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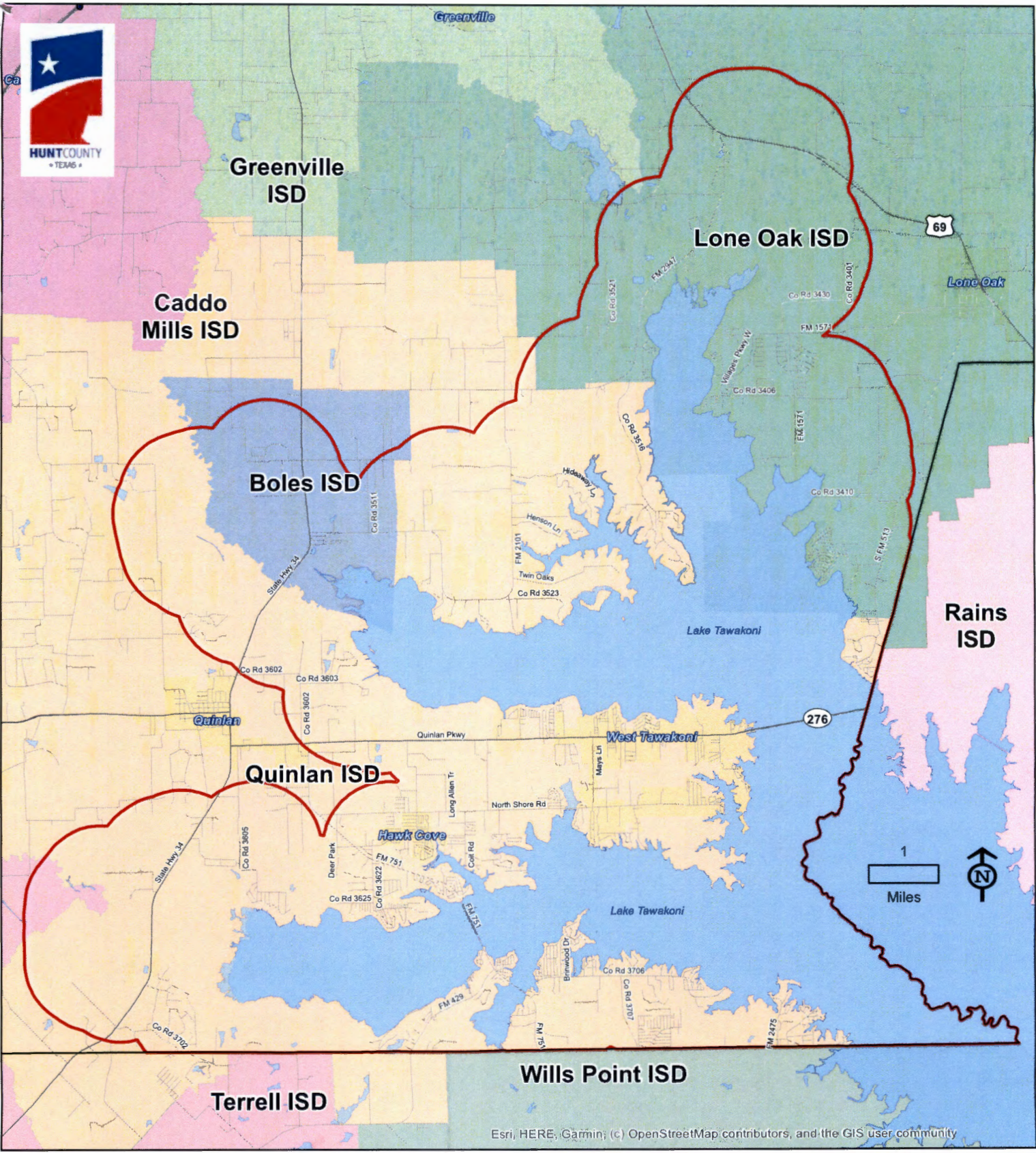
Hunt County Subdivision and Zoning Study

