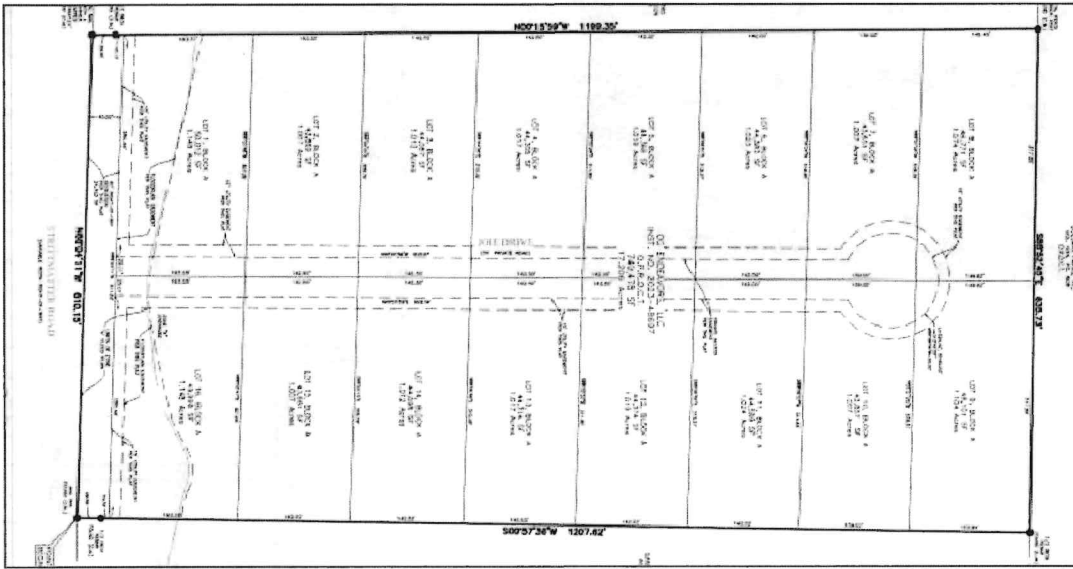


- Master Planned Community
- 4,086 acres
- Development Agreement
- WCID (Water Control and Improvement District)



# PECAN CREEK

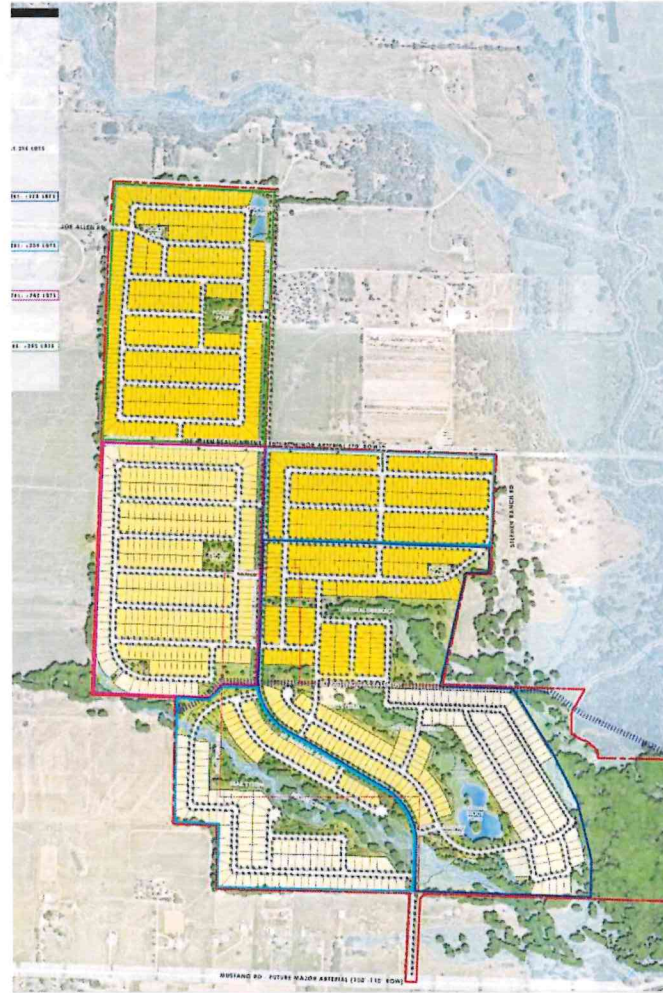
- 926 acres ETJ property
- Previous concept plan 4,060 lots
- Grayson County Zoning approved.
- Property sold to new owner in Early 2024



