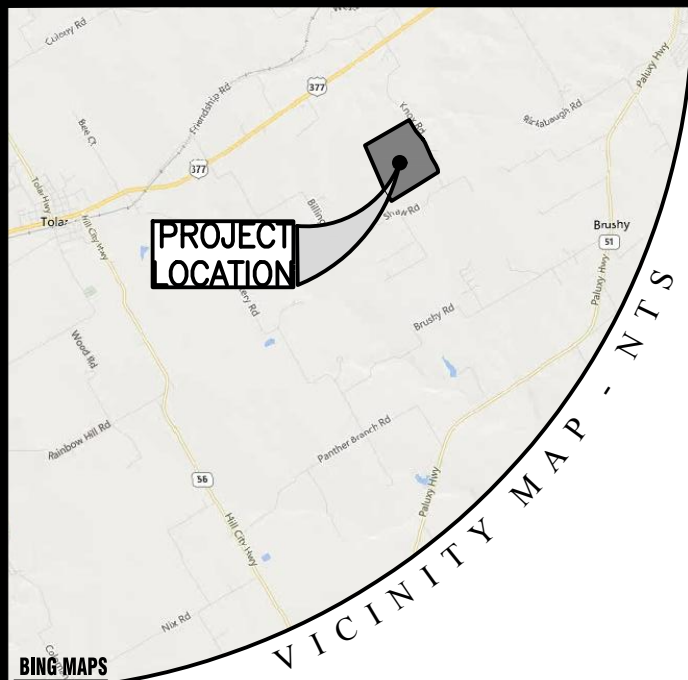




DEVELOPMENT YIELD TABLE				
GROSS SITE AREA ACRES	R.O.W. DEDICATION ACRES	SINGLE FAMILY LOTS (2-5 AC) QTY	SINGLE FAMILY LOTS ACRES	SINGLE FAMILY DENSITY LOTS/ ACRE
208.29	14.49	75	193.80	1: 2.58

