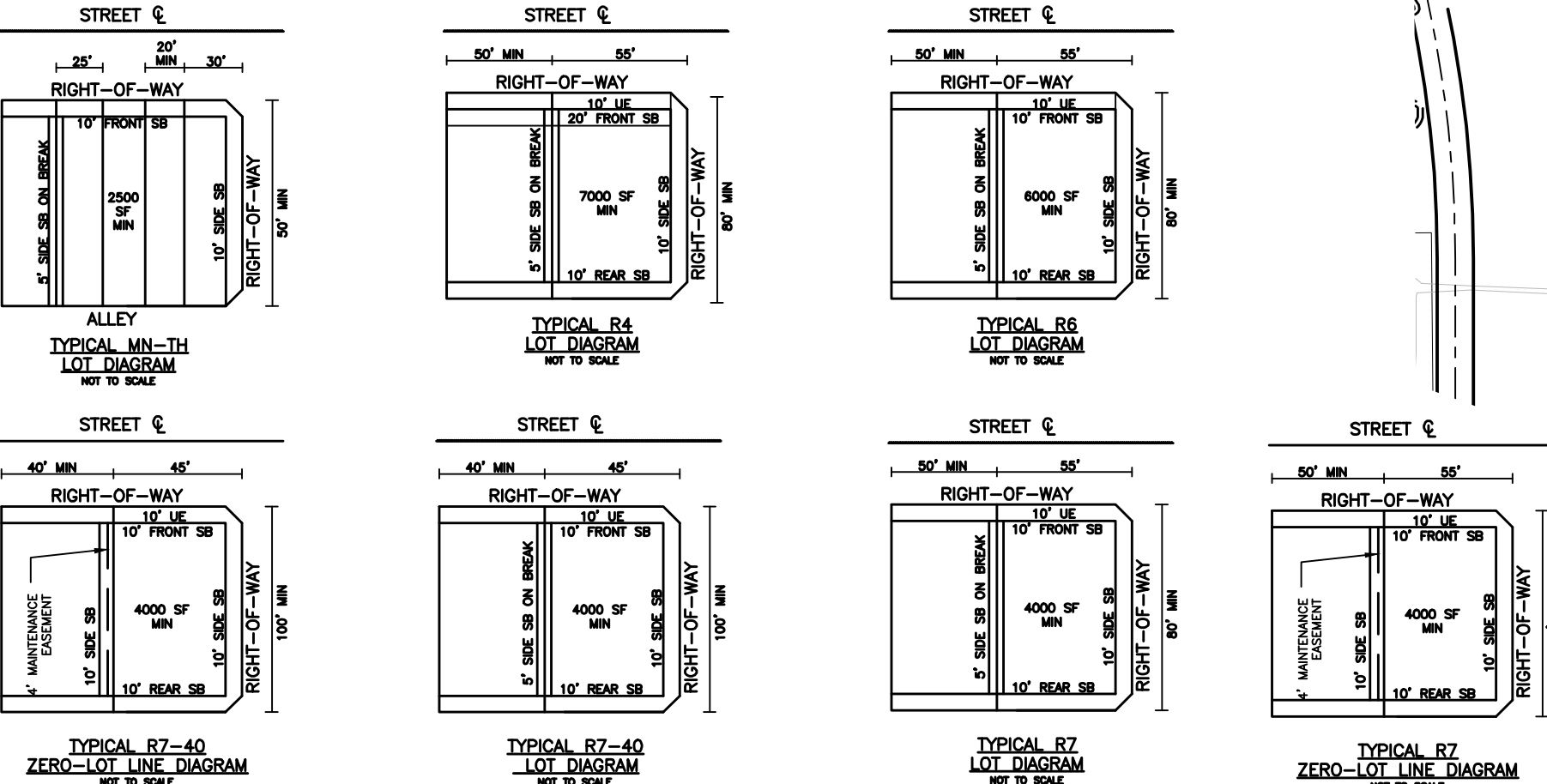


LOT DESIGNATION	LOT WIDTH (TYP)	PHASE 1A	PHASE 1B	TOTAL
R4	60' Front Load	114	25	139
R6	50' Front Load	38	40	78
R7	50' Alley Load	55	0	55
R7-40	40' Alley Load	168	70	238
R7-40	40' Alley Load, Fronting Mews	20	44	64
MN-TH	20' Alley Load	21	18	39
MN-TH	20' Alley Load, Fronting Mews	0	0	0
TOTAL		416	197	613

- NOTES:
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
 - DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.
 - PROPERTY IS IN THE CITY OF DENTON.
 - ALL OPEN SPACE “X” LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS (UE).
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 30 INCHES ABOVE THE FEMA BASE FLOOD ELEVATION.
 - THE PLATTED BOUNDARY LIES WITHIN FLOOD ZONE A AND FLOOD ZONE AE PER FEMA MAP 48121C, PANEL 03556 DATED 04/18/2011.
 - PLEASE NOTE THAT APPROVAL OF THIS PRELIMINARY PLAT MAY BE CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AND ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (AESA) PLAN THAT IS CONSISTENT WITH THE ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATION MEASURES IDENTIFIED ON THIS PRELIMINARY PLAT. SUCH APPROVAL OF AN AESA MUST BE OBTAINED BEFORE AN APPLICATION FOR THE FINAL PLAT IS FILED WITH THE CITY. THE FINAL PLAT MUST SUBSTANTIALLY CONFORM TO THIS PRELIMINARY PLAT AND MEET ALL NECESSARY REQUIREMENTS, OR A NEW PRELIMINARY PLAT MUST BE FILED. DENIAL OF THE AESA PLAN WILL RESULT IN THE NEED TO FILE A NEW PRELIMINARY PLAT THAT CONFORMS WITH THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON.
 - ALL OPEN SPACES, NOT INCLUDING THE AMENITY CENTER WILL HAVE A PUBLIC ACCESS EASEMENT.
 - THIS PRELIMINARY PLAT IS SUBJECT TO NATURAL GAS DRILLING AND PRODUCTION SITES A-4, A-7, AND A-8 AS PERMITTED WITH THE CITY ON GWP02-0019. PROPOSED RESIDENTIAL LOTS WITHIN 1,000 FEET OF THE SITE ARE DESIGNATED WITH AN (*) ON THE LOT SUMMARY TABLE ON SHEET 14.
 - THE CITY OF DENTON (COD) HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE “CODE”). THE CITY OF DENTON DEVELOPMENT CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES (COD DEVELOPMENT CODE, 7.13.5) AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES (COD DEVELOPMENT CODE, 7.13.4).
 - OWNER MAY FINAL PLAT 88 LOTS THAT COMPLY WITH ZONING WITHIN BLOCKS 2 & 63-71 LOCATED WITHIN THE SETBACK AREA FOR GAS WELL SITE NO. 11 (GWP02-0019 A-8) AFTER THE COLE TRUSTS 576 A 23 WELL IS PLUGGED AND ABANDONED AS EVIDENCED BY AN APPROVED TEXAS RAILROAD COMMISSION FORM W-3.
 - PER THE TREE SURVEY AND PRESERVATION PLAN ACCOMPANYING THIS PLAT, THERE ARE 3,223 INCHES DBH OF PROTECTED TREES TO BE PRESERVED ON SITE. FUTURE LAND DISTURBING ACTIVITY SHALL NOT IMPACT AND/OR DAMAGE TREES MARKED FOR PRESERVATION ON THE ACCOMPANYING PRESERVATION PLAN. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON AND THE COLE RANCH MPC ARE IN PLACE.



LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
BRIGHTON YAU, P.E.
3017 W 7TH STREET
SUITE 300
FORT WORTH, TX 76107
PHONE: (214) 451-0873
TEXAS REGISTRATION F-1386

OWNER:

THE COLE RANCH COMPANY LP
JENNIFER ALEXANDER
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC
OCIE L. VEST
417 SOUTHRIDGE LAKES PARKWAY
SOUTHLAKE, TX 76092
PHONE: (214) 534-9736

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR/DME

WATER SOURCE: DENTON

SEWER SOURCE: DENTON

SCHOOL DISTRICT: DENTON ISD

LOT COUNT SUMMARY

CLASSIFICATION	COUNT	ACREAGE
TOWNHOME:	48	3.49
R7:	419	53.19
R6:	83	13.48
R4:	151	29.11
OPEN SPACE:	22	198.16
NEIGHBORHOOD PARK:	1	10.55
MIXED USE REGIONAL:	7	92.23
LIGHT INDUSTRIAL:	2	110.53
MULTIFAMILY:	1	22.77
VOTER CAMP LOTS:	2	10.00
MIXED USE NEIGHBORHOOD:	1	4.28
AMENITY CENTER/DOG PARK:	2	9.68
R.O.W.	1	162.67

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 30X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X, BLOCK 63 LOT 1X, BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37

MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X

LIGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2

PROPOSED AMENITY CENTER: BLOCK 2 LOT 7

PROPOSED DOG PARK: BLOCK 1 LOT 17X

PROPOSED NEIGHBORHOOD PARK (LAND LOT): BLOCK 2 LOT 5

MULTIFAMILY: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

PRELIMINARY PLAT OF
COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF DENTON, TEXAS

SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J.W. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KIEBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

