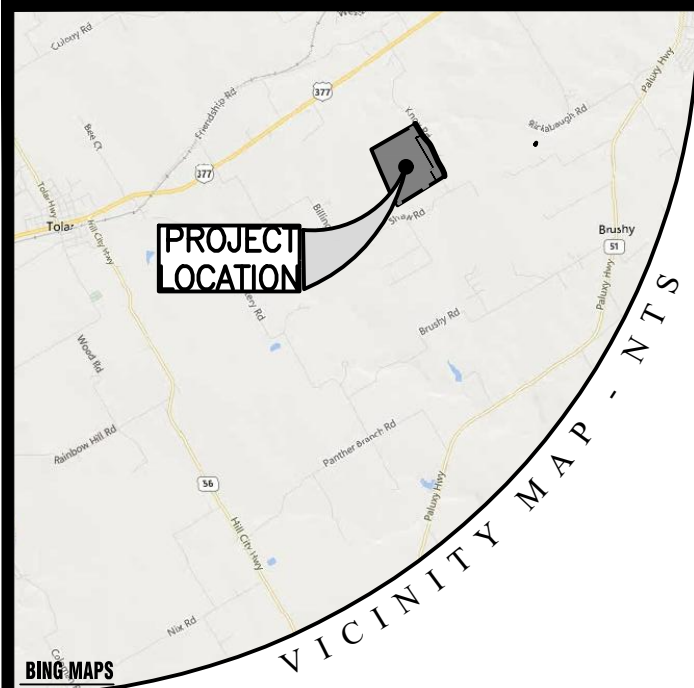




PHASE 1

LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 1	2.28
2	BLOCK 1	2.55
3	BLOCK 1	2.76
4	BLOCK 1	2.70
5	BLOCK 1	2.55
6	BLOCK 1	2.35
7	BLOCK 1	2.14
8	BLOCK 1	3.74
9	BLOCK 1	4.45

PHASE 2

LOT TABLE		
LOT	BLOCK	AREA (AC)
10	BLOCK 1	2.42
11	BLOCK 1	2.57
12	BLOCK 1	2.01
13	BLOCK 1	2.01
14	BLOCK 1	2.01
15	BLOCK 1	2.01
16	BLOCK 1	2.01
17	BLOCK 1	4.48
18	BLOCK 1	5.17
19	BLOCK 1	5.41
20	BLOCK 1	4.09
21	BLOCK 1	4.13
22	BLOCK 1	4.20