## Strittmatter Villas

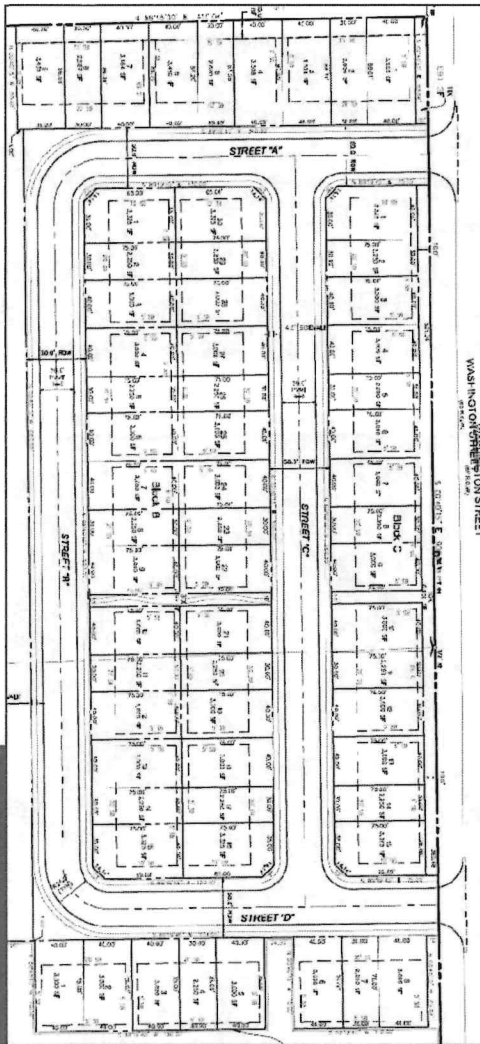
- 17.2 acres
- 16 one acre lots
- Private gated street
- Development Agreement – with 380 agreement
- To be annexed with city water and septic
- Civil Plan Review

# MAVERICK RANCH



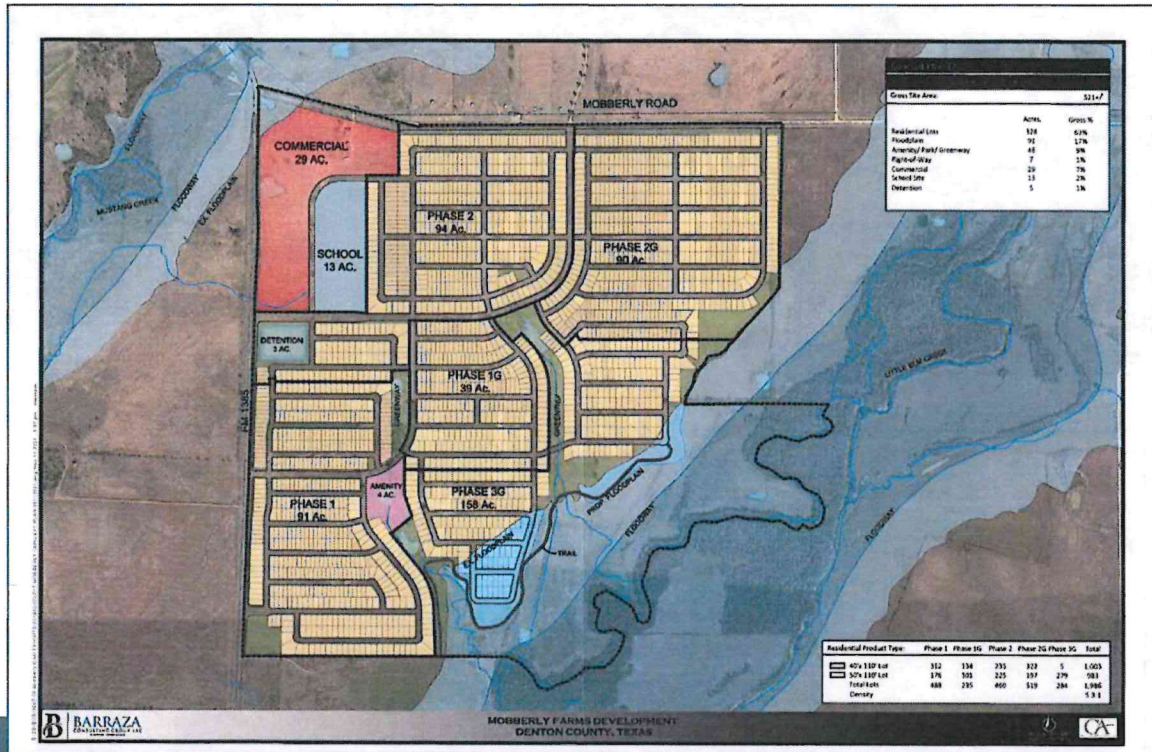
- Master Planned Community
- 364 acres
- DR Horton Development
- 1,314 SF lots
- Development Agreement
- In City PID/TIRZ
- Mustang Utilities