OVERALL

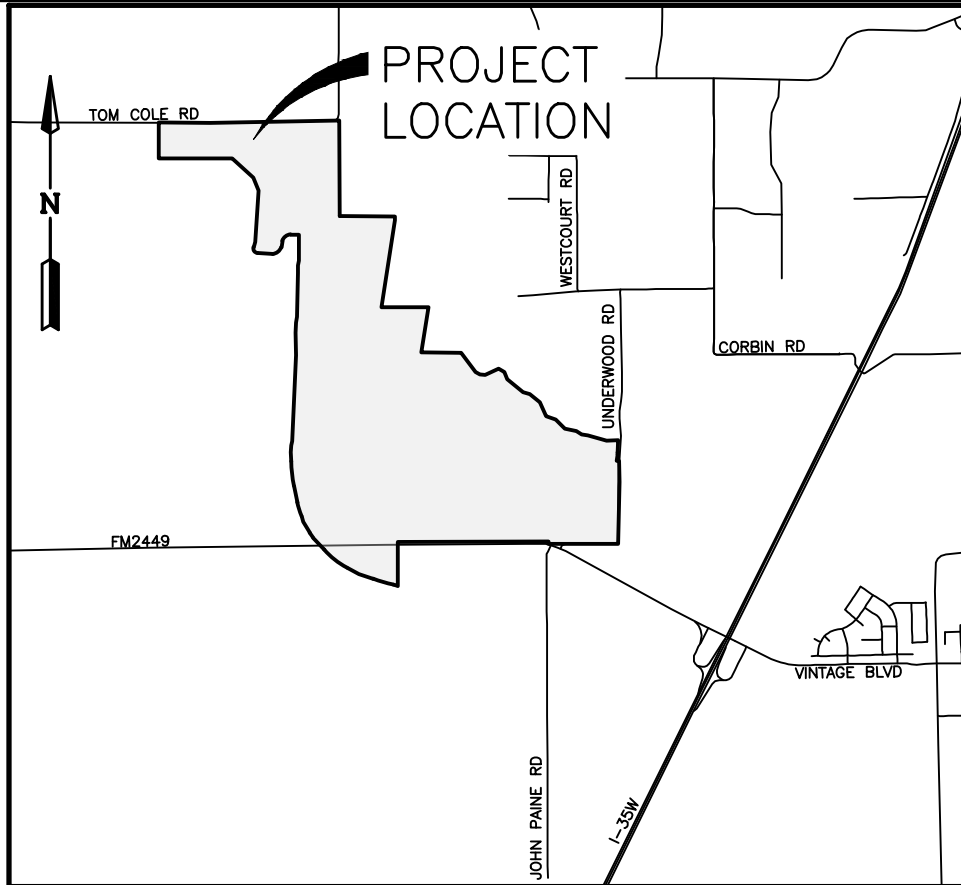
PRELIMINARY PLAT FOR COLE RANCH PHASE 1

JULY 2022

SCALE: 1" = 500' MAPSCO: 19P & 19K

REFERENCE NO: PP21-0034

PROJECT NO. NT135-0136

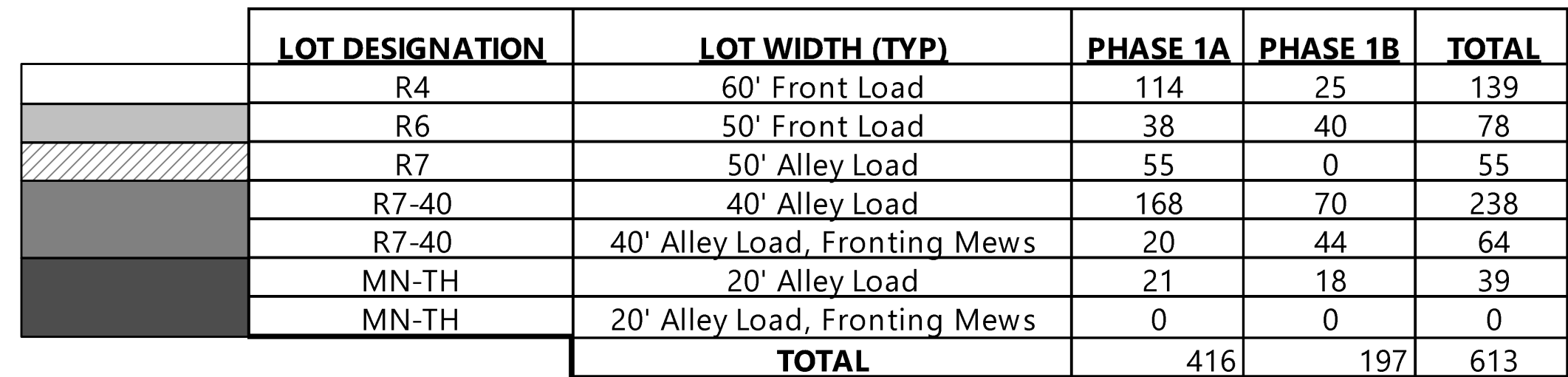
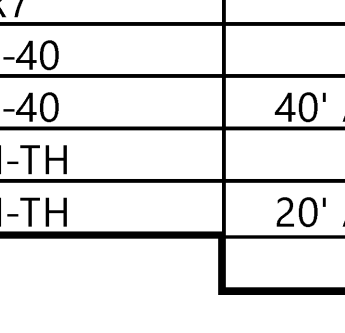
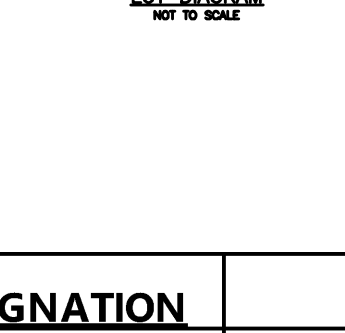
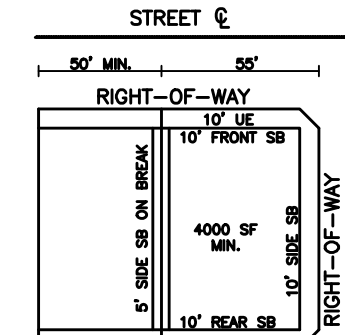
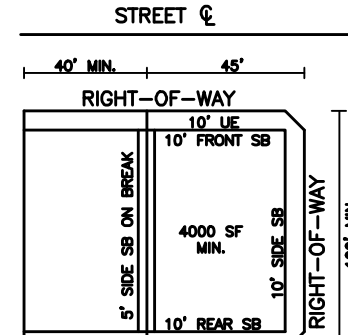
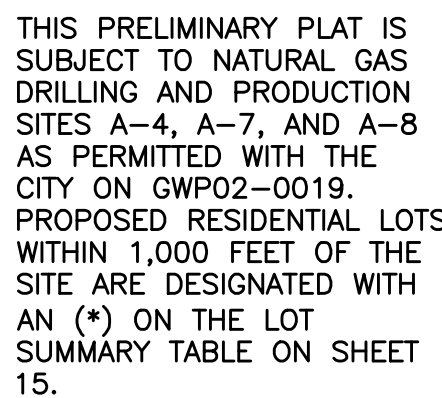


VICINITY MAP

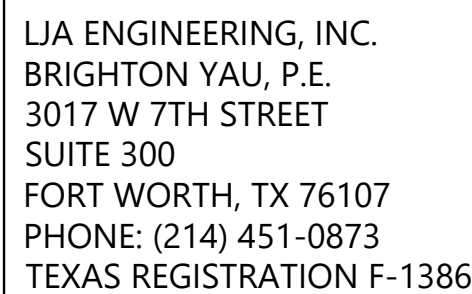
NOT TO SCALE

LEGEND

- PARCEL BOUNDARY LINE
- PHASE BOUNDARIES
- DENTON CITY LIMITS
- PROPOSED LOOP 288
- EXISTING FLOODPLAIN & ENVIRONMENTALLY SENSITIVE AREA (ESA)



	LOT DESIGNATION	LOT WIDTH (TYP)	PHASE 1A	PHASE 1B	TOTAL
	R4	60' Front Load	114	25	139
	R6	50' Front Load	38	40	78
	R7	50' Alley Load	55	0	55
	R7-40	40' Alley Load	168	70	238
	R7-40	40' Alley Load, Fronting Mews	20	44	64
	MN-TH	20' Alley Load	21	18	39
	MN-TH	20' Alley Load, Fronting Mews	0	0	0
		TOTAL	416	197	613



THE COLE RANCH COMPANY LP
JENNIFER ALEXANDER
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

SOUTHRIDGE PARK LLC
OCIE L. VEST
417 SOUTHRIDGE LAKES PARKWAY
SOUTHLAKE, TX 76092
PHONE: (214) 534-9736

SCHOOL DISTRICT: DENTON ISD

LOT COUNT SUMMARY		
CLASSIFICATION:	COUNT:	ACREAGE:
TOWNHOME:	48	3.49
R7:	17	53.19
R6:	83	13.48
R4:	151	29.11
OPEN SPACE:	22	202.33
NEIGHBORHOOD PARK:	1	6.38
MIXED USE REGIONAL:	7	92.23
LIGHT INDUSTRIAL:	2	110.53
MULTIFAMILY:	1	22.22
VOTER CAMP LOTS:	2	10.00
MIXED USE NEIGHBORHOOD:	1	4.28
AMENITY CENTER/DENIG PARK:	2	9.68
R.O.W.	1	162.67

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 30X, BLOCK 32 LOT 1X, BLOCK 36 LANE 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LANE 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X, BLOCK 63 LOT 1X, BLOCK 64 LOT 1X, BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 71 LOT 1X

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37

MIXED USE NEIGHBORHOOD PARK LAND: BLOCK 2 LOT 57X

LIGHT INDUSTRIAL: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 37

PROPOSED AMENITY CENTER: BLOCK 2 LOT 7

PROPOSED DOG PARK: BLOCK 2 LOT 17X

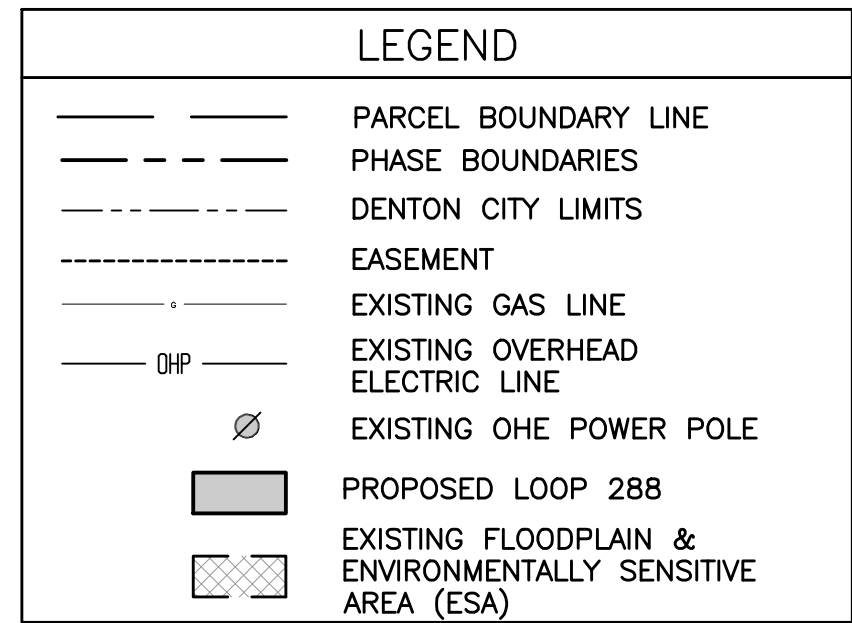
PROPOSED NEIGHBORHOOD PARK LAND: LOT 1, BLOCK 2 LOT 5

MULTI-TRAIL: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X

VOTER CAMP SITES: BLOCK 1 LOT 1, BLOCK 1 LOT 2

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF DENTON, TEXAS
SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KIEBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

JULY 2022	
SCALE: 1" = 200'	MAPSCO: 19P & 19K
REFERENCE NO: PP21-0034	



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ABBREVIATIONS

O.P.R.D.C.T.

