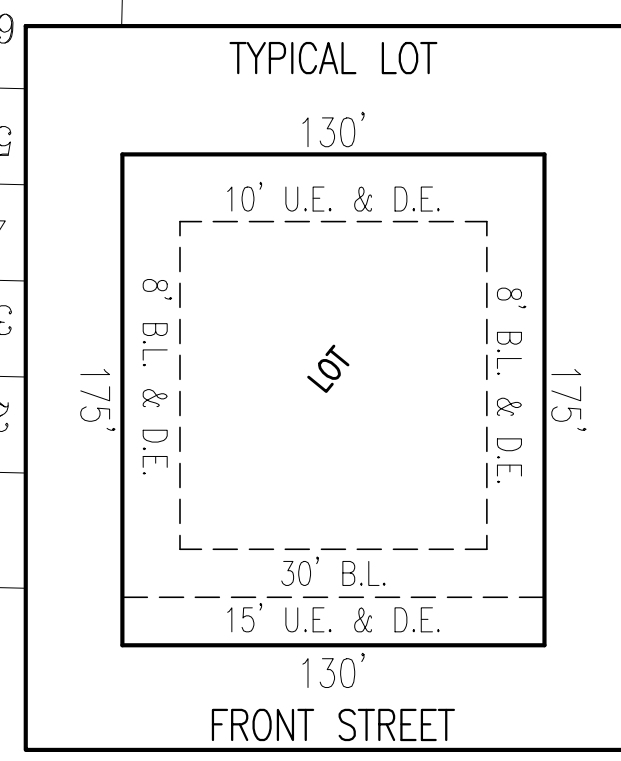


- NOTES:**
1. LOTS SUBJECT TO 25' FRONT SETBACK LINE, 8' SIDE SETBACK LINES, AND 10' REAR SETBACK LINES.
  2. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4802700525E EFFECTIVE ON 9/26/2008.
  3. UTILITY PROVIDERS: WATER: JARRELL SCHWERTNER WATER SUPPLY CORPORATION; SEWER: SEPTIC; ELECTRIC: ONCOR.
  4. DETENTION PONDS ARE DESIGNED FOR FLINT RIDGE & TWO CHIMNEYS FARM.



AW & VM CAPPS FAMILY TRUST  
284.0 ACRES  
DOC.# 20130000257

SERVICE POLE (TYP)

EXISTING 6" JARRELL SCHWERTNER WATER SUPPLY CORPORATION

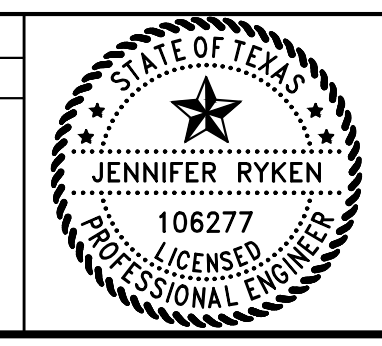
GOOSENECK ROAD

EDGE OF ASPHALT SERVICE POLE (TYP)

REVISIONS	DATE	DESCRIPTION	DFTR.

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
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DRAFTSMAN: MRG  
DESIGNER: MRG  
ENGINEER: THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JENNIFER RYKEN, PE, CFM (#10677) ON March 25, 2021 FOR THE PURPOSE OF PRELIMINARY REVIEW AND SHALL BE USED FOR NO OTHER PURPOSE.



PROJECT	PHASE I FLINT RIDGE
FILE NAME:	Flint Ridge Preliminary Plat Phase 1 Exhibit.dwg
DATE:	March 25, 2021

TITLE	PRELIMINARY SITE PLAN FLINT RIDGE PHASE I
JOB#	20-3485
PAGE#	2

SCHWERTNER FARMS INC  
382.6 ACRES  
VOLUME 2816, PAGE 308

PHASE 2  
PHASE 1  
64 LOTS