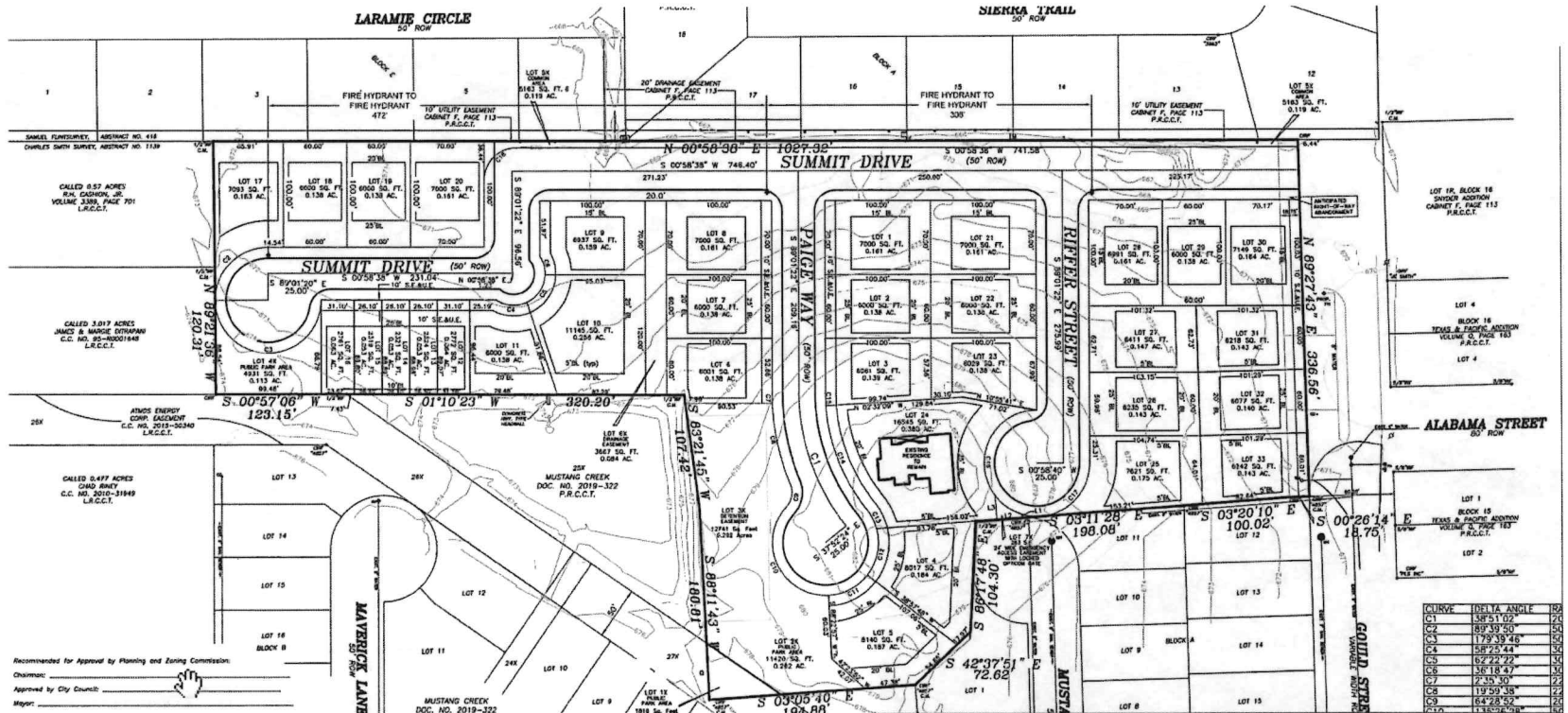
# PD 004 RODEO CROSSING

- 14 acres
- 83 lots
- Zoned PD for Townhouse
- Possible MF Site with Zoning change
- Awaiting Developer – For Sale



# PD 010 MOBBERLY FARMS

- 521 acres
- 1,986 lots
- Status:
  - Phase 1 – 486 SF lots on 91 acres – House permits
  - Phase 1G – 235 SF lots on 39 acres – Construction
  - Phase 2 – 460 SF lots on 94 acres – Construction
  - Phase 2G – Civil Plan Review
- Builders
  - MI Homes
  - Lennar
  - Pulte



