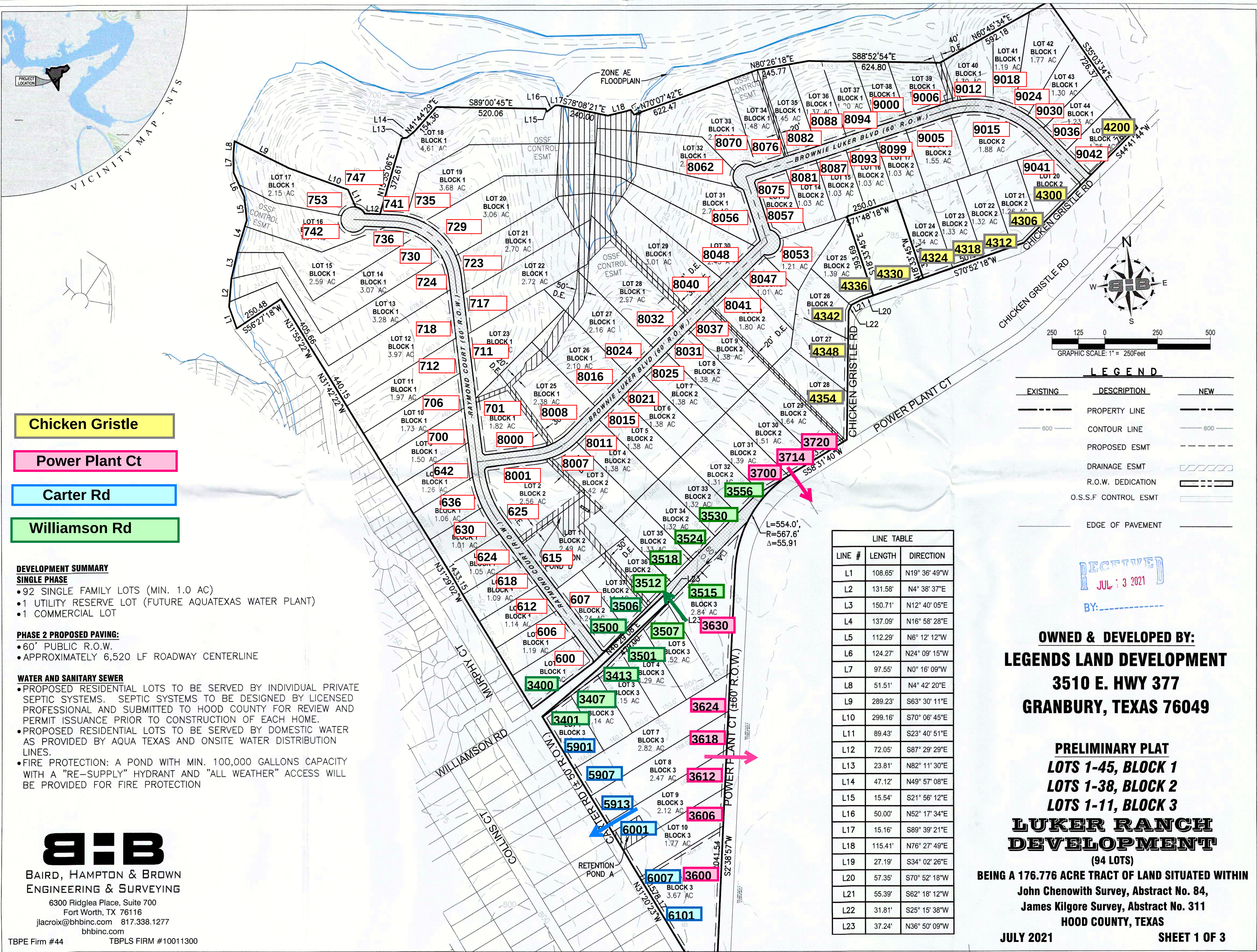




- Chicken Gristle
- Power Plant Ct
- Carter Rd
- Williamson Rd

DEVELOPMENT SUMMARY
SINGLE PHASE
• 92 SINGLE FAMILY LOTS (MIN. 1.0 AC)
• 1 UTILITY RESERVE LOT (FUTURE AQUATEXAS WATER PLANT)
• 1 COMMERCIAL LOT

PHASE 2 PROPOSED PAVING:
• 60' PUBLIC R.O.W.
• APPROXIMATELY 6,520 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 AS PROVIDED BY AQUA TEXAS AND ONSITE WATER DISTRIBUTION LINES.
• 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

BHB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
jlacroix@bhinc.com 817.338.1277
bhinc.com
TBPE Firm #44 TBPLS FIRM #10011300

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	108.65'	N19° 36' 49"W
L2	131.58'	N4° 38' 37"E
L3	150.71'	N12° 40' 05"E
L4	137.09'	N16° 58' 28"E
L5	112.29'	N6° 12' 12"W
L6	124.27'	N24° 09' 15"W
L7	97.55'	N0° 16' 09"W
L8	51.51'	N4° 42' 20"E
L9	289.23'	S63° 30' 11"E
L10	299.16'	S70° 06' 45"E
L11	89.43'	S23° 40' 51"E
L12	72.05'	S87° 29' 29"E
L13	23.81'	N82° 11' 30"E
L14	47.12'	N49° 57' 08"E
L15	15.54'	S21° 56' 12"E
L16	50.00'	N52° 17' 34"E
L17	15.16'	S89° 39' 21"E
L18	115.41'	N76° 27' 49"E
L19	27.19'	S34° 02' 26"E
L20	57.35'	S70° 52' 18"W
L21	55.39'	S62° 18' 12"W
L22	31.81'	S25° 15' 38"W
L23	37.24'	N36° 50' 09"W

LEGEND		
EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
---	CONTOUR LINE	---
---	PROPOSED ESMT	---
---	DRAINAGE ESMT	---
---	R.O.W. DEDICATION	---
---	O.S.S.F CONTROL ESMT	---
---	EDGE OF PAVEMENT	---

OWNED & DEVELOPED BY:
LEGENDS LAND DEVELOPMENT
3510 E. HWY 377
GRANBURY, TEXAS 76049

PRELIMINARY PLAT
LOTS 1-45, BLOCK 1
LOTS 1-38, BLOCK 2
LOTS 1-11, BLOCK 3
LUKER RANCH DEVELOPMENT
(94 LOTS)
BEING A 176.776 ACRE TRACT OF LAND SITUATED WITHIN
John Chenoweth Survey, Abstract No. 84,
James Kilgore Survey, Abstract No. 311
HOOD COUNTY, TEXAS
JULY 2021 **SHEET 1 OF 3**