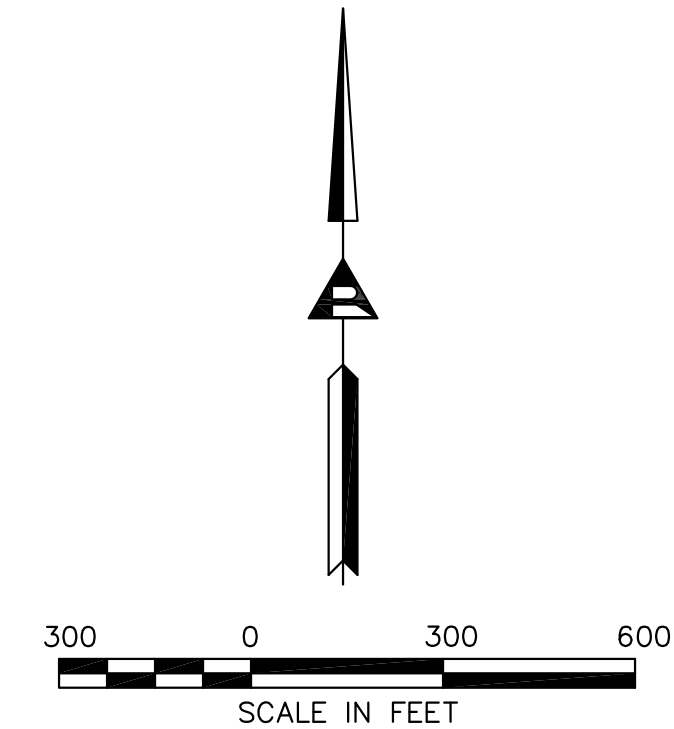


LOCATION MAP
NOT TO SCALE

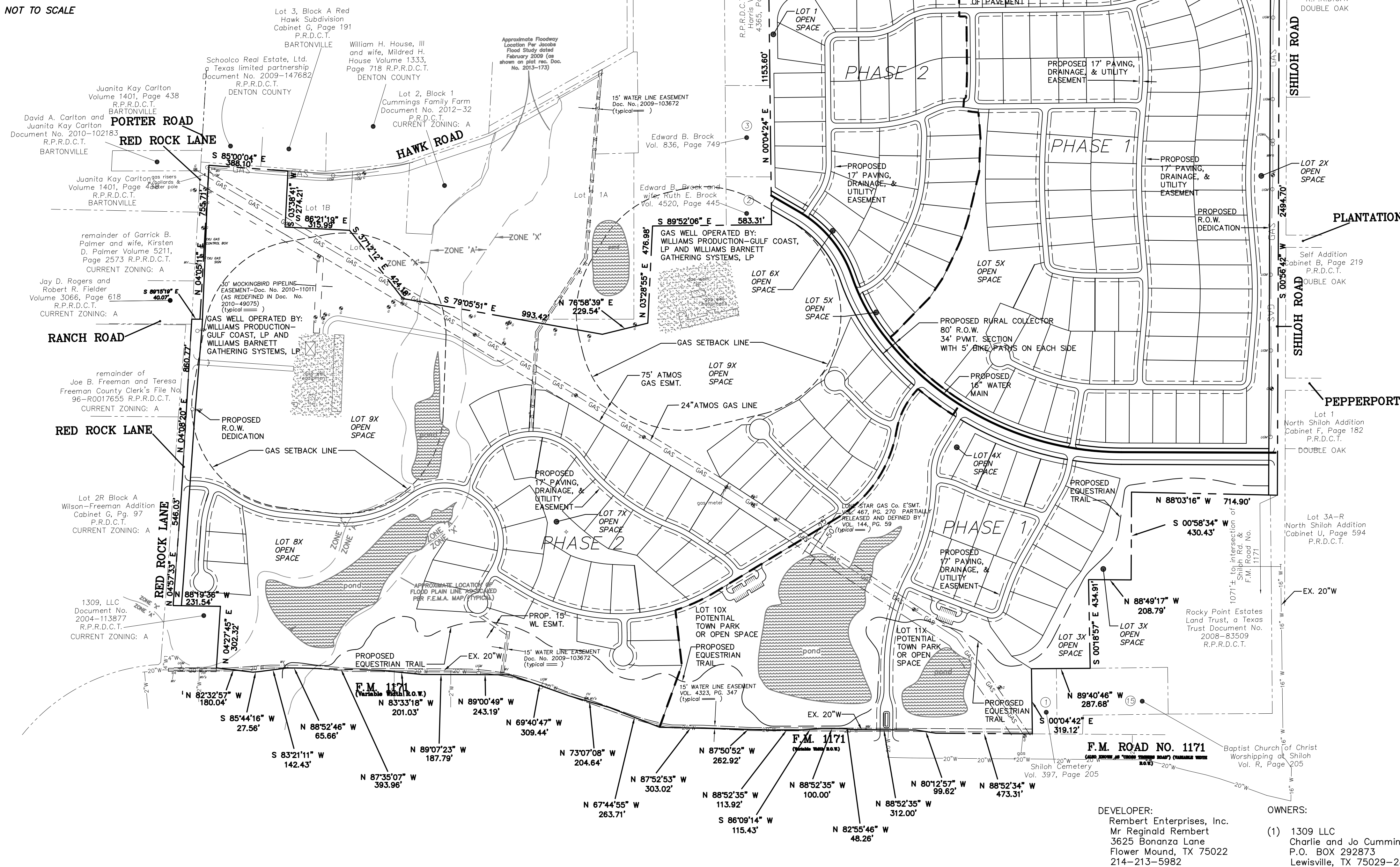
AREA DATA TABLE	
GROSS SITE AREA	333.515 ACRES
SHILOH RD. R.O.W. DEDICATION	3.317 ACRES
RED ROCK LANE R.O.W. DEDICATION	1.492 ACRES
HAWK ROAD R.O.W. DEDICATION	0.877 ACRES
INTERNAL COLLECTOR R.O.W. DEDICATION	5.454 ACRES
TOTAL R.O.W. DEDICATION	11.140 ACRES
NET SITE AREA	322.375 ACRES
TOTAL OPEN SPACE AREA	162.244 ACRES (50.3%)