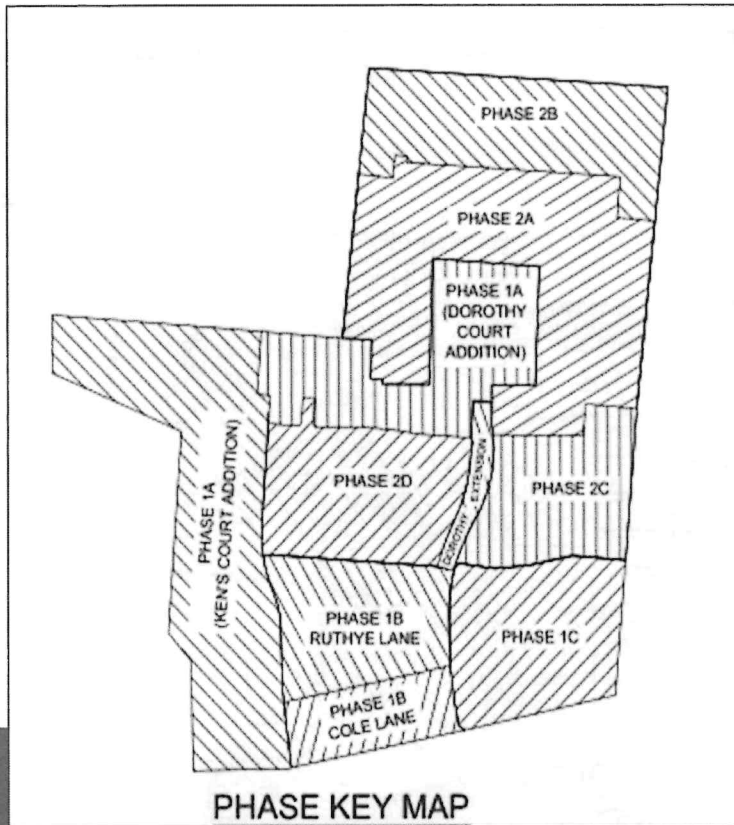
# PD 007 THE SUMMIT

- 7.919 acres. 3.91 u.p.a.
- 5 TH lots; 26 SF lots
- Civil Plan Review



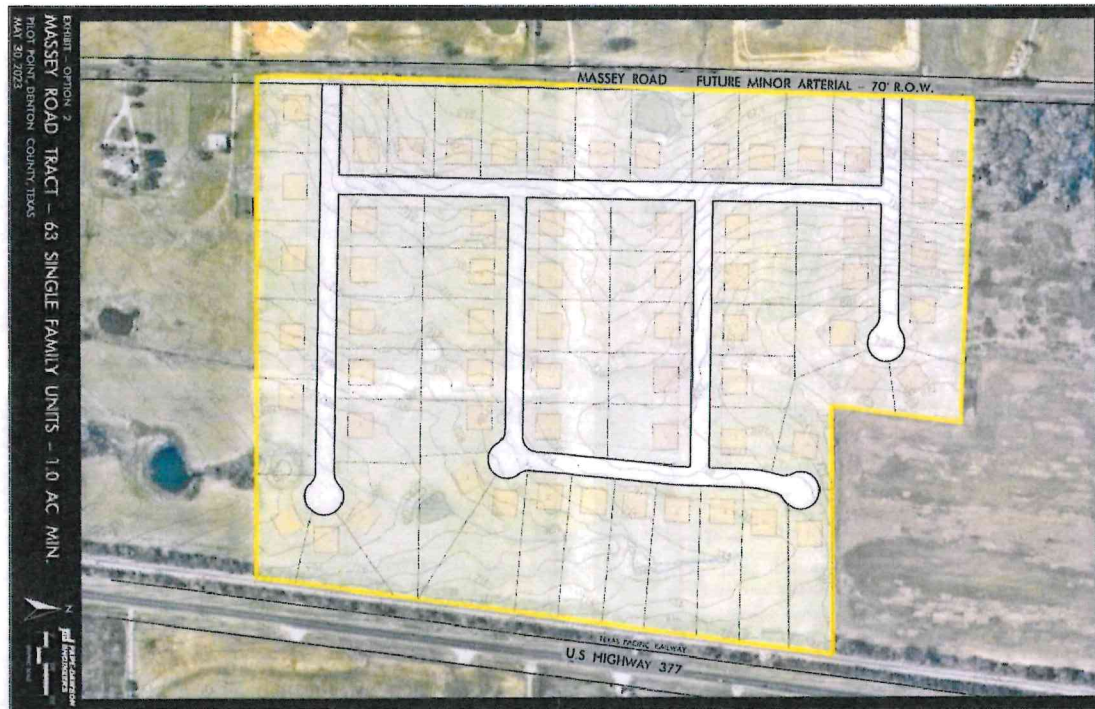
## PD 005 WINDROSE

- 113 acres. 3.36 u.p.a.
- 377 lots
- DR Horton
- Phase 1 – 182 lots
  - Building permits being issued.
  - Projected build out - 2024.
- Phase 2 - 195 lots
  - Under Construction
  - Home construction expected in Summer of 2024.



