



**VARIANCE REQUEST**

Section 2-10 Data Requirement for Preliminary Plat Submission  
A scale of one inch to not more than 200 feet

Section 3-1 Block Standards  
Block Lengths in excess of 1000 feet

Section 3-7 Cul-de-sac Standards  
Cul-de-sacs must not exceed the maximum 600-ft requirement

Section 3-10 Water Standards  
All subdivisions must be served by community water

Section 3-11 Sanitary Sewer Standards  
All subdivisions must be served by community sanitary sewer

Section 4-9 Street Installation  
Residential pavement width of 32'

Section 17 Zoning Standards  
All Lots must meet the minimum width of 150-ft.

Development of a Private Gated Subdivision  
Submission of Preliminary Plat on 22"x34" sheet rather than 18"x24"

**FLOOD STATEMENT:**

ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY, DATED APRIL 05, 2019, MAP NO. 4822100100E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

**SURVEY NOTE:**

Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).

- GENERAL NOTES**
- ALL ROADWAYS WITHIN THIS PROJECT ARE 60' COMMON PRIVATE ACCESS, DRAINAGE, & UTILITY EASEMENTS TO BE MAINTAINED BY THE HOA.
  - ALL LOTS SHALL HAVE PRIVATE INDIVIDUAL WATER WELLS.
  - ALL LOTS SHALL HAVE PRIVATE ON-SITE SEPTIC SYSTEMS.
  - ALL LOTS ARE A MINIMUM OF 2.00 ACRES IN SIZE
  - ALL COMMON PRIVATE ACCESS EASEMENT HAVE A 15' UTILITY & DRAINAGE EASEMENT LOCATED ADJACENT TO ALL LOT FRONTAGES.
  - LOT SETBACKS  
FRONT 40'  
REAR 25'  
SIDE 25'

PRELIMINARY PLAT  
Lots 1 through 172 and HOA Lot 173  
**TRUE GRIT RANCH**  
An Addition to Hood County, Texas  
Within the City of Cresson E.T.J.

Being 374.10 Acres Situated in the  
N.H. HOOE SURVEY ABSTRACT NO. 272 & 281  
and the  
JOHN HOWARD SURVEY, ABSTRACT NO. 716  
Hood County, Texas

**NOTE:**  
OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "BARRON-STARK"  
SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

This plat represents property which has been plotted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

OWNER:  
GKA LAND SALES, LLC  
2121 MCLEDON ROAD  
WEATHERFORD, TX, 76088  
PH: 817-253-2494

**Barron-Stark**  
Engineers

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JOB No. 380-10098  
DATE: APRIL 2023  
SHEET

1 OF 4