LEGEND	
—	LOT LINE
—	DEED RECORDS, DENTON COUNTY, TEXAS
—	PLAT RECORDS, DENTON COUNTY, TEXAS
—	REPLAT RECORD DENTON COUNTY, TEXAS
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED R.O.W.
---	PROPOSED BACK OF CURB

NOTE: PROPOSED DRAINAGE WILL BE ADDRESSED DURING THE DEVELOPMENT PLAN PROCESS. IN GENERAL, PROPOSED DRAINAGE FOR THE DEVELOPMENT WILL FLOW TO THE LARGE EXISTING LAKES AS THE EXISTING DRAINAGE FLOWS TO THE LARGE EXISTING LAKES. DETENTION DESIGN IS NOT ANTICIPATED AS THE EXISTING CREEKS DOWNSTREAM HAVE CAPACITY FOR THE FLOWS CREATED BY THE DEVELOPMENT. HOWEVER, THE EXISTING LAKES WILL DETAIN SOME OF THE FLOW IN THEIR NATURAL STATE.



PROJECT DATA TABLE	
GROSS SITE AREA	333.515 ACRES
PROPOSED USE	SINGLE FAMILY RES.
CURRENT ZONING	AGRICULTURAL
PROPOSED BASE ZONING	SF-30
EXTERNAL/COLLECTOR RIGHT-OF-WAY	
SHILOH ROAD	3.317 ACRES
RED ROCK LANE	1.492 ACRES
HAWK ROAD	0.877 ACRES
INTERNAL COLLECTOR	5.454 ACRES
TOTAL RIGHT-OF-WAY	11.140 ACRES
OPEN SPACE	
POTENTIAL TOWN PARK	33.916 ACRES
PRIVATE OPEN SPACE LOTS	128.328 ACRES
TOTAL OPEN SPACE	162.244 ACRES
GAS WELL	
PAD A (WEST)	2.227 ACRES
PAD B (EAST)	2.589 ACRES
TOTAL	4.816 ACRES
PROPOSED LOTS	
RESIDENTIAL	208 LOTS
RESIDENTIAL LOTS AREA	144.568 ACRES
MIN. RESIDENTIAL LOT SIZE	30,000 S.F.
MAX. RESIDENTIAL LOT SIZE	41,280 S.F.
AVG. RESIDENTIAL LOTS SIZE	30,275 S.F.
POTENTIAL TOWN PARK	2 LOTS
PRIVATE OPEN SPACE	9 LOTS
TOTAL ALL LOTS	219 LOTS



MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plans	None
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trails	Proposed Park Land Dedication, Proposed Equestrian Trail, Proposed Bike Trail
Open Space Plan	
Thoroughfare Plan	Cross Timbers Road (F.M. 1171) - Major Arterial, ROW Width Varies Shiloh Road - Rural Collector, 80' ROW. Red Rock Lane - Rural Collector, 80' ROW. Proposed East-West Rural Collector, 80' ROW.
Water Plan	Long Prairie District, Existing 20" WM, N Side of Cross Timbers Road, Existing 16" WM, East side of Shiloh Rd., Proposed 16" WM along Prop. East-West Rural Collector.
Wastewater Plan	Unsewered Area. Cross Timbers Conservation District.

THE LAKES
Residential Subdivision
333.515 acres
in the
T.J. Payne Survey, Abstract No. 1056
T & P. Railroad Co. Survey, Abstract
No. 1618, John West Survey, Abstract
No. 1414, John West Survey, Abstract
No. 1415, H. Campbell, Abstract No.
1462, and the B.B.B. & C.R.R. Survey
Abstract No. 152
in the
Town of Flower Mound
Denton County, Texas

DEVELOPER:
Rembert Enterprises, Inc.
Mr. Reginald Rembert
3625 Bonanza Lane
Flower Mound, TX 75022
214-213-5982

OWNERS:
(1) 1309 LLC
Charlie and Jo Cummings
P.O. BOX 292873
Lewisville, TX 75029-2873

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC.
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TX 75067
972-353-8000
CONTACT: DALE RIDINGER

Ridinger
Associates, Inc.
Civil Engineers - Planners

550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

THE LAKES
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPT PLAN
208 RESIDENTIAL LOTS

Scale: 1" = 300'
Designed by: LDR
Drawn by: JWH
Checked by: TAL
Date: APRIL 22, 2016
Project No. 035-022