# PD 001 YARBROUGH FARMS

- 105 acres. 3.32 u.p.a.
- 341 lots
- Near Build Out:
  - Phase 1A - 50 SF lots (Kens Court & Dorothy Court Addition)
  - Phase 1B - 64 Patio lots (Cole Addition & Ruthye Addition)
  - Phase 2A - 52 SF lots on 21.27 acres.
- Building Permits Being Issued:
  - Phase 1C - 80 Townhouse lots on 10 acres.
  - Phase 2B - 26 SF lots on 10.91 acres.
  - Phase 2C - 15 SF lots on 7.86 acres.
  - Phase 2D - 54 Patio lots on 9.53 acres.



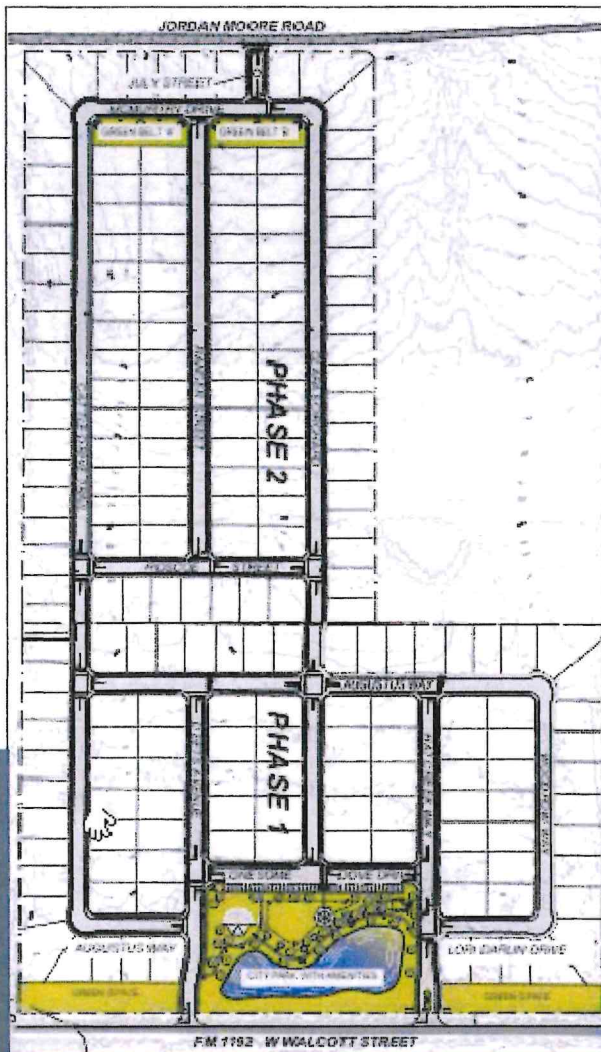
## Massey Rd. Estates

- 80.3 acres
- 63 one acre lots
- Development Agreement – ETJ - MUD
- Mustang water and septic

# MAVERICK RANCH



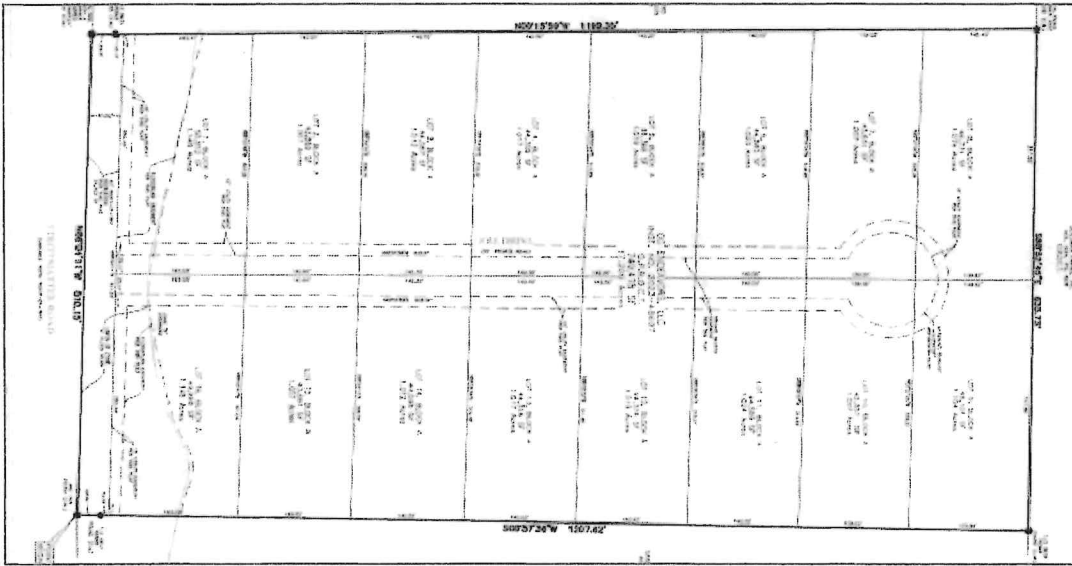
- Master Planned Community
- 364 acres
- DR Horton Development
- 1,314 SF lots
- Development Agreement
- In City PID/TIRZ
- Mustang Utilities