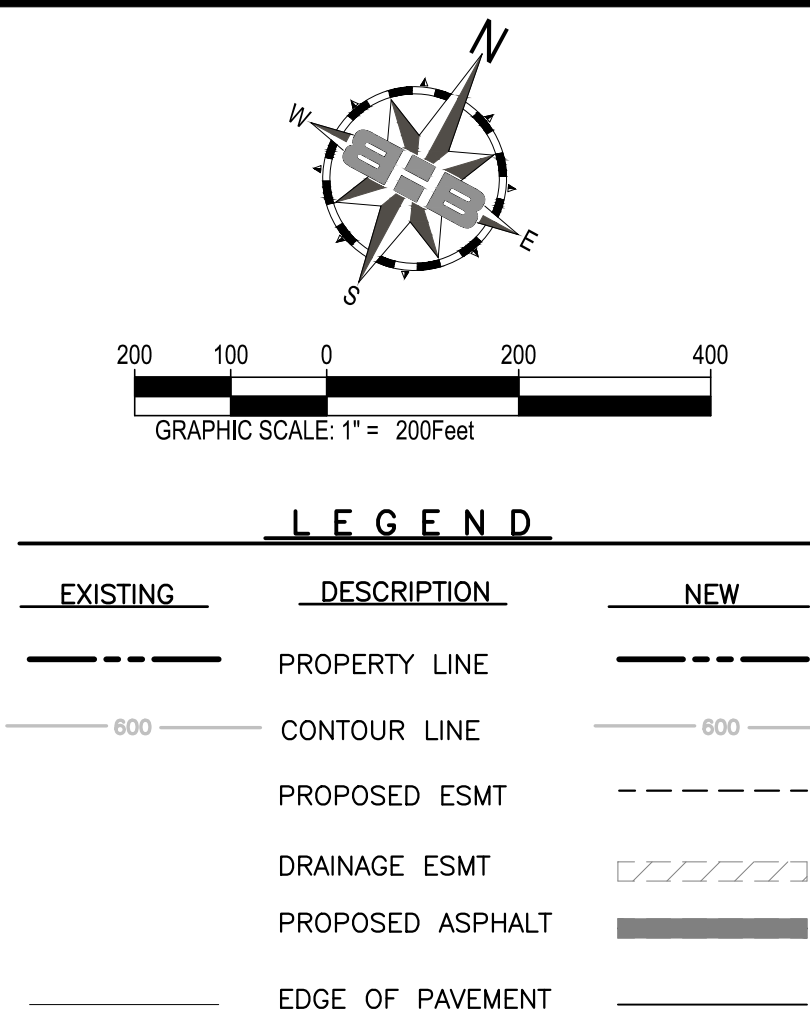
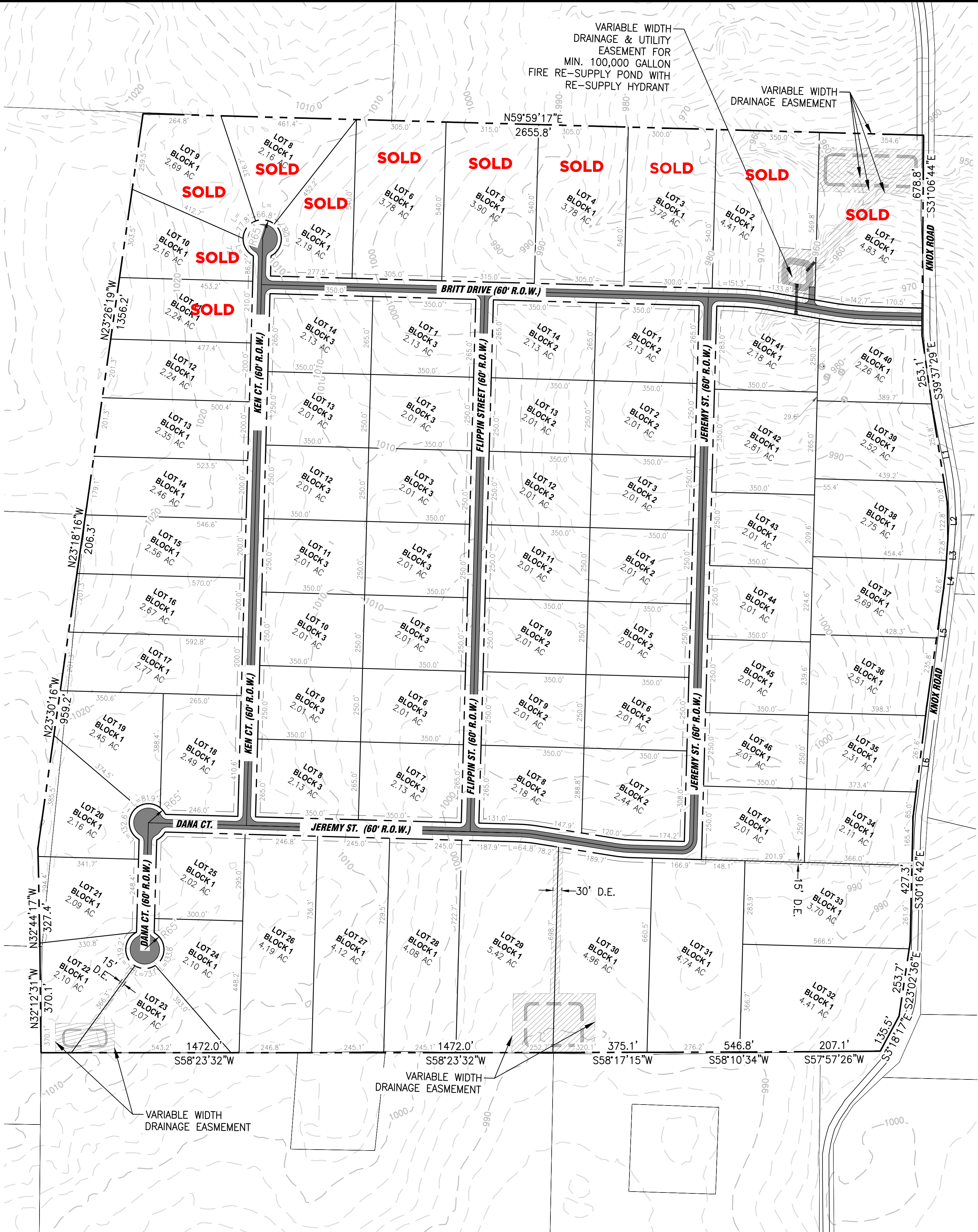
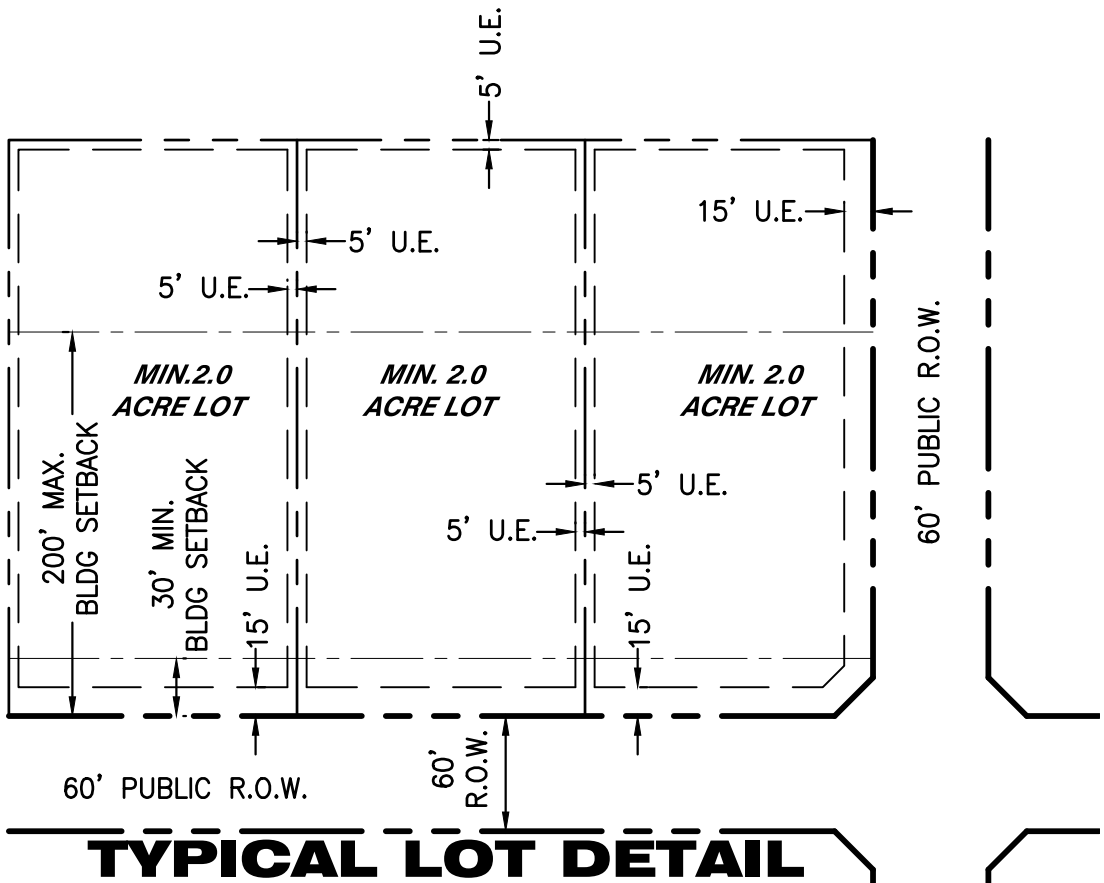
LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 1	4.83
2	BLOCK 1	4.41
3	BLOCK 1	3.72
4	BLOCK 1	3.78
5	BLOCK 1	3.90
6	BLOCK 1	3.78
7	BLOCK 1	2.19
8	BLOCK 1	2.16
9	BLOCK 1	2.69
10	BLOCK 1	2.16
11	BLOCK 1	2.24
12	BLOCK 1	2.24
13	BLOCK 1	2.35
14	BLOCK 1	2.46
15	BLOCK 1	2.56
16	BLOCK 1	2.67