●

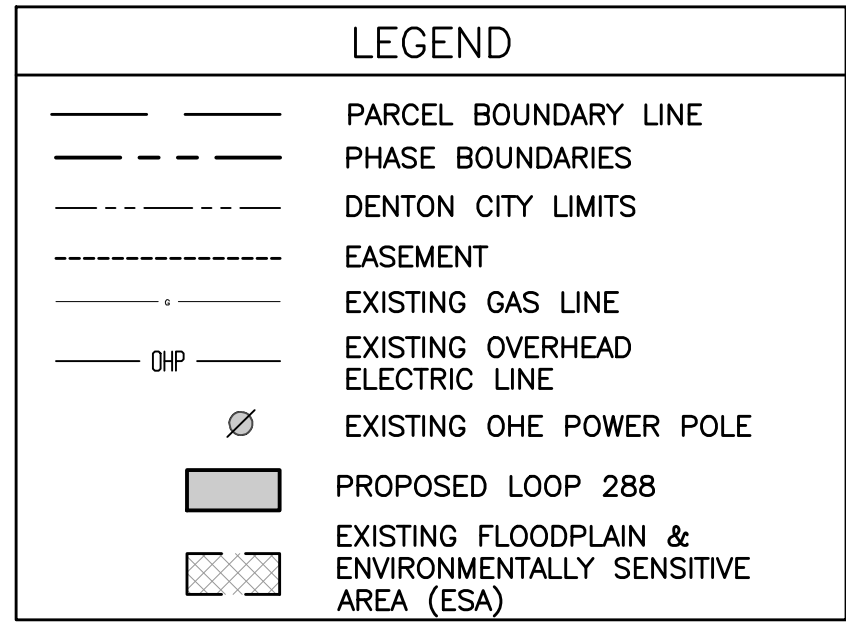
"GEER"
"RPLS 2010"
"TNP"
"O.C."
S.F.
(CM)
(RM)
(RM)
CMF
IRF
RD
DE
RIGHT-OF-WAY
DRAINAGE EASEMENT
UTILITY EASEMENT
SS
S
X
X

OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"SURVEYING"
1/2" IRON ROD WITH CAP STAMPED "GEER 4117"
1/2" IRON ROD WITH CAP STAMPED "RPLS 2010"
5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND
COUNTY CLERK'S FILE NUMBER
SQUARE FEET
CONTROLLING MONUMENT
RECORD MONUMENT
CORRUGATED METAL PIPE
IRON ROD FOUND
RIGHT-OF-WAY
DRAINAGE EASEMENT
UTILITY EASEMENT
SANITARY SEWER
NO MONUMENT FOUND

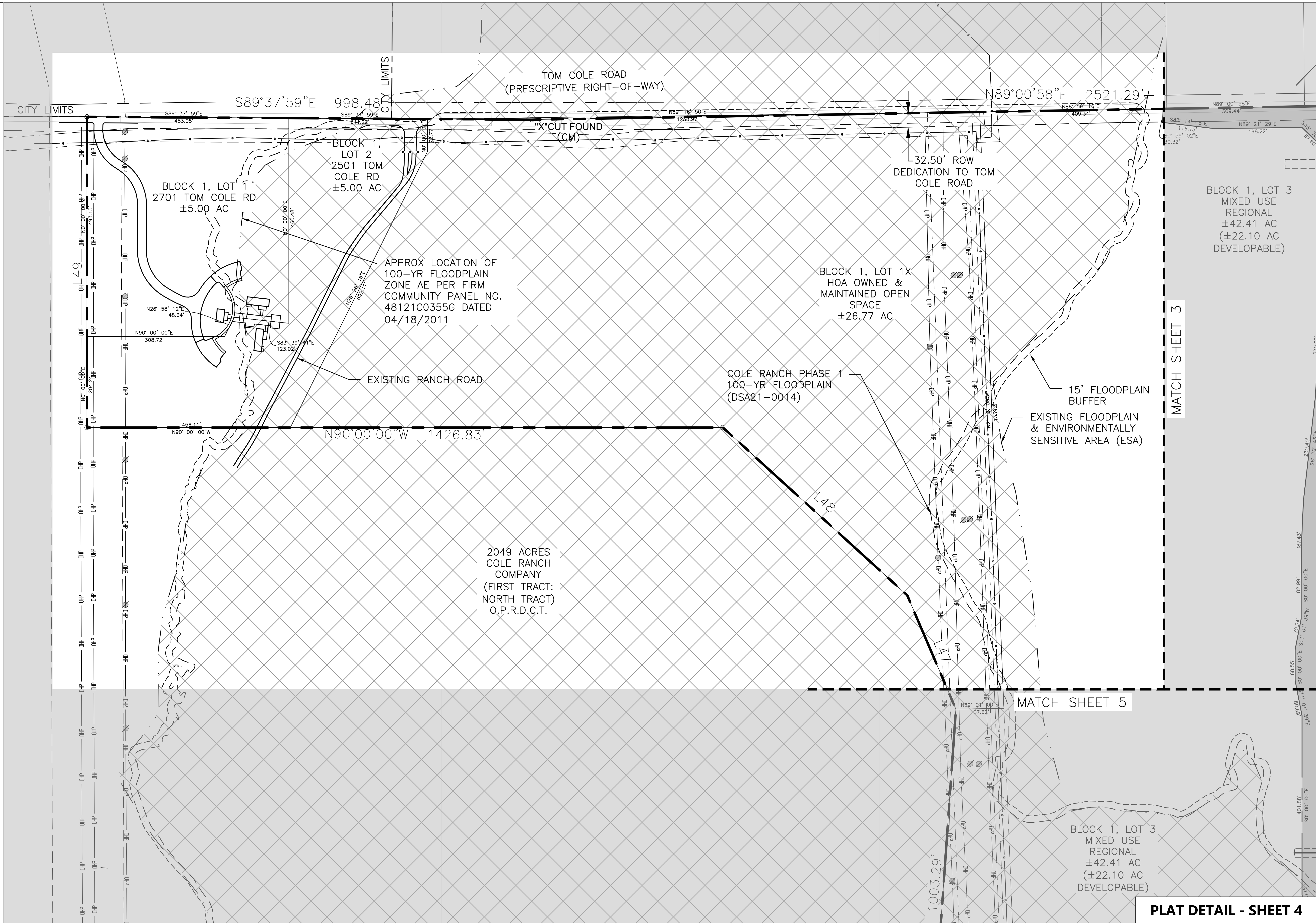
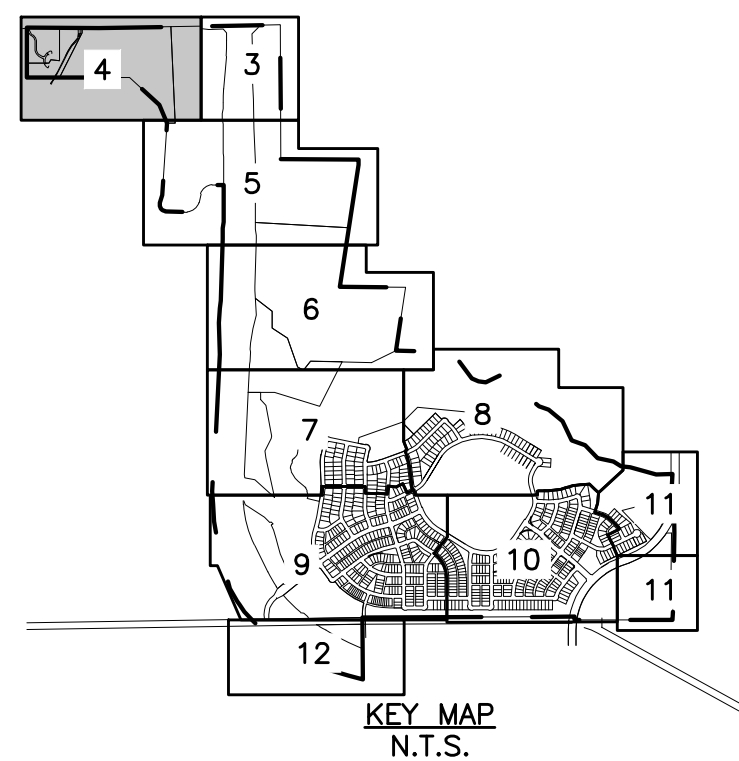
COLE RANCH - PRELIMINARY PLAT, PHASE 1

SHEET 3 OF 44

PROJECT NO. NT135-0136



ABBREVIATIONS	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
	"LA SURVEYING" SET
"GERR"	1/2" IRON ROD WITH CAP STAMPED "GERR 4117" FOUND
"RPLS 2010"	1/2" IRON ROD WITH CAP STAMPED "RPLS 2010" FOUND
"TNL"	5/8" IRON ROD WITH CAP STAMPED "TNL" FOUND
O.P.F.	COUNTY CLERK'S FILE NUMBER
S.F.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
(RM)	RECORD MONUMENT
CMP	CORRUGATED METAL PIPE
IRF	IRON ROD FOUND
DEW	RIGHT-OF-WAY
RD	DRAINAGE EASEMENT
UTL	UTILITY EASEMENT
SS	SANITARY SEWER
NO	NO MONUMENT FOUND



PLAT DETAIL - SHEET 4

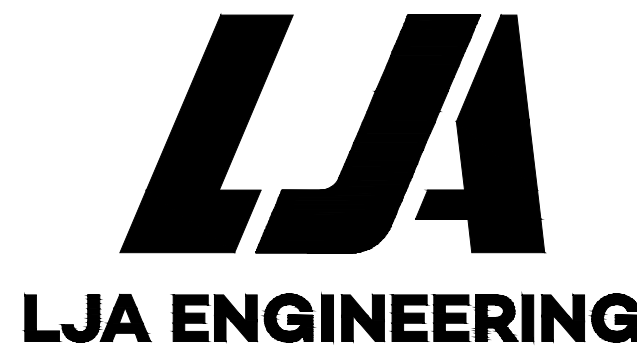
PRELIMINARY PLAT
FOR
COLE RANCH PHASE 1

JULY 2022

SCALE: 1" = 100'	MAPSCO: 19P & 19K
REFERENCE NO: PP21-0034	

PROJECT NO. NT135-0136

SHEET 4 OF 44



ENGINEER:

LJA ENGINEERING, INC.
BRIGHTON YAU, P.E.
3017 W 7TH STREET
SUITE 300
FORT WORTH, TX 76107
PHONE: (214) 451-0873
TEXAS REGISTRATION F-1386

OWNER:

THE COLE RANCH COMPANY LP
JENNIFER ALEXANDER
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC
OCIE L. VEST
417 SOUTHRIDGE LAKES PARKWAY
SOUTHLAKE, TX 76092
PHONE: (214) 534-9736

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR/DME

WATER SOURCE: DENTON

SEWER SOURCE: DENTON

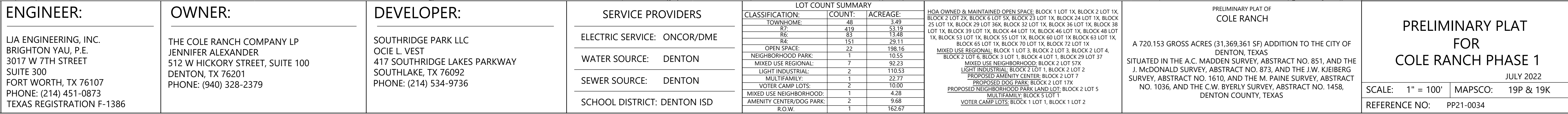
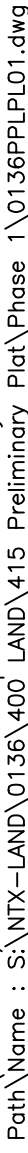
SCHOOL DISTRICT: DENTON ISD

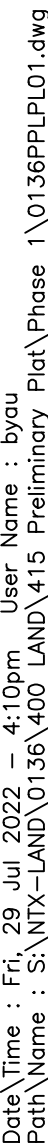
LOT COUNT SUMMARY		
CLASSIFICATION:	COUNT:	ACREAGE:
TOWNHOME:	48	3.48
R7:	419	53.19
R6:	83	13.48
R4:	151	29.11
OPEN SPACE:	22	198.16
NEIGHBORHOOD PARK:	1	10.55
MIXED USE REGIONAL:	7	92.23
LIGHT INDUSTRIAL:	2	110.53
MULTIFAMILY:	1	22.77
VOTER CAMP LOTS:	2	10.00
MIXED USE NEIGHBORHOOD:	1	4.28
AMENITY CENTER/DOG PARK:	2	9.68
R.O.W.	1	162.67

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 49 LOT 1X, BLOCK 50 LOT 35 LOT 1X, BLOCK 51 LOT 63 LOT 1X, BLOCK 65 LOT 65 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X
MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37
MIXED USE COMMERCIAL: BLOCK 1 LOT 1, BLOCK 2 LOT 1
LIGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2
PROPOSED AMENITY CENTER: BLOCK 2 LOT 7
PROPOSED DOG PARK: BLOCK 2 LOT 17X
PROPOSED NEIGHBORHOOD PARK: BLOCK 2 LOT 1, BLOCK 2 LOT 5
MULTIFAMILY: BLOCK 5 LOT 1
VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

PRELIMINARY PLAT OF
COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF DENTON, TEXAS
SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS





OWNER:

THE COLE RANCH COMPANY LP
JENNIFER ALEXANDER
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC
OCIE L. VEST
417 SOUTHRIDGE LAKES PARKWAY
SOUTHLAKE, TX 76092
PHONE: (214) 534-9736

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR/DME
WATER SOURCE:	DENTON
SEWER SOURCE:	DENTON
SCHOOL DISTRICT:	DENTON ISD

LOT COUNT SUMMARY		
CLASSIFICATION:	COUNT:	ACRE:
TOWNHOME:	48	3.49
R7:	419	53.19
R6:	83	13.48
R4:	151	29.11
OPEN SPACE:	22	10.86
NEIGHBORHOOD PARK:	2	19.15
MIXED USE REGIONAL:	7	92.23
LIGHT INDUSTRIAL:	2	110.53
MULTIFAMILY:	1	22.77
VOTER CAMP LOTS:	2	10.00
MIXED USE NEIGHBORHOOD:	1	4.28
AMENITY CENTER/DOG PARK:	2	9.68
R.O.W.	1	162.64

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 25 LOT 1X, BLOCK 23 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X, BLOCK 63 LOT 1X, BLOCK 64 LOT 65X, BLOCK 66 LOT 67X, BLOCK 68 LOT 69X, BLOCK 70 LOT 71X.