## PD 003 HAT CREEK ESTATES

- 56.4 acres. 3.5 u.p.a.
- Zoned PD for 192 SF lots
- 3.6 acre Community Park
- Awaiting Developer - For Sale
- City Limits – City Utilities





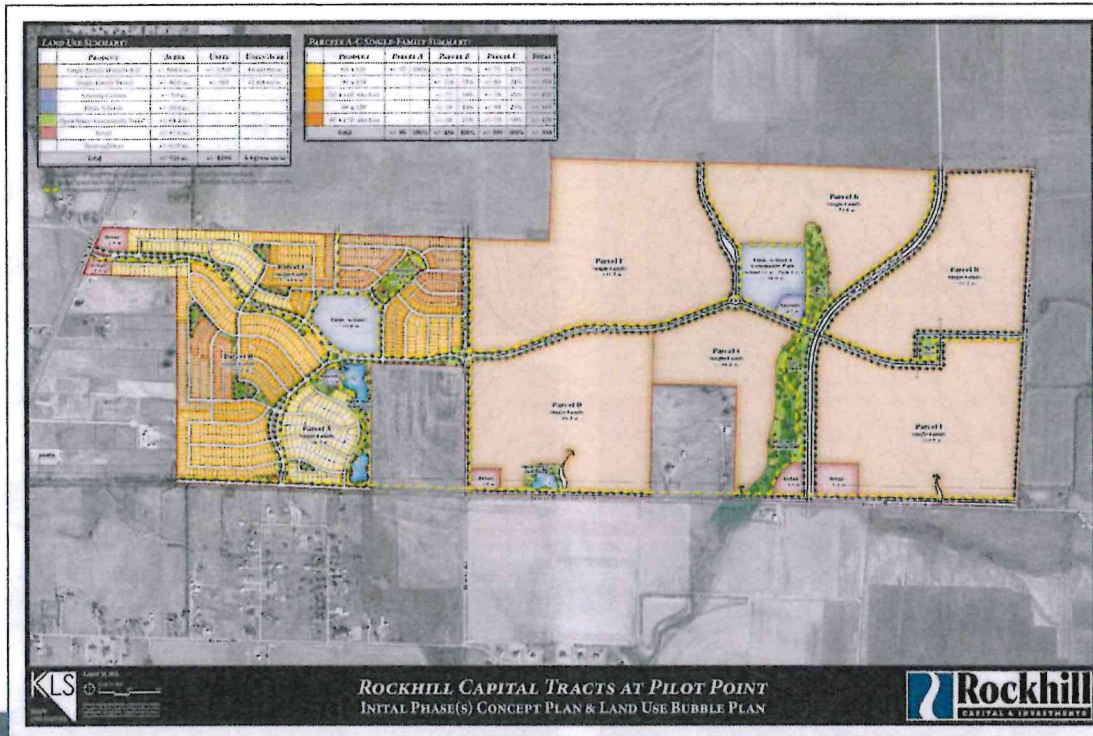
## Strittmatter Villas

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- Development Agreement – with 380 agreement
- To be annexed with city water and septic
- Civil Plan Review