LOT TABLE		
LOT	BLOCK	AREA (AC)
17	BLOCK 1	2.77
19	BLOCK 1	2.45
20	BLOCK 1	2.16
21	BLOCK 1	2.09
22	BLOCK 1	2.10
23	BLOCK 1	2.07
24	BLOCK 1	2.10
25	BLOCK 1	2.02
26	BLOCK 1	4.19
27	BLOCK 1	4.12
28	BLOCK 1	4.08
29	BLOCK 1	5.42
30	BLOCK 1	4.96
31	BLOCK 1	4.74
32	BLOCK 1	4.41
33	BLOCK 1	3.70

LOT TABLE		
LOT	BLOCK	AREA (AC)
34	BLOCK 1	2.11
35	BLOCK 1	2.31
36	BLOCK 1	2.51
37	BLOCK 1	2.69
38	BLOCK 1	2.75
39	BLOCK 1	2.52
41	BLOCK 1	2.18
42	BLOCK 1	2.81
43	BLOCK 1	2.01
44	BLOCK 1	2.01
45	BLOCK 1	2.01
46	BLOCK 1	2.01
47	BLOCK 1	2.01

LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 2	2.13
2	BLOCK 2	2.01
3	BLOCK 2	2.01
4	BLOCK 2	2.01
5	BLOCK 2	2.01
6	BLOCK 2	2.01
7	BLOCK 2	2.44
8	BLOCK 2	2.18
9	BLOCK 2	2.01
10	BLOCK 2	2.01
11	BLOCK 2	2.01
12	BLOCK 2	2.01
13	BLOCK 2	2.01
14	BLOCK 2	2.13

LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 3	2.13
2	BLOCK 3	2.01
3	BLOCK 3	2.01
4	BLOCK 3	2.01
5	BLOCK 3	2.01
6	BLOCK 3	2.01
7	BLOCK 3	2.13
8	BLOCK 3	2.13
9	BLOCK 3	2.01
10	BLOCK 3	2.01
11	BLOCK 3	2.01
12	BLOCK 3	2.01
13	BLOCK 3	2.01
14	BLOCK 3	2.13



DEVELOPMENT SUMMARY

- 75 SINGLE FAMILY LOTS (MIN. 2.0 AC)

PROPOSED PAVING:

- 60' PUBLIC R.O.W.
- APPROXIMATELY 10,260 LF ROADWAY CENTERLINE

WATER AND SANITARY SEWER

- PROPOSED RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS. SEPTIC SYSTEMS TO BE DESIGNED BY LICENSED PROFESSIONAL AND SUBMITTED TO HOOD COUNTY FOR REVIEW AND PERMIT ISSUANCE PRIOR TO CONSTRUCTION OF EACH HOME.
- PROPOSED RESIDENTIAL LOTS TO BE SERVED BY DOMESTIC WATER WELLS PERMITTED IN ACCORDANCE WITH TCEQ, HOOD COUNTY, AND GROUND WATER CONSERVATION DISTRICT REGULATIONS.
- FIRE PROTECTION: A POND WITH MIN. 100,000 GALLONS CAPACITY WITH A "RE-SUPPLY" HYDRANT AND "ALL WEATHER" ACCESS WILL BE PROVIDED FOR FIRE PROTECTION

FLOODPLAIN

- THE SUBJECT PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER (FIRM), FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48221C0190E, EFFECTIVE DATE: APRIL 05, 2019.

Line Table		
Line #	Length	Direction
L1	324.55	S40° 38' 38"E
L2	122.80	S32° 30' 22"E
L3	108.61	S27° 29' 21"E
L4	62.58	S25° 12' 42"E
L5	403.82	S23° 25' 47"E
L6	377.38	S24° 32' 13"E

OWNED & DEVELOPED BY:
CJB DEVELOPMENT
3501 OLD GRANBURY RD
GRANBURY, TEXAS 76049

NOVEMBER 2020
BELLA OAKS SUBDIVISION
Hood County, Texas

BELLA OAKS SUBDIVISION

CJB DEVELOPMENT

2000 BLOCK KNOX ROAD HOOD COUNTY, TX

CONCEPT LAND PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOSEPH G. LACROIX, P.E. 127049 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

11/12/2020

PROJECT NUMBER: 2020.178.000
DATE: 11/12/2020
DESIGN BY: JYL
DRAWN BY: JYL
CHECKED BY: BHB

SHEET
C1.0

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

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