

= 62.158 ACRE TRACT  
 = 54.050 ACRE PARCEL  
 TO BE ANNEXED.



**NOTES-MORGANS POINT:**

1. MINIMUM LOT SIZE WITH SEPTIC (BELL COUNTY): 22,000 SF
2. MINIMUM LOT WIDTH IS 85'
3. DEPTH TO WIDTH RATIO CANNOT EXCEED 3:1
4. LOTS ADJACENT TO ROW MUST HAVE 10' EXTRA
5. LOTS WITH REAR YARD FACING ARTERIAL ROADS MUST BE A MINIMUM OF 130' DEEP.
6. INTERNATIONAL FIRE CODE - HAMMERHEADS CANNOT EXCEED 150' WITHOUT A CUL-DE-SAC.

**DEVELOPMENT STATISTICS:**

TOTAL DEVELOPED RESIDENTIAL LOTS:	64 LOTS
TOTAL COMMERCIAL ACREAGE:	3.10 ACRES
TOTAL DEDICATED PARK ACREAGE:	6.24 ACRES
BLOCK 1:	7 LOTS
BLOCK 2:	8 LOTS
BLOCK 3:	8 LOTS
BLOCK 4:	7 LOTS
BLOCK 5:	7 LOTS
BLOCK 6:	3 LOTS
BLOCK 7:	3 LOTS
BLOCK 8:	4 LOTS
BLOCK 9:	4 LOTS
BLOCK 10:	6 LOTS
BLOCK 11:	5 LOTS
CUL-DE-SAC RADIUS:	40.5' BOC



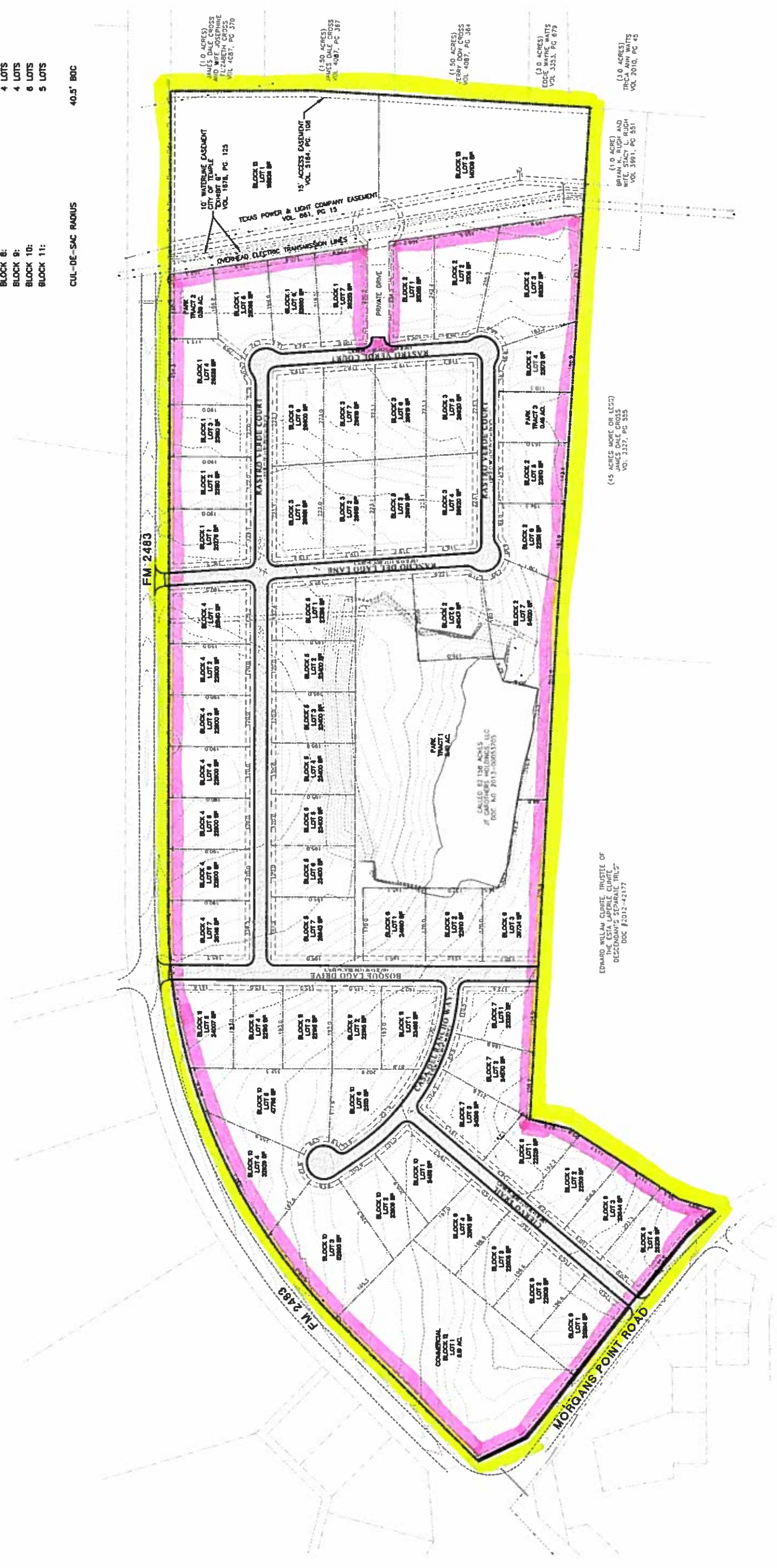
**CAROTHERS MORGANS  
 POINT SUBDIVISION  
 NEW SITE DEVELOPMENT  
 MORGANS POINT, TEXAS**



Project No:	141469.00
Drawn By:	JBF
Design Date:	8-20-15
Project Date:	8-20-15

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**SITE CONCEPTUAL PLAN**



**Revisions**



Date: \_\_\_\_\_

Remarks: \_\_\_\_\_