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37

MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X

LIGHT INDUSTRIAL: BLOCK 2 LOT 17X, BLOCK 2 LOT 17X

PROPOSED AMENITY CENTER: BLOCK 2 LOT 7

PROPOSED GOLF PARK: BLOCK 2 LOT 17X

PROPOSED NEIGHBORHOOD PARK LAND: LOT: BLOCK 2 LOT 5

MULTIFAMILY: BLOCK 2 LOT 17X

WATER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

PRELIMINARY PLAT OF
COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF
DENTON, TEXAS

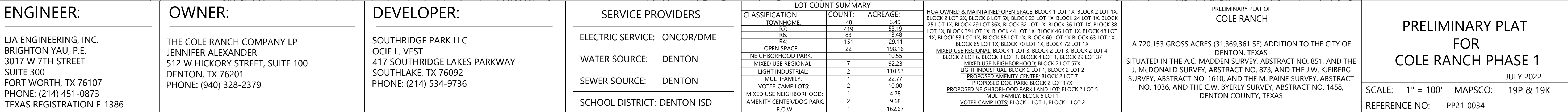
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J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEBERG
SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT
NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458,
DENTON COUNTY, TEXAS

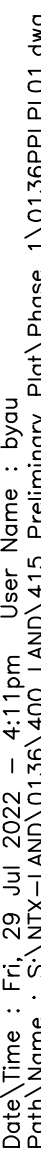
PRELIMINARY PLAT FOR COLE RANCH PHASE 1

JULY 2022

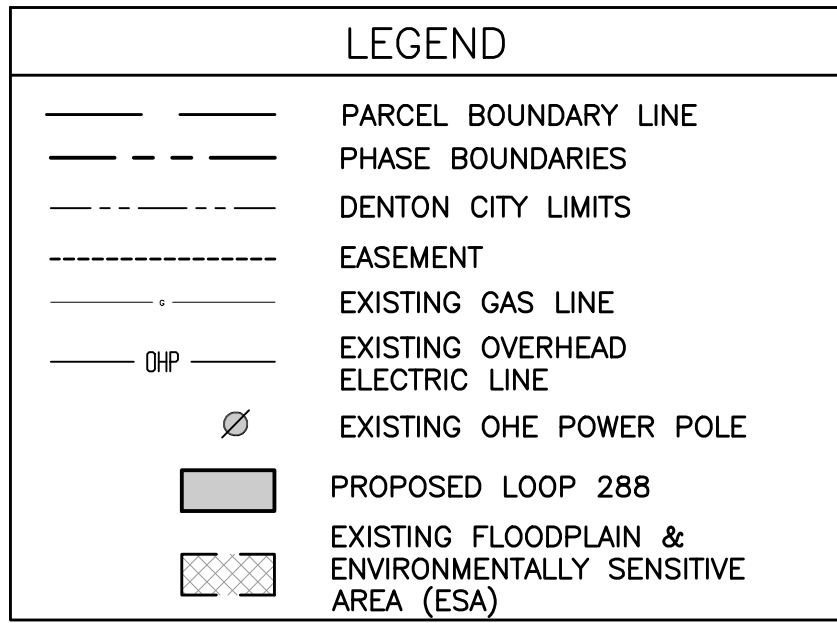
SCALE: 1" = 100'	MAPSCO: 19P & 19K
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REFERENCE NO: PP21-0034	
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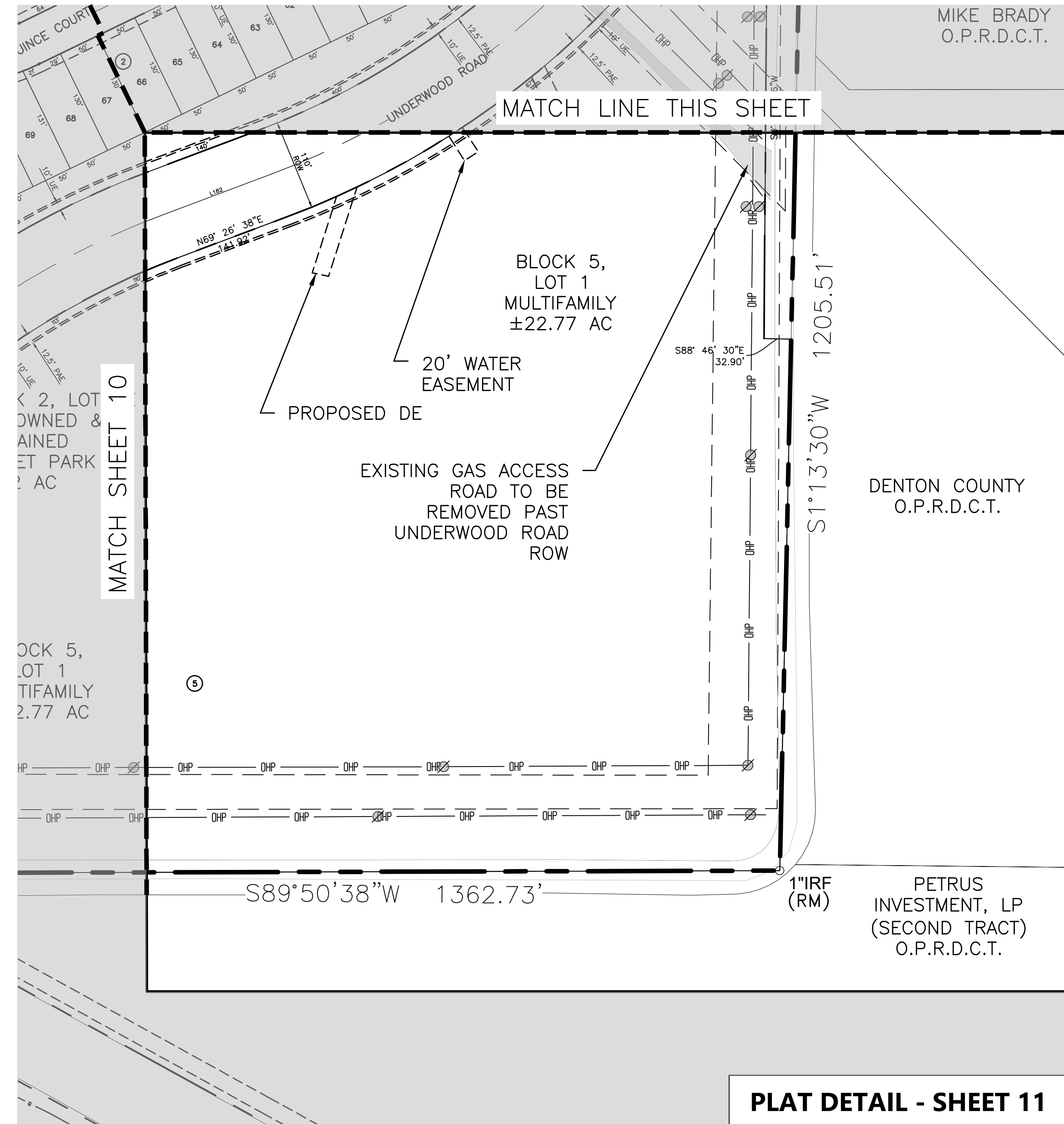
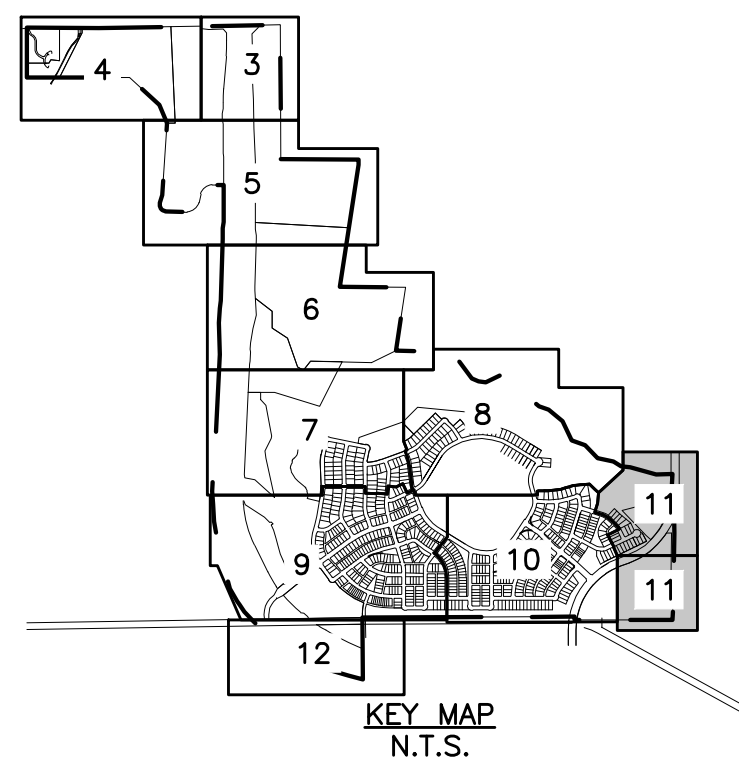




PROJECT NO. NT135-0136



ABBREVIATIONS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 5/6" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
 "L" SURVEYING OR
 "G" 1/2" IRON ROD WITH CAP STAMPED "GEER 4117"
 "RPLS 2010"
 "NP" 1/2" IRON ROD WITH CAP STAMPED "RPLS 2010"
 "F" 1/2" IRON ROD WITH CAP STAMPED "FNP FOUND
 COUNTY CLERK'S FILE NUMBER
 S.F. SQUARE FEET
 (CM) CONTROLLING MONUMENT
 (RM) RECORD MONUMENT
 CMF CORRUGATED METAL PIPE
 IRF IRON ROD FOUND
 DEW RIGHT-OF-WAY
 DR DRAINAGE EASEMENT
 UT UTILITY EASEMENT
 SS SANITARY SEWER
 X NO MONUMENT FOUND



LOT COUNT SUMMARY		
CLASSIFICATION:	COUNT:	ACREAGE:
TOWNHOME:	48	3.49
PT:	419	53.19
RE:	83	13.48
R4:	151	29.11
OPEN SPACE:	22	198.16
NEIGHBORHOOD PARK:	1	10.55
MIXED USE REGIONAL:	7	92.23
LIGHT INDUSTRIAL:	2	110.63
MULTIFAMILY:	1	22.77
VOTER CAMP LOTS:	2	10.00
MIXED USE NEIGHBORHOOD:	1	4.28
AMENITY CENTER/DOG PARK:	2	9.68
R.O.W.	1	162.67

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X,
BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X,
BLOCK 25 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38
LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X,
BLOCK 49 LOT 1X, BLOCK 50 LOT 1X, BLOCK 51 LOT 1X, BLOCK 65 LOT 1X, BLOCK 70
LOT 1X, BLOCK 75 LOT 1X, BLOCK 76 LOT 1X, BLOCK 77 LOT 1X, BLOCK 78 LOT 1X,
BLOCK 79 LOT 1X.