# FOUR SEASONS

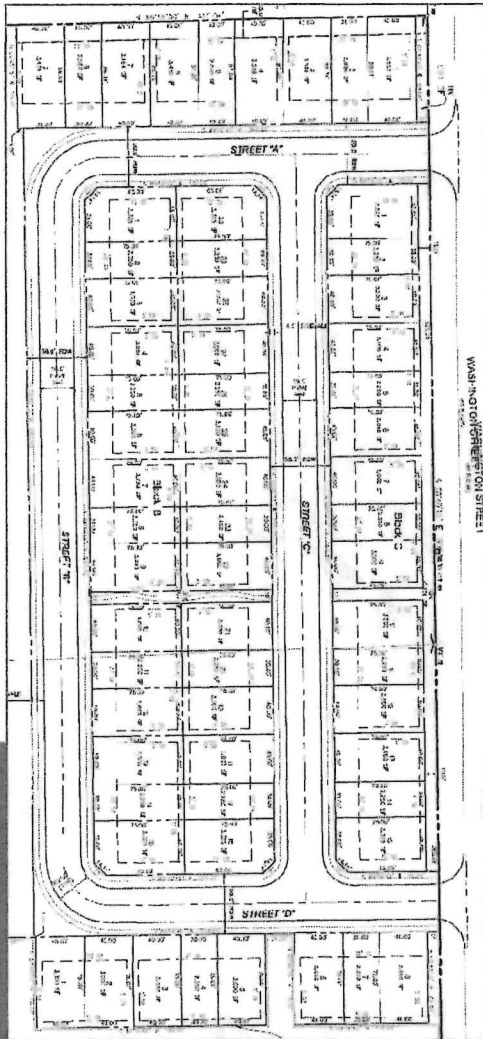


- 1,115 acres
- 4,000 lots proposed residential and commercial
- Development Agreement
- Existing MUD Possible Annexation with PID/TIRZ



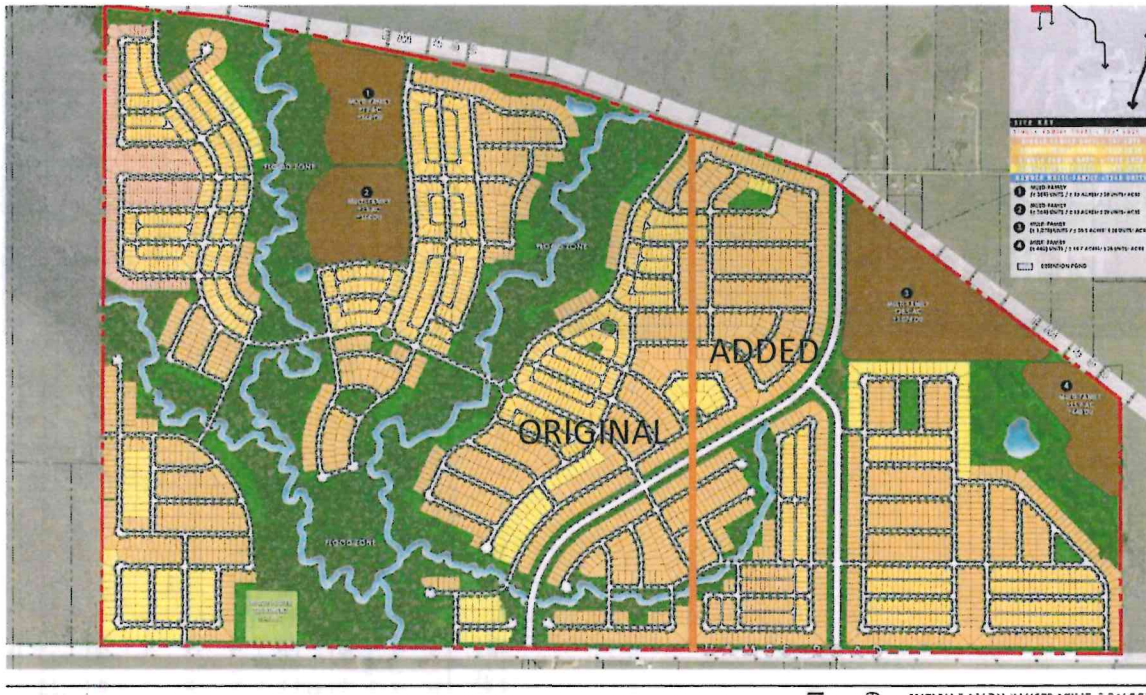
# PECAN CREEK

- 926 acres ETJ property
- Previous concept plan 4,060 lots
- Grayson County Zoning approved.
- Property sold to new owner in Early 2024



