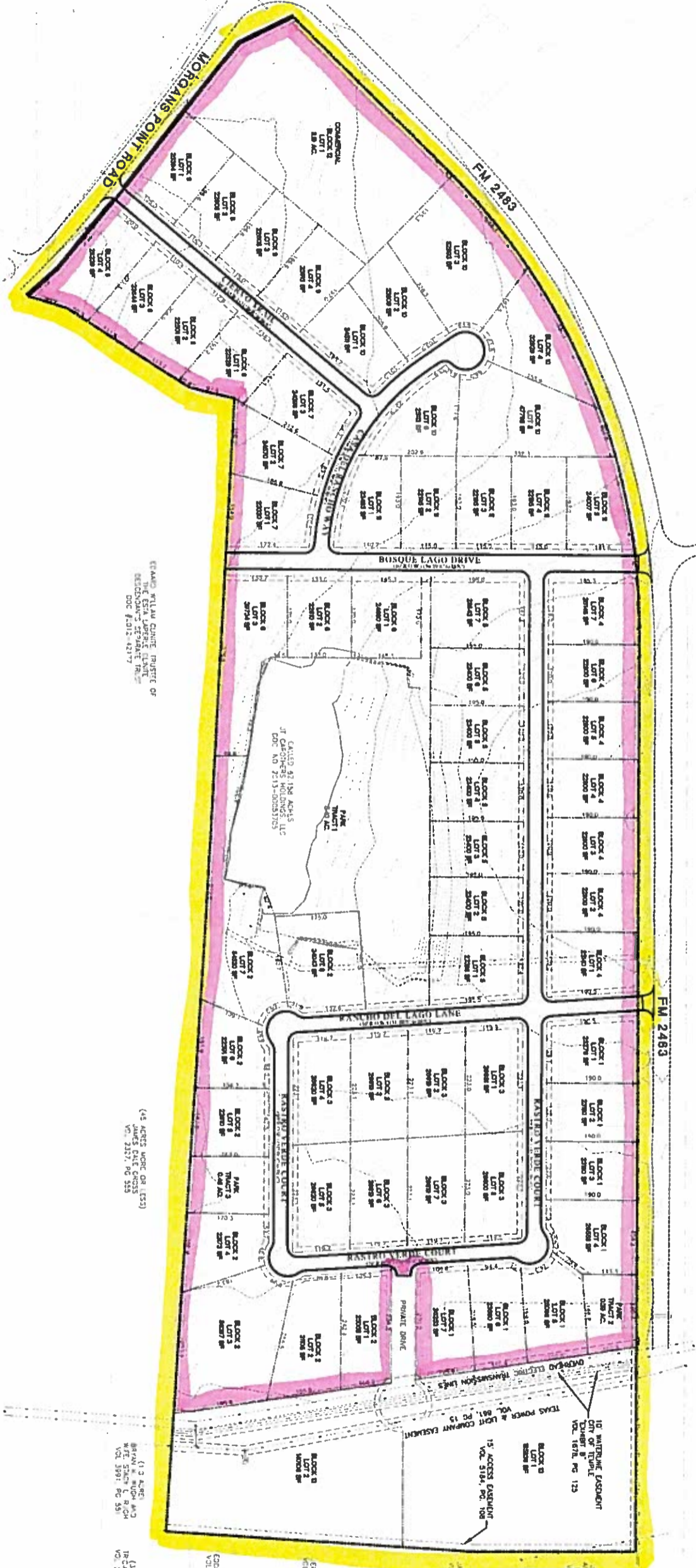




= 62.158 ACRE TRACT
 = 54.050 ACRE PARCEL
 TO BE ANNEXED.



- NOTES-MORGANS POINT:**
1. MINIMUM LOT SIZE WITH SEPTIC (BELL COUNTY): 22,000 SF
 2. MINIMUM LOT WIDTH IS 65'
 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 150' DEEP
 6. INTERNATIONAL FIRE CODE - HAZARDOUS CANNOT EXCEED 150' WITHOUT A CUL-DE-SAC.

DEVELOPMENT STATISTICS:

| DEVELOPMENT STATISTICS: | 40.5' BOC |
|-----------------------------------|------------|
| TOTAL DEVELOPED RESIDENTIAL LOTS: | 64 LOTS |
| TOTAL COMMERCIAL ACREAGE: | 3.19 ACRES |
| TOTAL DEDICATED PARK ACREAGE: | 6.24 ACRES |
| BLOCK 1: | 7 LOTS |
| BLOCK 2: | 8 LOTS |
| BLOCK 3: | 7 LOTS |
| BLOCK 4: | 7 LOTS |
| BLOCK 5: | 3 LOTS |
| BLOCK 6: | 3 LOTS |
| BLOCK 7: | 4 LOTS |
| BLOCK 8: | 4 LOTS |
| BLOCK 9: | 6 LOTS |
| BLOCK 10: | 5 LOTS |
| BLOCK 11: | 5 LOTS |



Date: _____
 Revisions
 Remarks:

SITE CONCEPTUAL PLAN

| | | | | | |
|---|--------------------|-----------------------|---|---|--|
| 1 | Plot Date: 8-20-15 | Project No: 141469.00 | CLARK & FULLER CIVIL ENGINEERING • DESIGN • PLANNING 215 North Main Street, Temple, TX 76788 254.899.0899 www.clarkfuller.com F-10364 | CAROTHERS MORGANS POINT SUBDIVISION NEW SITE DEVELOPMENT MORGANS POINT, TEXAS | DRAWING STATUS THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF JUSTIN B. FULLER P.E. 100183, CLARK & FULLER, PLLC FIRM NO. 2-1-10364-... <input checked="" type="checkbox"/> FOR BIDDING THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF BIDDING AND ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE. <input type="checkbox"/> FOR CONSTRUCTION FINAL DRAWINGS |
| | Drawn By: BMK | Designed By: JBF | | | |