

PRELIMINARY PLAT OWL'S ROOST 145 RESIDENTIAL
LOTS 60.14 AC OF LAND SITUATED IN THE MCKINNEY
& WILLIAMS SURVEY
ABSTRACT NO. 636 TRACT 40 VOL 3806 PG 554
CURRENTLY ZONED AS "A" TO BE CHANGED TO
"R-1"

OWNER / DEVELOPER:
RES NO 1 TRUST
935 POLLARD ST. DALLAS, TEXAS
75208 USA

Missing phone # & email address

Adjacent ownership info?

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF CLINT
HULSEY, P.E. 81061
ON 2022.04.14. IT IS
NOT TO BE USED
FOR CONSTRUCTION.

~~WARNING! GAS PIPELINE IN THIS AREA!~~

1. WARNING, GAS PIPELINES ARE KNOWN TO EXIST IN THIS AREA.
2. DIAL TEXAS 811 FOR LINE LOCATION 48 HOURS PRIOR TO BEGINNING WORK.
3. HAND DIG WHEN WITHIN 5' OF PIPELINE.

NOTES BY SYMBOL

① AT THE TIME OF THIS DESIGN THE EXACT DIMENSIONS OF THE WELL SITE EASEMENT IS UNKNOWN.

spelling

LEGEND

EXITING GAS TRANSMISSION PIPELINE
EASEMENT
BUILDING LINE SETBACK
PROPERTY LINE
BLOCK #
PAD SITE

Metes & bounds description and bearings & distances must be shown on the plat

Have the street names been approved?

Add lot widths & depths

149 text obscured

What is this line?

Show existing
or approved
intersections
within 100'
(Cooper
Valley Ph 5)

Show
Stadium Dr
existing
ROW width

LOTS PHASE 1	- 42
LOTS PHASE 2	- 23
LOTS PHASE 3	- 80
TOTAL LOTS	- 145
TOTAL DEVELOPED AREA PH1	- 15.33 ACRES
TOTAL DEVELOPED AREA PH2	- 9.50 ACRES
TOTAL DEVELOPED AREA PH3	- 30.26 ACRES
TOTAL DEVELOPED LININAR PARK	- 3.24 ACRES
DEDICATED TO STADIUM DRIVE	- 0.20 ACRES
GAS WELL FENCED AREA	- 1.61 ACRES
TOTAL DEVELOPED AREA PH1	- 60.14 ACRES

spelling

update as req'd for 30' from
Stadium Dr centerline

should this be
Ph1-Ph3?

~~PRELIMINARY PLAT OVERALL~~

SCALE. 1" = 100'

What is the purpose of this lot?

Intersection Sight Distance

HULSEY ENGINEERING
P.O. BOX 477, 300 THOMAS LANE
LILLIAN, TEXAS 76061
PH. (817) 790-7740
www.hulseyengineering.com
FIRM # F-1255

OWL'S ROOST SUBDIVISION
STADIUM DRIVE
JOSHUA TEXAS

PROJECT NO.	20.3925	REVISIONS	
DRAWN BY:	ZH	DESCRIPTION	DATE
DESIGNED BY:	CH		
CHECKED BY:	CH		
SCALE:	1"=100'		
DATE:	2022.04.14		

SHEET NO.

PRELIMINARY PLAT OVERALL