FILED FOR RECORD
at 12:20 o'clock P M

APR 13 2021

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *Jennifer Lindenzweig*

Source: NCTCOG



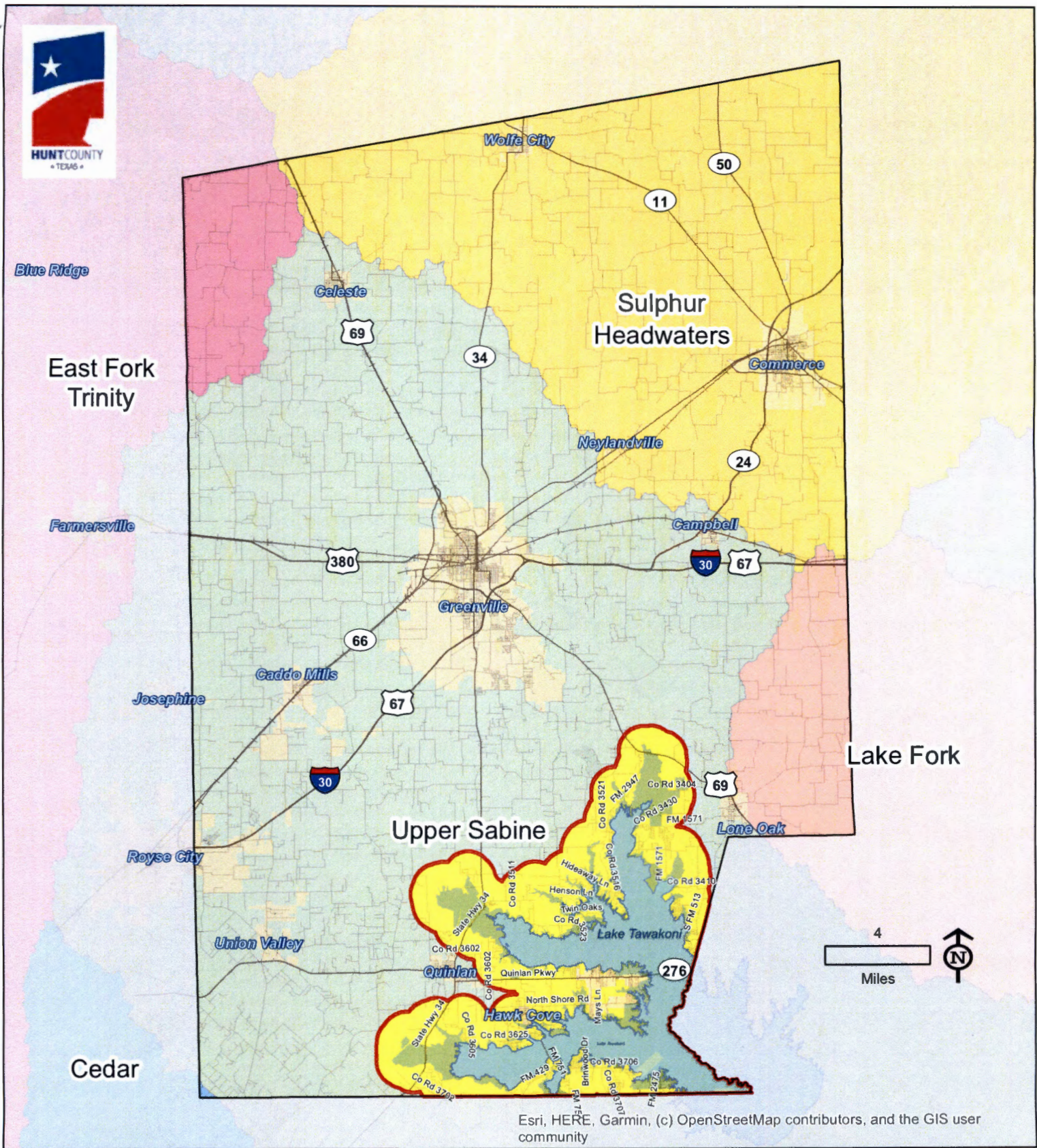
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Map 2: Lake Area Independent School Districts

- 5,000 ft. Planning Area
- Hunt County Boundary
- Area Municipalities
- Lake Tawakoni