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4,
BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37

MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 5, BLOCK 2 LOT 57X,

LIGHT INDUSTRIAL: BLOCK 1 LOT 1, BLOCK 2 LOT 2A, BLOCK 2 LOT 2B

PROPOSED AMENITY CENTER: BLOCK 2 LOT 7

PROPOSED GOLF PARK: BLOCK 2 LOT 17X

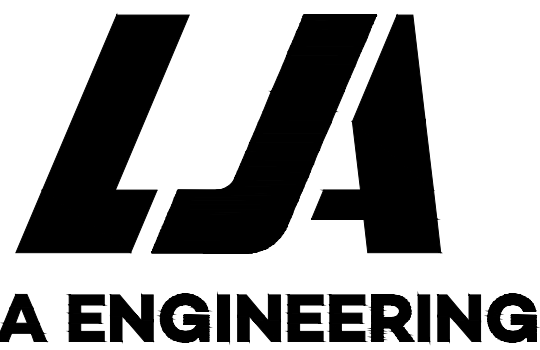
PROPOSED NEIGHBORHOOD PARK (LAND) LOT: BLOCK 2 LOT 5

MULTI-TRAIL: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF DENTON, TEXAS
SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

SCALE: 1" = 100'	MAPSCO: 19P & 19K
REFERENCE NO: PP21-0034	

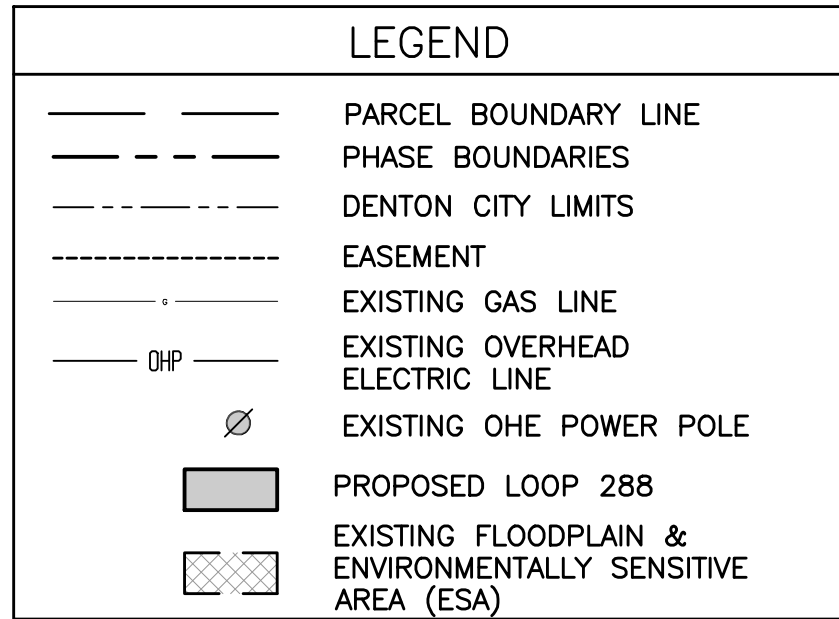


LJA ENGINEERING, INC.
BRIGHTON YAU, P.E.
3017 W 7TH STREET
SUITE 300
FORT WORTH, TX 76107
PHONE: (214) 451-0873
TEXAS REGISTRATION F-1386

THE COLE RANCH COMPANY LP
JENNIFER ALEXANDER
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

SOUTHRIDGE PARK LLC
OCIE L. VEST
417 SOUTHRIDGE LAKES PARKWAY
SOUTHLAKE, TX 76092
PHONE: (214) 534-9736

SCHOOL DISTRICT: DENTON ISD



ABBREVIATIONS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

516" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
"LJA SURVEYING" SET

● 1/2" IRON ROD WITH CAP STAMPED "GEER 4117" FOUND
"GEER" "RPLS 2010"

1/2" IRON ROD WITH CAP STAMPED "RPLS 2010" FOUND

"NP" 516" IRON ROD WITH CAP STAMPED "NP" FOUND

O.P.# COUNTY CLERK'S FILE NUMBER

S.F. SQUARE FEET

C.M. CONTROLLING MONUMENT

IRM RECORD MONUMENT

CMP CORRUGATED METAL PIPE

(RF) IRON ROD FOUND

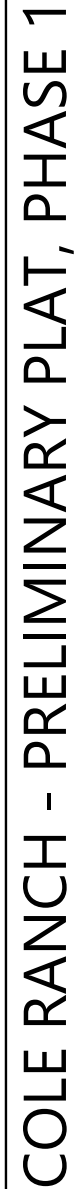
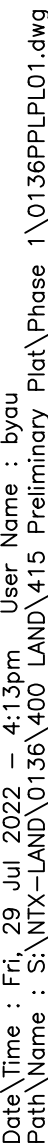
DEW RIGHT-OF-WAY

RD DRAINAGE EASEMENT

UE UTILITY EASEMENT

SS SANITARY SEWER

XX NO MONUMENT FOUND



SHEET 12 OF 44

Plot Title : File: 28_Jul_2022 - 414.dwg User: Nanna : bryan
Plot Name : S:\NTA-LAND\0136-400\LAND\015 Preliminary Plat\Phase 1\0136PLP103.dwg

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L50	225.31'	N19°05'42"W
L51	257.46'	N1°27'20"E
L52	269.02'	N1°21'27"W
L53	179.39'	N11°49'20"E
L54	590.00'	N78°23'44"W
L55	233.76'	S11°49'20"W
L56	325.88'	S1°21'27"E
L57	278.26'	S9°36'14"W
L58	125.11'	S15°07'16"W
L59	289.55'	S35°29'59"E
L60	501.80'	N53°37'09"E
L61	199.60'	N75°21'54"E
L62	126.68'	N70°46'41"E
L63	127.04'	S58°12'53"E
L64	291.83'	S0°00'00"E
L65	212.35'	S11°49'20"W
L66	303.35'	S1°21'27"E
L67	163.20'	S9°36'14"W
L68	260.22'	S33°24'44"E
L69	590.62'	S89°34'17"E

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L70	12.95'	S67°17'28"W
L71	102.97'	S53°37'09"W
L72	36.47'	N74°52'44"W
L73	54.89'	S9°08'46"E
L74	50.65'	S25°35'53"E
L75	298.67'	N53°37'09"E
L76	184.81'	N75°21'54"E
L77	107.24'	S20°33'31"E
L78	381.58'	S4°40'42"W
L79	705.06'	S16°29'42"E
L80	483.17'	S0°00'00"E
L81	299.50'	N89°58'33"E
L82	535.07'	N0°00'00"E
L83	434.70'	N38°22'17"E
L84	306.68'	S20°44'29"E
L85	72.45'	S20°33'31"E
L86	267.63'	S7°13'23"E
L87	323.82'	S20°44'29"E
L88	508.29'	S58°12'53"E
L89	257.06'	N31°45'10"E

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L90	32.20'	S89°37'34"E
L91	47.23'	N75°16'38"E
L92	383.53'	N69°26'29"E
L93	482.67'	N45°27'54"E
L94	143.16'	S44°32'06"E
L95	94.53'	S30°01'17"E
L96	31.93'	S85°19'18"E
L97	333.48'	N63°55'50"E
L98	442.87'	N31°45'10"E
L99	40.13'	N59°58'43"E
L100	442.04'	S58°14'50"E
L101	74.33'	S31°45'10"W
L102	65.33'	S31°45'10"W
L103	179.31'	S14°32'09"E
L104	85.25'	S32°59'16"W
L105	304.77'	S64°06'25"W
L106	199.60'	S75°21'54"W
L107	892.57'	S53°37'09"W
L108	234.89'	S50°58'59"W
L109	111.39'	S50°58'59"W

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L110	61.73'	S1°03'09"E
L111	306.13'	S41°17'45"E
L112	340.51'	N53°37'09"E
L113	194.65'	N75°21'54"E
L114	317.29'	S16°29'42"E
L115	78.44'	S16°29'42"E
L116	119.01'	N64°06'25"E
L117	306.13'	S41°17'45"E
L118	152.19'	S53°37'09"W
L119	148.81'	N0°00'00"E
L120	116.54'	S20°51'16"W
L121	344.07'	S0°32'55"E
L122	2.58'	S36°22'51"E
L123	197.59'	N90°00'00"E
L124	310.79'	N35°28'44"E
L125	161.67'	N90°00'00"E
L126	332.33'	N90°00'00"E
L127	13.73'	S36°22'51"E
L128	178.79'	N90°00'00"E
L129	303.27'	N11°40'15"E

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L130	272.81'	N89°59'40"E
L131	299.50'	N90°00'00"E
L132	355.00'	N0°00'00"E
L133	294.48'	S89°58'33"W
L134	312.86'	S0°00'00"E
L135	619.50'	N89°58'33"E
L136	291.76'	S0°00'00"E
L137	178.76'	N58°12'52"W
L138	300.00'	N90°00'00"W
L139	300.00'	N90°00'00"E
L140	315.32'	N90°00'00"E
L141	653.31'	S0°00'00"E
L142	300.00'	N89°58'33"E
L143	766.57'	N0°00'00"E
L144	49.30'	N0°01'27"W
L145	144.83'	N40°16'13"E
L146	135.10'	S40°11'25"W
L147	49.58'	S0°01'25"E
L148	33.50'	N0°01'27"W
L149	685.01'	N6°46'30"E

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L150	888.46'	N89°58'33"E
L151	44.21'	N18°15'47"E
L152	9.10'	N18°15'47"E
L153	251.27'	N36°46'32"E
L154	130.50'	N44°02'00"E
L155	190.57'	N0°00'00"E
L156	294.55'	S50°48'28"E
L157	173.34'	S47°16'30"E
L158	402.03'	S53°13'28"E
L159	116.70'	N33°30'09"E
L160	153.11'	S43°33'24"E
L161	302.50'	N36°46'32"E
L162	113.76'	N28°43'17"E
L163	266.62'	N17°21'57"E
L164	497.70'	N36°46'32"E
L165	308.79'	N17°21'57"E
L166	60.23'	N38°39'46"E
L167	427.76'	N17°21'57"E
L168	146.24'	N46°26'36"E
L169	164.00'	N19°36'40"E

TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L170	61.21'	N2°11'51"E
L171	318.20'	N45°58'00"W
L172	315.53'	N53°13'28"W
L173	153.11'	N43°33'24"W
L174	198.28'	N57°00'44"W
L175	254.30'	S72°38'03"E
L176	180.87'	S25°54'52"E
L177	143.48'	N25°54'52"W
L178	105.37'	N33°15'45"E
L179	344.83'	S48°46'54"E
L180	358.60'	S61°17'07"E
L181	454.86'	N64°05'08"E
L182	139.75'	N69°26'38"E
L183	558.40'	N0°00'00"E
L184	170.65'	N64°06'25"E
L185	325.26'	N0°00'00"E

LINE	BEARING	DISTANCE
L1	S0°08'18"W	69.75'
L2	S36°33'38"E	472.90'
L3	S65°06'43"E	100.00'
L4	S85°49'36"E	100.00'
L5	N65°44'47"E	290.00'
L6	S56°52'40"E	130.00'
L7	S22°59'43"E	150.00'
L8	S51°30'29"E	400.00'
L9	S71°13'17"E	135.00'
L10	S50°31'14"E	250.00'
L11	S25°12'45"E	300.00'
L12	S70°50'29"E	200.00'
L13	S44°53'55"E	250.00'
L14	S77°10'41"E	225.00'
L15	S59°01'20"E	125.00'
L16	S85°04'17"E	125.00'
L17	S73°39'06"E	375.00'
L18	N87°31'07"E	225.85'
L19	S2°19'53"W	247.64'
L20	S5°32'49"W	119.69'
L21	N89°05'19"E	44.80'
L22	S0°57'06"E	417.47'
L23	N0°13'43"W	45.00'
L24	N70°54'58"W	22.86'
L25	N75°36'39"W	66.43'
L26	N71°07'19"W	293.27'
L27	N61°50'03"W	262.31'
L28	N40°48'09"W	43.15'
L29	N43°30'19"W	272.28'
L30	N33°51'15"W	59.83'
L31	N30°10'28"W	197.93'
L32	N1°34'44"W	106.84'
L33	N11°49'45"W	327.04'
L34	N3°52'02"W	179.06'
L35	N2°35'34"E	136.15'
L36	N1°54'10"E	81.58'
L37	N1°04'04"W	441.86'
L38	N2°35'34"E	197.86'
L39	N8°24'49"E	110.54'
L40	N0°00'00"W	157.08'
L41	N11°18'36"E	86.68'
L42	N0°00'00"W	513.73'
L43	S89°15'55"W	160.45'
L44	S10°26'55"W	124.10'
L45	N86°58'15"W	302.68'
L46	N16°24'28"E	108.95'
L47	N23°08'29"W	277.76'
L48	N47°41'18"W	559.44'
L49	N0°00'00"W	697.39'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°12'56"	640.00'	S3°56'21"W	35.91'	35.92'
C2	9°30'10"	2490.00'	N73°47'07"W	412.51'	412.98'
C3	21°30'39"	1522.00'	N51°33'28"W	568.06'	571.41'
C4	2°37'09"	2562.00'	N35°09'49"W	117.11'	117.12'
C5	10°44'23"	1522.00'	N17°11'56"W	284.87'	285.29'
C6	11°06'55"	2490.00'	N6°16'17"W	482.30'	483.06'
C7	64°51'06"	187.67'	S51°57'34"W	201.26'	212.42'
C8	66°58'51"	192.39'	S51°33'51"W	212.32'	224.91'
C9	102°13'03"	90.19'	N33°31'52"W	140.39'	160.90'

CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C—L
C10	20°33'02"	250.00'	89.67'	N8°49'11"W	89.19'
C11	2°48'47"	1450.00'	71.19'	N0°02'56"E	71.18'
C12	13°10'47"	300.00'	69.01'	N5°13'57"E	68.86'
C13	13°10'47"	400.00'	92.01'	S5°13'57"W	91.81'
C14	10°57'41"	850.00'	162.62'	S4°07'24"W	162.37'
C15	5°31'02"	1200.00'	115.55'	S12°21'45"W	115.51'
C16	50°37'15"	500.00'	441.75'	S10°11'21"E	427.52'
C17	21°44'45"	895.00'	339.68'	N64°29'32"E	337.65'
C18	4°35'13"	1055.00'	84.46'	N73°04'18"E	84.44'
C19	62°46'52"	77.50'	84.92'	S77°49'53"E	80.73'
C20	10°02'15"	828.95'	145.22'	S53°06'19"E	145.03'
C21	58°12'53"	400.00'	406.42'	S29°06'27"E	389.16'
C22	13°10'47"	300.00'	69.01'	S5°13'57"W	68.86'
C23	10°57'41"	1145.00'	219.05'	S4°07'24"W	218.72'
C24	43°00'59"	200.00'	150.16'	S11°54'15"E	146.65'
C25	13°40'18"	300.00'	71.58'	S60°27'19"W	71.42'
C26	51°30'07"	200.00'	179.78'	S79°22'13"W	173.78'
C27	23°16'43"	100.00'	40.63'	S2°29'36"W	40.35'
C28	38°29'27"	349.97'	235.11'	S5°06'43"E	230.71'
C29	4°07'53"	1355.00'	97.70'	N55°41'06"E	97.68'

CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C—L
C30	13°09'16"	1355.00'	311.09'	N64°19'40"E	310.41'
C31	4°27'36"	1355.00'	105.48'	N73°08'06"E	105.45'
C32	25°14'13"	200.00'	88.09'	S7°56'24"E	87.38'
C33	21°10'24"	500.00'	184.77'	S5°54'30"E	183.72'
C34	16°29'42"	500.00'	143.95'	S8°14'51"E	143.45'
C35	38°22'17"	200.00'	133.94'	N19°11'08"E	131.45'
C36	13°20'08"	500.00'	116.37'	S13°53'27"E	116.11'
C37	13°31'06"	250.00'	58.99'	S13°58'56"E	58.85'
C38	37°28'24"	500.00'	327.02'	S39°28'41"E	321.22'
C39	90°01'57"	500.00'	785.68'	N76°46'08"E	707.31'
C40	15°05'47"	500.00'	131.74'	N82°49'32"E	131.36'
C41	5°50'09"	300.00'	30.56'	N72°21'34"E	30.54'
C42	23°58'35"	472.50'	197.73'	N57°27'12"E	196.29'
C43	14°30'50"	500.00'	126.66'	S37°16'41"E	126.32'
C44	30°34'17"	150.00'	80.04'	N79°23'34"E	79.09'
C45	32°10'40"	250.00'	140.40'	N47°50'30"E	138.56'
C46	28°13'33"	372.50'	183.51'	N45°51'57"E	181.66'
C47	61°46'27"	800.00'	862.53'	S89°08'03"E	821.36'
C48	46°17'19"	250.00'	201.97'	S8°36'31"W	196.52'
C49	31°08'34"	250.00'	135.89'	S1°02'08"W	134.22'

CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L
C50	16°22'51"	472.50'	135.09'	S24°47'51"W	134.63'
C51	11°15'29"	750.00'	147.37'	S69°44'10"W	147.13'
C52	21°44'45"	1200.00'	455.44'	S64°29'32"W	452.71'
C53	2°38'10"	1000.00'	46.01'	S52°18'04"W	46.01'
C54	52°02'08"	300.00'	272.46'	S24°57'55"W	263.19'
C55	21°44'45"	1047.50'	397.56'	N64°29'32"E	395.18'
C56	23°54'30"	950.00'	396.42'	S57°15'42"E	393.55'
C57	23°39'19"	950.00'	392.22'	S81°02'37"E	389.44'
C58	21°24'11"	480.00'	179.31'	S10°09'11"W	178.27'
C59	53°37'09"	800.00'	748.67'	S63°11'25"E	721.64'
C60	19°33'13"	650.00'	221.83'	N45°55'47"W	220.75'
C61	65°08'12"	200.00'	227.37'	N71°49'06"E	215.32'
C62	14°23'12"	350.00'	87.88'	S82°48'24"E	87.65'
C63	53°37'09"	500.00'	467.92'	S63°11'25"E	451.03'
C64	54°55'02"	550.00'	527.17'	S27°27'31"E	507.22'
C65	39°50'14"	592.83'	412.19'	N39°09'46"W	403.94'
C66	17°18'04"	500.00'	150.98'	S39°02'07"E	150.41'
C67	40°13'45"	662.50'	465.16'	N20°09'20"E	455.67'
C68	26°24'19"	515.00'	237.34'	S27°04'10"W	235.25'
C69	14°27'24"	490.90'	123.86'	S6°58'44"W	123.53'

Path \\Name : C:\NT-J\LAND\0136 400 LAND\415 Preliminary Plat\Phase 1\0136PLP103.dwg
 Plot Title : Fri, 28 Jul 2022 - 4:44pm User: Naira : baya
 Plot Name : C:\NT-J\LAND\0136 400 LAND\415 Preliminary Plat\Phase 1\0136PLP103.dwg

