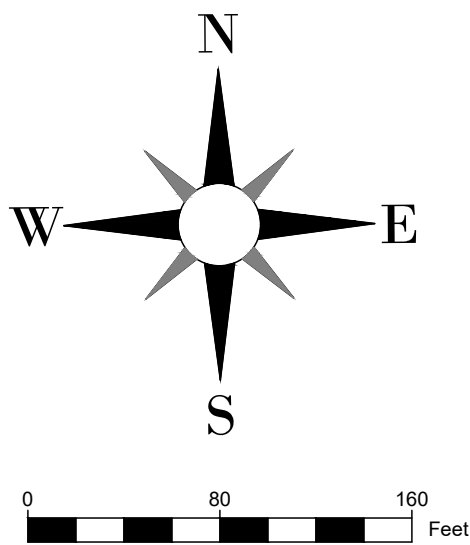


OVERALL SITE PLAN (SCALE 1" = 80')



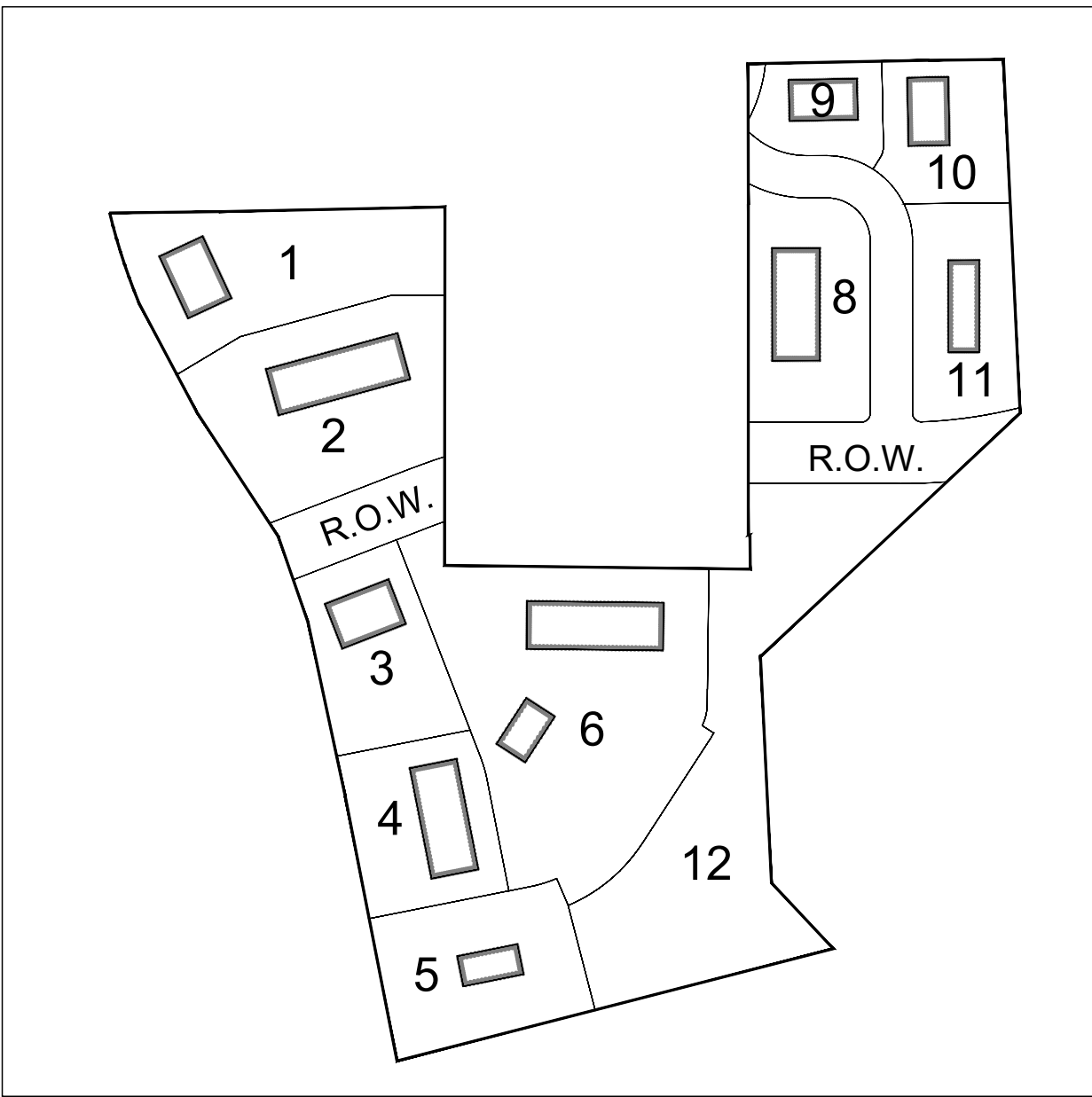
LEGEND

- PROPOSED BUILDING
- PROPERTY BOUNDARY
- EXISTING TOPOGRAPHIC CONTOUR (1' INTERVAL)
- CONCEPTUAL PROPOSED GRADING CONTOUR (1' INTERVAL)
- CONCEPTUAL RETAINING WALL

PROPERTY DESCRIPTION:
BEING ALL OF THAT CERTAIN 20.07 ACRE TRACT OF LAND AS CONVEYED TO BT COBB DEVELOPMENT LLC BY DEED RECORDED IN INSTRUMENT NO. 202100722 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. CONSISTING OF 14.17 ACRE PARCEL 1 SITUATED IN THE T.W. BELL SURVEY AND 5.932 ACRE PARCEL 2 SITUATED IN THE B.F. DRAPER SURVEY,

- NOTES:**
- THIS EXHIBIT IS A CONCEPTUAL LAYOUT ONLY PREPARED FOR PLANNING AND DISCUSSION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION OR PERMITTING OR RELIANCE FOR PROPERTY BOUNDARIES, EASEMENTS, UTILITIES, GRADING OR DRAINAGE.
 - EXISTING IMPROVEMENTS, PROPERTY BOUNDARY, AND TOPOGRAPHY PER SURVEY DATED DEC. 16, 2020 BY APEX LAND SURVEYING, TBPLS FIRM NO. 101941-30