Source: Texas Education Agency



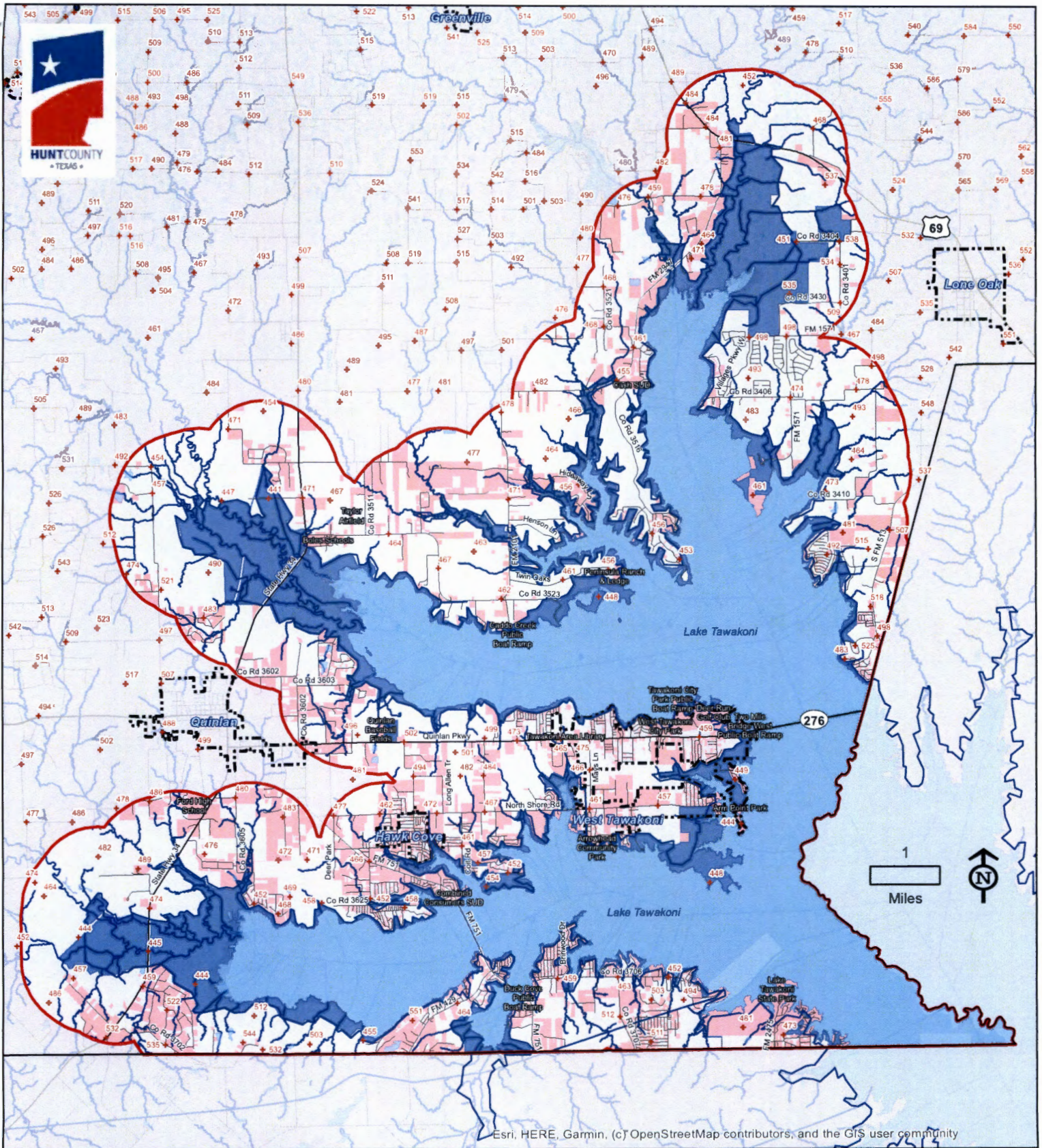
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Source: NCTCOG

Map 3: Drainage Basins Map

- | | |
|------------------------|-------------------------|
| Drainage Basins | 5,000 ft. Planning Area |
| Cedar | Hunt County Boundary |
| East Fork Trinity | Area Municipalities |
| Lake Fork | Lake Tawakoni |
| Sulphur Headwaters | |
| Upper Sabine | |