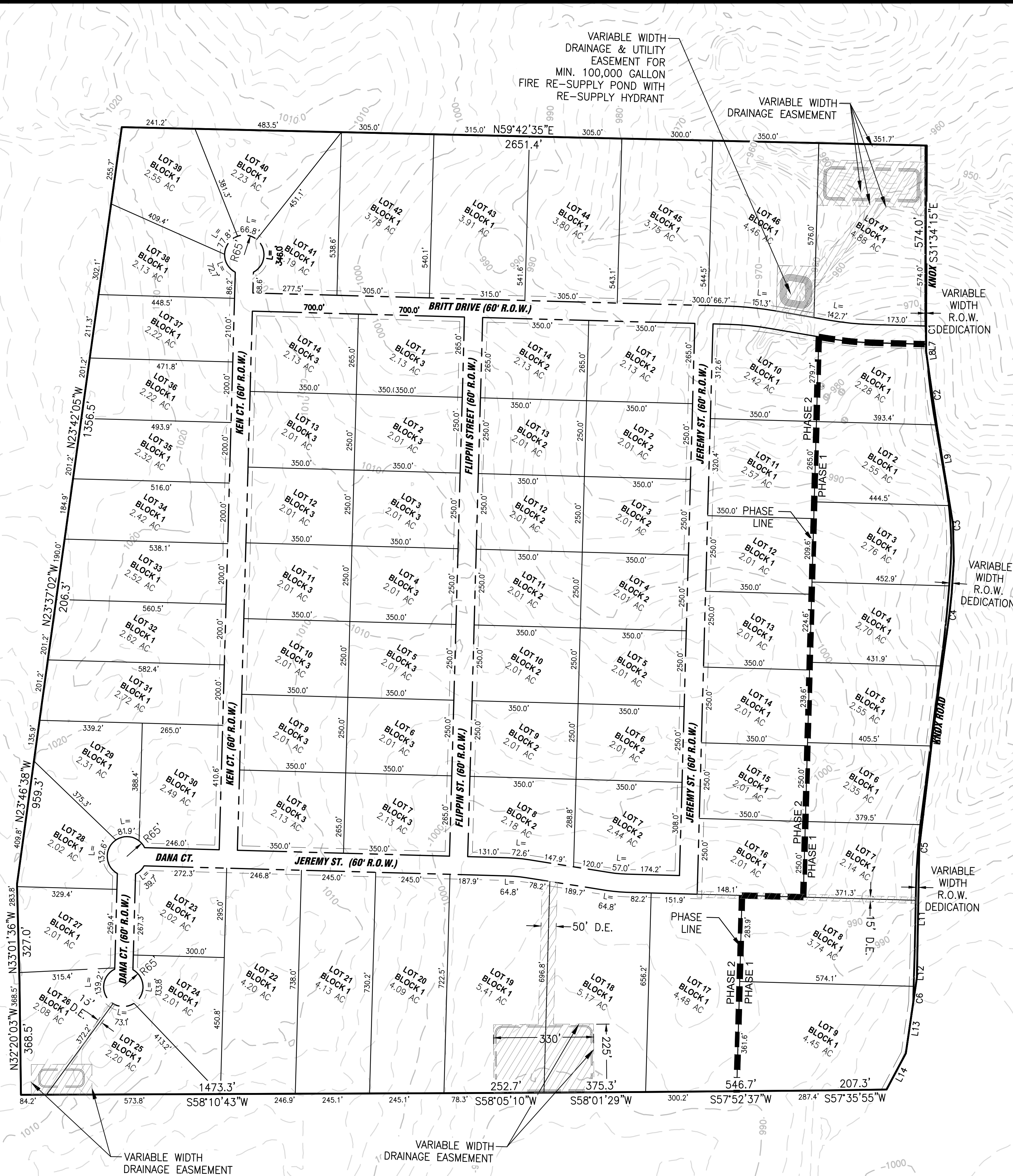
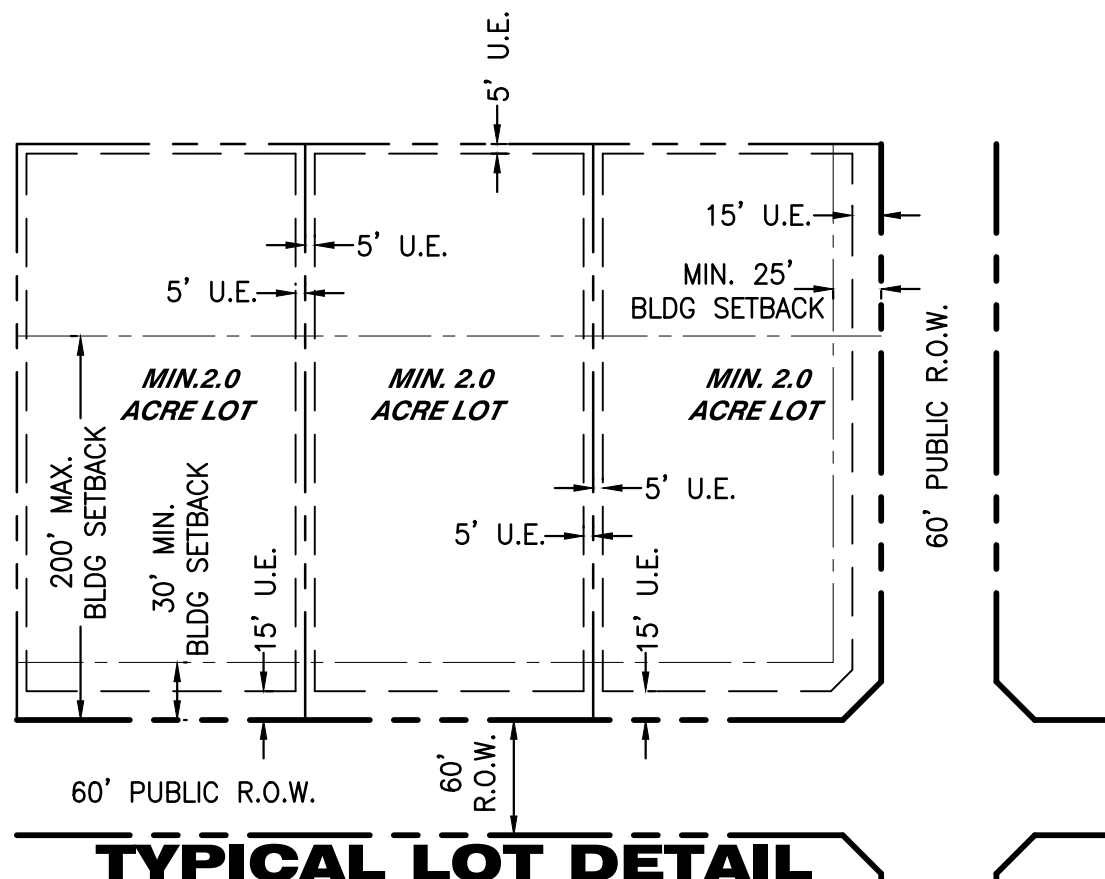
LOT TABLE		
LOT	BLOCK	AREA (AC)
23	BLOCK 1	2.02
24	BLOCK 1	2.01
25	BLOCK 1	2.20
26	BLOCK 1	2.08
27	BLOCK 1	2.01
28	BLOCK 1	2.02
29	BLOCK 1	2.31
30	BLOCK 1	2.49
31	BLOCK 1	2.72
32	BLOCK 1	2.62
33	BLOCK 1	2.52
34	BLOCK 1	2.42
35	BLOCK 1	2.32