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 2 LOT 8*	9,005 SF	0.21 AC
BLOCK 2 LOT 9*	9,120 SF	0.21 AC
BLOCK 2 LOT 10*	8,267 SF	0.19 AC
BLOCK 2 LOT 11*	7,800 SF	0.18 AC
BLOCK 2 LOT 12*	7,800 SF	0.18 AC
BLOCK 2 LOT 13*	7,800 SF	0.18 AC
BLOCK 2 LOT 14*	7,800 SF	0.18 AC
BLOCK 2 LOT 15*	7,800 SF	0.18 AC
BLOCK 2 LOT 16*	7,800 SF	0.18 AC
BLOCK 2 LOT 17*	7,710 SF	0.18 AC
BLOCK 2 LOT 18*	8,495 SF	0.20 AC
BLOCK 2 LOT 19*	8,448 SF	0.19 AC
BLOCK 2 LOT 20*	13,208 SF	0.30 AC
BLOCK 2 LOT 21*	10,305 SF	0.24 AC
BLOCK 2 LOT 22*	8,214 SF	0.19 AC
BLOCK 2 LOT 23*	8,214 SF	0.19 AC
BLOCK 2 LOT 24*	8,214 SF	0.19 AC
BLOCK 2 LOT 25*	8,214 SF	0.19 AC
BLOCK 2 LOT 26*	8,214 SF	0.19 AC
BLOCK 2 LOT 27*	8,214 SF	0.19 AC
BLOCK 2 LOT 28*	8,214 SF	0.19 AC
BLOCK 2 LOT 29*	8,214 SF	0.19 AC
BLOCK 2 LOT 30*	8,214 SF	0.19 AC
BLOCK 2 LOT 31*	7,955 SF	0.18 AC
BLOCK 2 LOT 32*	7,800 SF	0.18 AC
BLOCK 2 LOT 33*	7,800 SF	0.18 AC
BLOCK 2 LOT 34*	7,800 SF	0.18 AC
BLOCK 2 LOT 35*	7,800 SF	0.18 AC
BLOCK 2 LOT 36*	7,800 SF	0.18 AC
BLOCK 2 LOT 37*	7,697 SF	0.18 AC
BLOCK 2 LOT 38*	6,752 SF	0.16 AC
BLOCK 2 LOT 39*	8,513 SF	0.20 AC
BLOCK 2 LOT 40*	7,662 SF	0.18 AC
BLOCK 2 LOT 41*	7,662 SF	0.18 AC
BLOCK 2 LOT 42*	7,662 SF	0.18 AC
BLOCK 2 LOT 43*	7,905 SF	0.18 AC
BLOCK 2 LOT 44*	9,207 SF	0.21 AC
BLOCK 2 LOT 45*	8,569 SF	0.20 AC
BLOCK 2 LOT 46*	8,569 SF	0.20 AC
BLOCK 2 LOT 47*	8,569 SF	0.20 AC
BLOCK 2 LOT 48*	8,678 SF	0.20 AC
BLOCK 2 LOT 49*	8,195 SF	0.19 AC
BLOCK 2 LOT 50*	6,070 SF	0.14 AC
BLOCK 2 LOT 51*	7,582 SF	0.17 AC
BLOCK 2 LOT 52*	7,582 SF	0.17 AC
BLOCK 2 LOT 53*	7,582 SF	0.17 AC
BLOCK 2 LOT 54*	7,053 SF	0.16 AC
BLOCK 2 LOT 55*	8,151 SF	0.19 AC
BLOCK 2 LOT 56*	6,834 SF	0.16 AC
BLOCK 2 LOT 57*	6,207 SF	0.14 AC
BLOCK 2 LOT 58*	6,373 SF	0.15 AC
BLOCK 2 LOT 59*	5,224 SF	0.12 AC
BLOCK 2 LOT 60*	6,235 SF	0.14 AC
BLOCK 2 LOT 61*	6,500 SF	0.15 AC
BLOCK 2 LOT 62*	6,500 SF	0.15 AC
BLOCK 2 LOT 63*	6,500 SF	0.15 AC
BLOCK 2 LOT 64*	6,500 SF	0.15 AC
BLOCK 2 LOT 65*	6,500 SF	0.15 AC
BLOCK 2 LOT 66*	6,500 SF	0.15 AC
BLOCK 2 LOT 67*	6,500 SF	0.15 AC
BLOCK 2 LOT 68*	6,507 SF	0.15 AC
BLOCK 2 LOT 69*	6,763 SF	0.16 AC
BLOCK 2 LOT 70*	7,353 SF	0.17 AC
BLOCK 2 LOT 71*	11,164 SF	0.26 AC
BLOCK 2 LOT 72*	3,383 SF	0.08 AC
BLOCK 2 LOT 73*	3,104 SF	0.07 AC
BLOCK 2 LOT 74*	3,246 SF	0.07 AC
BLOCK 2 LOT 75*	2,750 SF	0.06 AC
BLOCK 2 LOT 76*	2,750 SF	0.06 AC
BLOCK 2 LOT 77*	2,750 SF	0.06 AC
BLOCK 2 LOT 78*	2,750 SF	0.06 AC
BLOCK 2 LOT 79*	2,750 SF	0.06 AC
BLOCK 2 LOT 80*	4,156 SF	0.10 AC
BLOCK 6 LOT 1	9,900 SF	0.23 AC
BLOCK 6 LOT 2	7,823 SF	0.18 AC
BLOCK 6 LOT 3	7,911 SF	0.18 AC
BLOCK 6 LOT 4	8,817 SF	0.20 AC
BLOCK 6 LOT 6	7,200 SF	0.17 AC
BLOCK 6 LOT 7	7,200 SF	0.17 AC
BLOCK 6 LOT 8	7,200 SF	0.17 AC
BLOCK 6 LOT 9	7,977 SF	0.18 AC
BLOCK 6 LOT 10	8,429 SF	0.19 AC
BLOCK 6 LOT 11	7,200 SF	0.17 AC
BLOCK 6 LOT 12	7,200 SF	0.17 AC
BLOCK 6 LOT 13	7,200 SF	0.17 AC
BLOCK 6 LOT 14	7,201 SF	0.17 AC
BLOCK 6 LOT 15	8,382 SF	0.19 AC
BLOCK 6 LOT 16	7,200 SF	0.17 AC
BLOCK 6 LOT 17	7,200 SF	0.17 AC
BLOCK 6 LOT 18	8,375 SF	0.19 AC

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 7 LOT 1	9,981 SF	0.23 AC
BLOCK 7 LOT 2	7,200 SF	0.17 AC
BLOCK 7 LOT 3	7,880 SF	0.18 AC
BLOCK 7 LOT 4	7,900 SF	0.18 AC
BLOCK 7 LOT 5	7,200 SF	0.17 AC
BLOCK 7 LOT 6	7,200 SF	0.17 AC
BLOCK 7 LOT 7	7,200 SF	0.17 AC
BLOCK 7 LOT 8	9,657 SF	0.22 AC
BLOCK 7 LOT 9	8,429 SF	0.19 AC
BLOCK 7 LOT 10	7,200 SF	0.17 AC
BLOCK 7 LOT 11	7,200 SF	0.17 AC
BLOCK 7 LOT 12	7,200 SF	0.17 AC
BLOCK 7 LOT 13	7,714 SF	0.18 AC
BLOCK 7 LOT 14	7,291 SF	0.17 AC
BLOCK 7 LOT 15	7,800 SF	0.18 AC
BLOCK 7 LOT 16	8,633 SF	0.20 AC
BLOCK 8 LOT 1	12,050 SF	0.28 AC
BLOCK 8 LOT 2	8,212 SF	0.19 AC
BLOCK 8 LOT 3	7,784 SF	0.18 AC
BLOCK 8 LOT 4	7,826 SF	0.18 AC
BLOCK 8 LOT 5	7,624 SF	0.18 AC
BLOCK 8 LOT 6	7,428 SF	0.17 AC
BLOCK 8 LOT 7	7,375 SF	0.17 AC
BLOCK 8 LOT 8	9,234 SF	0.21 AC
BLOCK 8 LOT 9	8,213 SF	0.19 AC
BLOCK 8 LOT 10*	9,889 SF	0.23 AC
BLOCK 8 LOT 11*	6,452 SF	0.15 AC
BLOCK 8 LOT 12*	6,422 SF	0.15 AC
BLOCK 8 LOT 13*	6,000 SF	0.14 AC
BLOCK 8 LOT 14*	6,000 SF	0.14 AC
BLOCK 8 LOT 15*	6,000 SF	0.14 AC
BLOCK 8 LOT 16*	6,000 SF	0.14 AC
BLOCK 8 LOT 17*	6,037 SF	0.14 AC
BLOCK 8 LOT 18*	6,181 SF	0.14 AC
BLOCK 8 LOT 19*	11,588 SF	0.27 AC
BLOCK 8 LOT 20*	9,383 SF	0.22 AC
BLOCK 8 LOT 21	6,194 SF	0.14 AC
BLOCK 8 LOT 22	6,441 SF	0.15 AC
BLOCK 8 LOT 23	9,500 SF	0.22 AC
BLOCK 9 LOT 1*	8,461 SF	0.19 AC
BLOCK 9 LOT 2*	6,635 SF	0.15 AC
BLOCK 9 LOT 3*	6,472 SF	0.15 AC
BLOCK 9 LOT 4*	9,889 SF	0.22 AC
BLOCK 9 LOT 5*	11,617 SF	0.27 AC
BLOCK 9 LOT 6*	6,750 SF	0.15 AC
BLOCK 9 LOT 7*	6,000 SF	0.14 AC
BLOCK 9 LOT 8*	5,985 SF	0.14 AC
BLOCK 9 LOT 9*	8,243 SF	0.19 AC
BLOCK 9 LOT 10*	7,303 SF	0.17 AC
BLOCK 9 LOT 11*	6,773 SF	0.16 AC
BLOCK 9 LOT 12*	6,474 SF	0.15 AC
BLOCK 9 LOT 13*	6,175 SF	0.14 AC
BLOCK 9 LOT 14*	6,827 SF	0.16 AC
BLOCK 9 LOT 15*	8,559 SF	0.20 AC
BLOCK 9 LOT 16*	6,000 SF	0.14 AC
BLOCK 9 LOT 17*	6,000 SF	0.14 AC
BLOCK 9 LOT 18*	8,998 SF	0.21 AC
BLOCK 10 LOT 1*	11,010 SF	0.25 AC
BLOCK 10 LOT 2*	7,726 SF	0.18 AC
BLOCK 10 LOT 3*	7,440 SF	0.17 AC
BLOCK 10 LOT 4*	7,200 SF	0.17 AC
BLOCK 10 LOT 5*	7,200 SF	0.17 AC
BLOCK 10 LOT 6*	14,853 SF	0.34 AC
BLOCK 10 LOT 7*	20,446 SF	0.47 AC
BLOCK 10 LOT 8*	9,303 SF	0.21 AC
BLOCK 10 LOT 9*	8,720 SF	0.20 AC
BLOCK 10 LOT 10*	8,137 SF	0.19 AC
BLOCK 10 LOT 11*	7,923 SF	0.18 AC
BLOCK 10 LOT 12*	7,866 SF	0.18 AC
BLOCK 10 LOT 13*	7,719 SF	0.18 AC
BLOCK 10 LOT 14*	7,867 SF	0.18 AC
BLOCK 10 LOT 15*	7,813 SF	0.18 AC
BLOCK 10 LOT 16*	11,577 SF	0.27 AC
BLOCK 10 LOT 17*	9,816 SF	0.23 AC
BLOCK 10 LOT 18*	8,134 SF	0.19 AC
BLOCK 10 LOT 19*	7,831 SF	0.18 AC
BLOCK 10 LOT 20*	7,527 SF	0.17 AC
BLOCK 10 LOT 21*	7,284 SF	0.17 AC
BLOCK 10 LOT 22*	7,480 SF	0.17 AC
BLOCK 10 LOT 23*	7,764 SF	0.18 AC
BLOCK 10 LOT 24*	8,476 SF	0.19 AC
BLOCK 10 LOT 25*	13,824 SF	0.32 AC
BLOCK 11 LOT 1	11,409 SF	0.26 AC
BLOCK 11 LOT 2	7,403 SF	0.17 AC
BLOCK 11 LOT 3	7,200 SF	0.17 AC
BLOCK 11 LOT 4	7,200 SF	0.17 AC
BLOCK 11 LOT 5	7,200 SF	0.17 AC
BLOCK 11 LOT 6	7,200 SF	0.17 AC
BLOCK 11 LOT 7	7,383 SF	0.17 AC
BLOCK 11 LOT 8	13,560 SF	0.31 AC

