



VICINITY MAP  
SCALE: 1"=1000'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY (ROW)
- PAVEMENT LINE
- CENTERLINE
- LOT LINE
- TRACT LINE
- BUILDING SETBACK LINE (B)
- LANDSCAPE SETBACK
- EASEMENT
- EXISTING WATER LINE
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- EXISTING POND



TRACT NUMBER	PROPOSED LAND USE	NUMBER OF LOTS	ACREAGE
1	RESIDENTIAL	261	36.38
	MULTI-FAMILY	0	0
	HOA	4	12.46
	<b>SUB-TOTAL:</b>	<b>180</b>	<b>48.84</b>
2	RESIDENTIAL	152	23.50
	MULTI-FAMILY	0	0
	HOA	0	0
	<b>SUB-TOTAL:</b>	<b>152</b>	<b>23.50</b>
3	RESIDENTIAL	164	25.29
	MULTI-FAMILY	1	15.02
	HOA	1	10.63
	<b>SUB-TOTAL:</b>	<b>166</b>	<b>50.94</b>

TRACT NUMBER	PROPOSED LAND USE	NUMBER OF LOTS	ACREAGE
4	RESIDENTIAL	166	32.94
	MULTI-FAMILY	0	0
	HOA	1	0.32
	<b>SUB-TOTAL:</b>	<b>167</b>	<b>33.26</b>
5	RESIDENTIAL	127	25.50
	MULTI-FAMILY	0	0
	HOA	1	0.22
	<b>SUB-TOTAL:</b>	<b>128</b>	<b>25.72</b>
6	RESIDENTIAL	197	36.36
	MULTI-FAMILY	0	0
	HOA	0	0
	<b>SUB-TOTAL:</b>	<b>197</b>	<b>36.36</b>

TRACT NUMBER	PROPOSED LAND USE	NUMBER OF LOTS	ACREAGE
7	RESIDENTIAL	169	30.40
	MULTI-FAMILY	0	0
	HOA AREA	3	12.10
	<b>SUB-TOTAL:</b>	<b>172</b>	<b>42.50</b>
8	RESIDENTIAL	154	29.23
	HOA AREA	3	1.69
	RETAIL	0	0.0
	<b>SUB-TOTAL:</b>	<b>157</b>	<b>30.92</b>
9	RESIDENTIAL	152	30.39
	HOA AREA	0	0
	RETAIL	0	0
	<b>SUB-TOTAL:</b>	<b>152</b>	<b>30.39</b>

TRACT NUMBER	PROPOSED LAND USE	NUMBER OF LOTS	ACREAGE
10	RESIDENTIAL	171	26.29
	HOA AREA	2	0.35
	RETAIL	1	21.99
	<b>SUB-TOTAL:</b>	<b>174</b>	<b>48.63</b>
11	RESIDENTIAL	69	20.48
	HOA AREA	4	53.39
	RETAIL	0	0
	<b>SUB-TOTAL:</b>	<b>73</b>	<b>73.87</b>
12	RESIDENTIAL	83	20.03
	HOA AREA	0	0
	RETAIL	0	0
	<b>SUB-TOTAL:</b>	<b>83</b>	<b>20.03</b>

TRACT NUMBER	PROPOSED LAND USE	NUMBER OF LOTS	ACREAGE
13	RESIDENTIAL	69	18.96
	HOA AREA	0	0
	RETAIL	0	0
	<b>SUB-TOTAL:</b>	<b>69</b>	<b>18.96</b>
14	RESIDENTIAL	82	22.43
	HOA AREA	0	0
	RETAIL	0	0
	<b>SUB-TOTAL:</b>	<b>82</b>	<b>22.43</b>

SUMMARY OF PROPOSED LAND USES

PROPOSED LAND USE	NO. OF LOTS	ACREAGE
RESIDENTIAL	2013	374.42
HOA AREA	20	81.56
RETAIL	1	21.99
<b>CROSS OAK RANCH</b>	<b>1,950</b>	<b>492.99</b>

PRELIMINARY - FOR REVIEW ONLY  
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Carter & Burgess, P.C. - 6388 60/50/04

GENERAL DEVELOPMENT PLAN  
"FOR REVIEW PURPOSES ONLY"  
**CROSS OAK RANCH**

OUT OF THE  
MARCELLA JONES SURVEY, ABSTRACT NO. 662  
IN THE  
TOWN OF CROSS ROADS - ETJ, DENTON COUNTY, TEXAS &  
TOWN OF OAK POINT - ETJ, DENTON COUNTY, TEXAS  
492.99 ACRES  
1,950 RESIDENTIAL LOTS  
20 HOA AREAS  
1 MULTI-FAMILY  
1 RETAIL

OWNER/DEVELOPER:  
CROSS OAK RANCH, LTD.  
3300 SUNDOWN BLVD.  
DENTON, TEXAS 76200  
(940) - (536-1551)  
CONTACT: BOB SHELTON

ENGINEER:  
**Carter & Burgess**  
CARTER & BURGESS, INC.  
7500 EMBROOK DRIVE, SUITE 250  
DALLAS, TX 75247-4951  
OWNER'S CONTRACT NO. 02-0921-011