LOT TABLE		
LOT	BLOCK	AREA (AC)
36	BLOCK 1	2.22
37	BLOCK 1	2.22
38	BLOCK 1	2.13
39	BLOCK 1	2.55
40	BLOCK 1	2.23
41	BLOCK 1	2.19
42	BLOCK 1	3.78
43	BLOCK 1	3.91
44	BLOCK 1	3.80
45	BLOCK 1	3.75
46	BLOCK 1	4.46
47	BLOCK 1	4.88

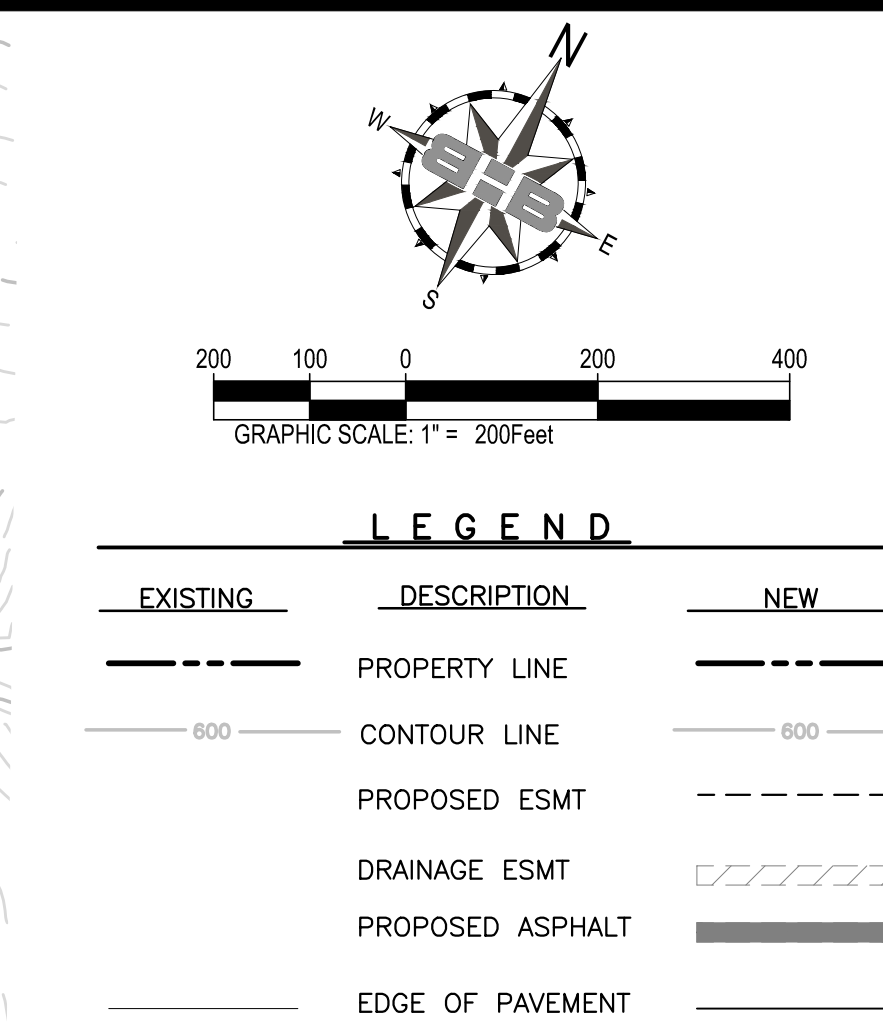
LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 2	2.13
2	BLOCK 2	2.01
3	BLOCK 2	2.01
4	BLOCK 2	2.01
5	BLOCK 2	2.01
6	BLOCK 2	2.01
7	BLOCK 2	2.44
8	BLOCK 2	2.18
9	BLOCK 2	2.01
10	BLOCK 2	2.01
11	BLOCK 2	2.01
12	BLOCK 2	2.01
13	BLOCK 2	2.01
14	BLOCK 2	2.13

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

Line Table		
Line #	Length	Direction
L7	36.02	S31° 23' 27"E
L8	30.28	S39° 54' 12"E
L9	192.94	S41° 13' 09"E
L10	476.42	S24° 19' 52"E
L11	214.04	S30° 28' 10"E
L12	142.20	S29° 49' 46"E
L13	171.04	S23° 19' 18"E
L14	135.48	S3° 34' 59"E



DEVELOPMENT YIELD TABLE					
GROSS SITE AREA	R.O.W. DEDICATION	PHASE 1 SINGLE FAMILY LOTS (2-5 AC)	PHASE 2 SINGLE FAMILY LOTS (2-5 AC)	TOTAL SINGLE FAMILY LOTS (2-5 AC)	SINGLE FAMILY DENSITY
ACRES	ACRES	QTY	QTY	QTY	LOTS/ ACRE
208.306	14.54	9	66	75	1: 2.58



- DEVELOPMENT SUMMARY**
- PHASE 1:**
- 9 SINGLE FAMILY LOTS (MIN. 2.0 AC)
- PHASE 2:**
- 66 SINGLE FAMILY LOTS (MIN. 2.0 AC)
- PHASE 2 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.

Curve Table			
Curve #	Length	Radius	Delta
C1	68.92	2191.48	1.8018
C2	234.69	2191.48	6.1358
C3	248.39	1173.24	12.1300
C4	336.96	4553.29	4.2400
C5	259.62	2200.23	6.7608
C6	25.04	735.03	1.9520

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

PRELIMINARY PLAT

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.

12/31/2020

PROJECT NUMBER: 2020.178.000
DATE: 12/31/2020
DESIGN BY: JLB
DRAWN BY: JLB
CHECKED BY: BHB

SHEET
C3.0

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridgea Place, Suite 700 Fort Worth, TX 76116
info@bhbnc.com • 817.338.1277 • bhbnc.com
TBE Firm #44 • TBPLS FIRM #1001300