## PD 004 RODEO CROSSING

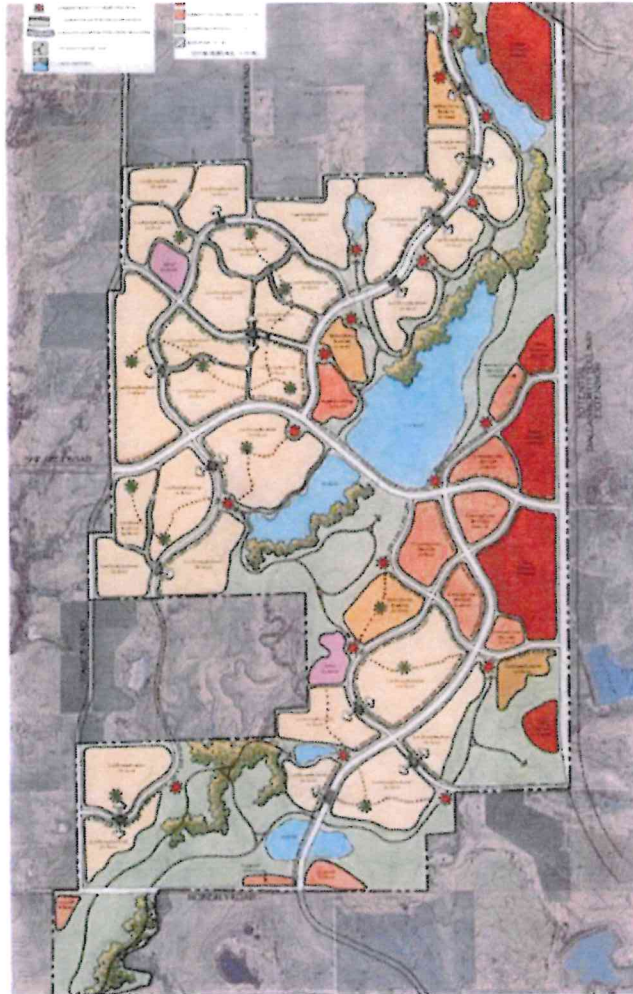
- 14 acres
- 83 lots
- Zoned PD for Townhouse
- Possible MF Site with Zoning change
- Awaiting Developer – For Sale



- Original PD - 669.4 acres  
Proposed – 1,027 acres
- Original PD - 2,452 lots  
Proposed 2,821 SF/2,246 MF
- In-city MUD with Proposed expansion of 358 ac.
- Awaiting:
  - Revised Development Agreement
  - Full Annexation
  - Full Zoning

# PD 009R MUSTANG / SHELBY RANCH

# TALLY RANCH



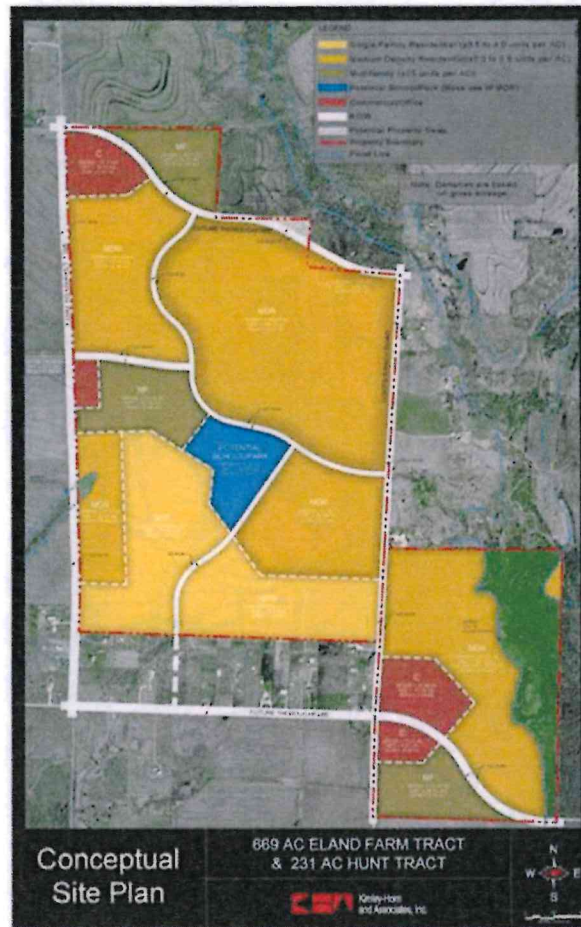
- Master Planned Community
- 4,086 acres
- Development Agreement
- WCID (Water Control and Improvement District)

# BRYSON RANCH



- 1,047 acres
- Centurion American Development
- 3,000 SF lots
- 120 TH lots
- 60 acres of Commercial
- 20 acres MF
- IN City PID/TIRZ
- Development Agreement

# ELAND FARMS



- 669 plus 231 acres
- Mixed Use
- Development Agreement
- MUD
- Potential In-City PID/TIRZ