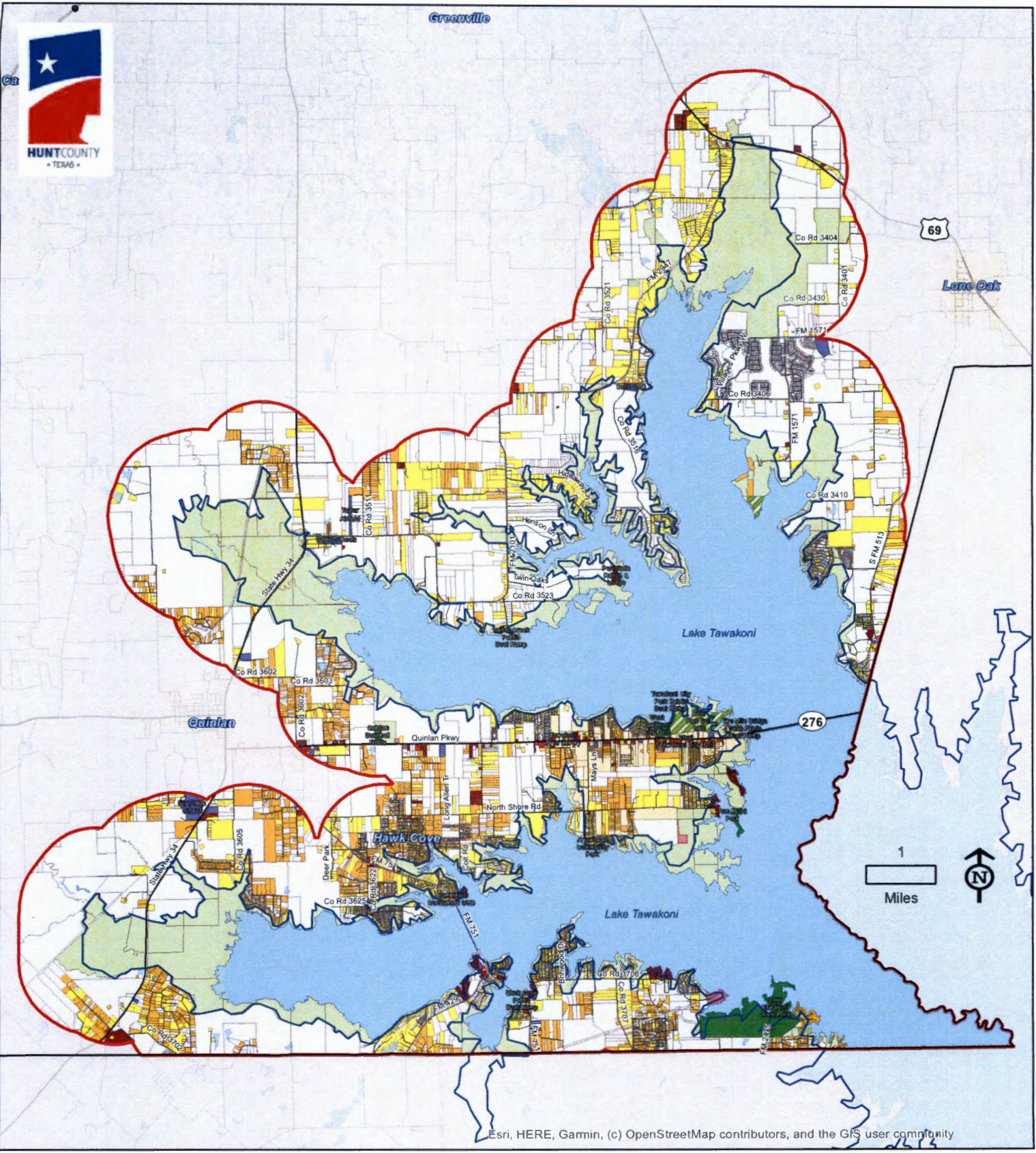
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Map 4: Physical Features

- ◆ Spot Elevations
- ◆ Developed Areas
- ▭ 5,000 ft. Planning Area
- ▭ Sabine River Authority Parcels
- ▭ Lake Tawakoni Takeline
- ▭ Lake Tawakoni
- ▭ Hunt County Boundary
- ▭ Creeks and Streams
- ▭ Area Municipalities