 - THIS PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48367C0385F, DATED APRIL 5, 2019.
 - WATER AND WASTEWATER UTILITY LOCATIONS ARE SHOWN PER PUBLICLY AVAILABLE GIS INFORMATION AND SHOULD BE VERIFIED WITH THE UTILITY PROVIDER.

CONCEPTUAL LOT LAYOUT (N.T.S.)



LOT AND BUILDING INVENTORY:			
LOT 1:	7,000 SF BUILDING 1	LOT 8:	11,500 SF BUILDING 8
	1.8 ACRES		1.3 ACRES
LOT 2:	14,000 SF BUILDING 2	LOT 9:	6,000 SF BUILDING 9
	2.1 ACRES		0.6 ACRES
LOT 3:	7,000 SF BUILDING 3	LOT 10:	6,000 SF BUILDING 10
	1.2 ACRES		0.9 ACRES
LOT 4:	7,000 SF BUILDING 4	LOT 11:	6,000 SF BUILDING 11
	1.2 ACRES		1.1 ACRES
LOT 5:	7,000 SF BUILDING 5	LOT 12:	STORM DRAINAGE
	1.4 ACRES		3.2 ACRES
LOT 6:	4,000 SF BUILDING 6		
	14,000 SF BUILDING 7		
	3.6 ACRES		

REVISIONS

NOT FOR
CONSTRUCTION

PREPARED FOR:
BT COBB DEVELOPMENT

PREPARED BY:
BELTANE DEVELOPMENT, LLC
AUSTIN, TEXAS
Texas Registered Engineering Firm No. 27183

TIN TOP ROAD
WEATHERFORD
TEXAS

BT COBB - TIN TOP ROAD
CONCEPTUAL SITE PLAN
DEC. 2025