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 11 LOT 9	14,195 SF	0.33 AC
BLOCK 11 LOT 10	7,260 SF	0.17 AC
BLOCK 11 LOT 11	7,200 SF	0.17 AC
BLOCK 11 LOT 12	7,200 SF	0.17 AC
BLOCK 11 LOT 13	7,076 SF	0.16 AC
BLOCK 11 LOT 14	6,938 SF	0.16 AC
BLOCK 11 LOT 15	8,230 SF	0.19 AC
BLOCK 12 LOT 1	8,624 SF	0.20 AC
BLOCK 12 LOT 2	6,974 SF	0.16 AC
BLOCK 12 LOT 3	6,999 SF	0.16 AC
BLOCK 12 LOT 4	7,200 SF	0.17 AC
BLOCK 12 LOT 5	7,236 SF	0.17 AC
BLOCK 12 LOT 6	9,991 SF	0.23 AC
BLOCK 12 LOT 7	9,291 SF	0.21 AC
BLOCK 12 LOT 8	7,846 SF	0.18 AC
BLOCK 12 LOT 9	10,232 SF	0.23 AC
BLOCK 12 LOT 10	11,574 SF	0.27 AC
BLOCK 12 LOT 11	9,403 SF	0.22 AC
BLOCK 12 LOT 12	8,026 SF	0.18 AC
BLOCK 12 LOT 13	7,427 SF	0.17 AC
BLOCK 12 LOT 14	7,067 SF	0.16 AC
BLOCK 12 LOT 15	8,483 SF	0.19 AC
BLOCK 13 LOT 1	7,056 SF	0.16 AC
BLOCK 13 LOT 2	6,008 SF	0.14 AC
BLOCK 13 LOT 3	6,008 SF	0.14 AC
BLOCK 13 LOT 4	6,008 SF	0.14 AC
BLOCK 13 LOT 5	6,008 SF	0.14 AC
BLOCK 13 LOT 6	8,158 SF	0.19 AC
BLOCK 14 LOT 1	8,466 SF	0.19 AC
BLOCK 14 LOT 2	5,361 SF	0.12 AC
BLOCK 14 LOT 3	4,694 SF	0.11 AC
BLOCK 14 LOT 4	4,309 SF	0.10 AC
BLOCK 14 LOT 5	4,401 SF	0.10 AC
BLOCK 14 LOT 6	6,065 SF	0.14 AC
BLOCK 15 LOT 1	7,083 SF	0.16 AC
BLOCK 15 LOT 2	5,500 SF	0.13 AC
BLOCK 15 LOT 3	5,500 SF	0.13 AC
BLOCK 15 LOT 4	5,500 SF	0.13 AC
BLOCK 15 LOT 5	5,500 SF	0.13 AC
BLOCK 15 LOT 6	5,500 SF	0.13 AC
BLOCK 15 LOT 7	6,726 SF	0.15 AC
BLOCK 16 LOT 1	7,285 SF	0.17 AC
BLOCK 16 LOT 2	5,654 SF	0.13 AC
BLOCK 16 LOT 3	5,654 SF	0.13 AC
BLOCK 16 LOT 4	7,260 SF	0.17 AC
BLOCK 17 LOT 1	7,210 SF	0.17 AC
BLOCK 17 LOT 2	5,515 SF	0.13 AC
BLOCK 17 LOT 3	5,500 SF	0.13 AC
BLOCK 17 LOT 4*	6,855 SF	0.16 AC
BLOCK 18 LOT 1*	6,090 SF	0.14 AC
BLOCK 18 LOT 2*	4,646 SF	0.07 AC
BLOCK 18 LOT 3*	4,492 SF	0.10 AC
BLOCK 18 LOT 4*	4,400 SF	0.10 AC
BLOCK 18 LOT 5*	4,400 SF	0.10 AC
BLOCK 18 LOT 6*	5,017 SF	0.12 AC
BLOCK 19 LOT 1*	8,617 SF	0.20 AC
BLOCK 19 LOT 2*	5,353 SF	0.12 AC
BLOCK 19 LOT 3*	4,503 SF	0.10 AC
BLOCK 19 LOT 4*	7,726 SF	0.18 AC
BLOCK 19 LOT 5*	5,186 SF	0.12 AC
BLOCK 20 LOT 1*	7,175 SF	0.16 AC
BLOCK 20 LOT 2*	5,510 SF	0.13 AC
BLOCK 20 LOT 3*	5,510 SF	0.13 AC
BLOCK 20 LOT 4*	8,470 SF	0.19 AC
BLOCK 21 LOT 1*	7,210 SF	0.17 AC
BLOCK 21 LOT 2*	5,787 SF	0.13 AC
BLOCK 21 LOT 3*	5,861 SF	0.13 AC
BLOCK 21 LOT 4*	5,898 SF	0.14 AC
BLOCK 21 LOT 5*	5,900 SF	0.14 AC
BLOCK 21 LOT 6*	5,865 SF	0.13 AC
BLOCK 21 LOT 7*	5,802 SF	0.13 AC
BLOCK 21 LOT 8*	5,608 SF	0.13 AC
BLOCK 21 LOT 9*	6,493 SF	0.15 AC
BLOCK 22 LOT 1*	7,252 SF	0.17 AC
BLOCK 22 LOT 2*	7,923 SF	0.18 AC
BLOCK 22 LOT 3*	8,312 SF	0.19 AC
BLOCK 22 LOT 4*	6,026 SF	0.14 AC
BLOCK 22 LOT 5*	4,192 SF	0.10 AC
BLOCK 22 LOT 6*	4,769 SF	0.11 AC
BLOCK 22 LOT 7*	5,028 SF	0.12 AC
BLOCK 22 LOT 8*	4,642 SF	0.11 AC
BLOCK 22 LOT 9*	4,600 SF	0.11 AC
BLOCK 22 LOT 10*	5,725 SF	0.13 AC
BLOCK 23 LOT 1*	6,310 SF	0.14 AC
BLOCK 23 LOT 2*	6,200 SF	0.14 AC
BLOCK 23 LOT 3*	6,200 SF	0.14 AC
BLOCK 23 LOT 4*	6,200 SF	0.14 AC
BLOCK 23 LOT 5*	5,801 SF	0.13 AC
BLOCK 23 LOT 6*	4,400 SF	0.10 AC
BLOCK 23 LOT 7*	5,864 SF	0.13 AC

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 24 LOT 1	7,217 SF	0.17 AC
BLOCK 24 LOT 2	5,500 SF	0.13 AC
BLOCK 24 LOT 3	5,500 SF	0.13 AC
BLOCK 24 LOT 4	5,500 SF	0.13 AC
BLOCK 24 LOT 5	5,500 SF	0.13 AC
BLOCK 24 LOT 6	5,500 SF	0.13 AC
BLOCK 24 LOT 7	5,655 SF	0.13 AC
BLOCK 24 LOT 8	5,732 SF	0.13 AC
BLOCK 24 LOT 9	5,732 SF	0.13 AC
BLOCK 24 LOT 10	5,732 SF	0.13 AC
BLOCK 24 LOT 11	5,732 SF	0.13 AC
BLOCK 24 LOT 12	5,732 SF	0.13 AC
BLOCK 24 LOT 13	5,732 SF	0.13 AC
BLOCK 24 LOT 14	5,732 SF	0.13 AC
BLOCK 24 LOT 15	5,601 SF	0.13 AC
BLOCK 24 LOT 16	5,500 SF	0.13 AC
BLOCK 24 LOT 17*	7,150 SF	0.16 AC
BLOCK 25 LOT 1	6,111 SF	0.14 AC
BLOCK 25 LOT 2	4,600 SF	0.11 AC
BLOCK 25 LOT 3	4,600 SF	0.11 AC
BLOCK 25 LOT 4	4,600 SF	0.11 AC
BLOCK 25 LOT 5	4,600 SF	0.11 AC
BLOCK 25 LOT 6	4,600 SF	0.11 AC
BLOCK 25 LOT 7	4,600 SF	0.11 AC
BLOCK 25 LOT 8	4,656 SF	0.11 AC
BLOCK 25 LOT 9	4,783 SF	0.11 AC
BLOCK 25 LOT 10	4,783 SF	0.11 AC
BLOCK 25 LOT 11	4,783 SF	0.11 AC
BLOCK 25 LOT 12	4,783 SF	0.11 AC
BLOCK 25 LOT 13	4,783 SF	0.11 AC
BLOCK 25 LOT 14	4,783 SF	0.11 AC
BLOCK 25 LOT 15	4,783 SF	0.11 AC
BLOCK 25 LOT 16	4,783 SF	0.11 AC
BLOCK 25 LOT 17	4,717 SF	0.11 AC
BLOCK 25 LOT 18	4,600 SF	0.11 AC
BLOCK 25 LOT 19	4,600 SF	0.11 AC
BLOCK 25 LOT 20	6,095 SF	0.14 AC
BLOCK 26 LOT 1	7,026 SF	0.16 AC
BLOCK 26 LOT 2	5,920 SF	0.14 AC
BLOCK 26 LOT 3	6,173 SF	0.14 AC
BLOCK 26 LOT 4	10,301 SF	0.24 AC
BLOCK 27 LOT 1	4,336 SF	0.10 AC
BLOCK 27 LOT 2	4,400 SF	0.10 AC
BLOCK 27 LOT 3	6,342 SF	0.15 AC
BLOCK 28 LOT 1*	6,423 SF	0.15 AC
BLOCK 28 LOT 2*	2,854 SF	0.07 AC
BLOCK 28 LOT 3*	2,854 SF	0.07 AC
BLOCK 28 LOT 4*	2,854 SF	0.07 AC
BLOCK 28 LOT 5*	2,854 SF	0.07 AC
BLOCK 28 LOT 6*	2,854 SF	0.07 AC
BLOCK 28 LOT 7*	2,854 SF	0.07 AC
BLOCK 28 LOT 8*	2,854 SF	0.07 AC
BLOCK 28 LOT 9*	2,854 SF	0.07 AC
BLOCK 28 LOT 10*	5,715 SF	0.13 AC
BLOCK 29 LOT 1*	5,888 SF	0.14 AC
BLOCK 29 LOT 2*	4,392 SF	0.10 AC
BLOCK 29 LOT 3*	4,219 SF	0.10 AC
BLOCK 29 LOT 4*	11,399 SF	0.26 AC
BLOCK 29 LOT 5*	6,748 SF	0.15 AC
BLOCK 29 LOT 6*	6,748 SF	0.15 AC
BLOCK 29 LOT 7*	6,748 SF	0.15 AC
BLOCK 29 LOT 8*	6,748 SF	0.15 AC
BLOCK 29 LOT 9*	6,748 SF	0.15 AC
BLOCK 29 LOT 10	6,748 SF	0.15 AC
BLOCK 29 LOT 11	6,748 SF	0.15 AC
BLOCK 29 LOT 12	6,748 SF	0.15 AC
BLOCK 29 LOT 13	10,794 SF	0.25 AC
BLOCK 29 LOT 14	8,835 SF	0.20 AC
BLOCK 29 LOT 15	6,728 SF	0.15 AC
BLOCK 29 LOT 16	6,728 SF	0.15 AC
BLOCK 29 LOT 17	6,728 SF	0.15 AC
BLOCK 29 LOT 18	6,728 SF	0.15 AC
BLOCK 29 LOT 19	6,728 SF	0.15 AC
BLOCK 29 LOT 20	6,728 SF	0.15 AC
BLOCK 29 LOT 21	6,728 SF	0.15 AC
BLOCK 29 LOT 22	6,728 SF	0.15 AC
BLOCK 29 LOT 23	6,728 SF	0.15 AC
BLOCK 29 LOT 24	6,728 SF	0.15 AC
BLOCK 29 LOT 25	6,728 SF	0.15 AC
BLOCK 29 LOT 26	6,728 SF	0.15 AC
BLOCK 29 LOT 27	6,728 SF	0.15 AC
BLOCK 29 LOT 28	6,728 SF	0.15 AC
BLOCK 29 LOT 29	6,728 SF	0.15 AC
BLOCK 29 LOT 30	6,647 SF	0.15 AC
BLOCK 29 LOT 31	7,065 SF	0.16 AC
BLOCK 29 LOT 32*	7,109 SF	0.16 AC
BLOCK 29 LOT 33*	6,993 SF	0.16 AC
BLOCK 29 LOT 34*	7,609 SF	0.17 AC
BLOCK 29 LOT 35*	6,500 SF	0.15 AC
BLOCK 29 LOT 36*	8,818 SF	0.20 AC