Greenville



69

Lone Oak

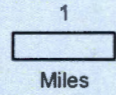
Lake Tawakoni

276

Quinlan

Hawk Cove

Lake Tawakoni

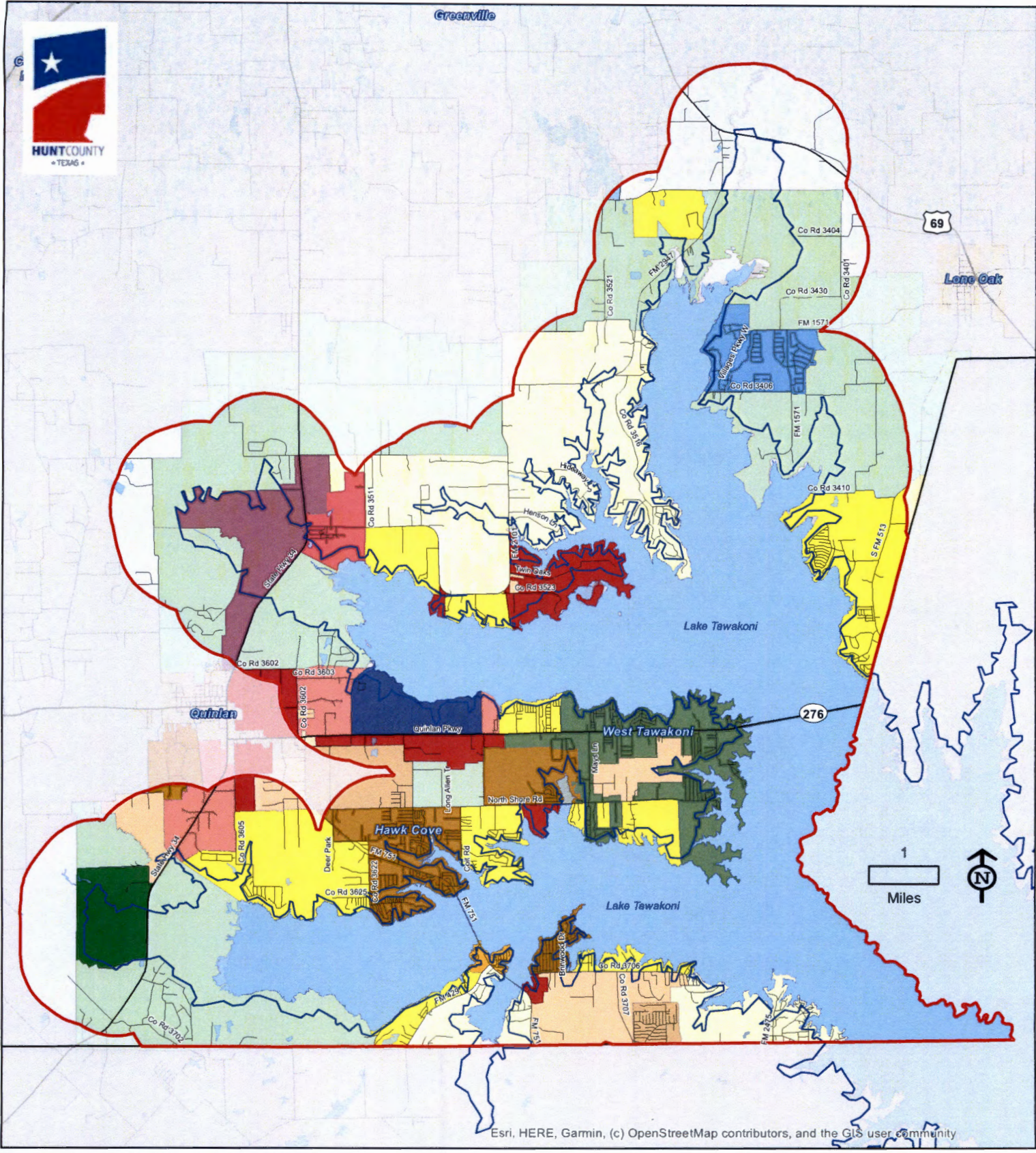


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Map 5: Existing Land Use

- | | | |
|----------------------|-----------------|-------------------------|
| Single Family | Office | 5,000 ft. Planning Area |
| Manufactured Home | Retail | Lake Tawakoni Takeline |
| Multi-Family | Commercial | Hunt County Boundary |
| Public/Semi-Public | Industrial | Area Municipalities |
| Parks and Open Space | Utilities | Lake Tawakoni |
| Private Recreation | Vacant | |
| | Corp Properties | |

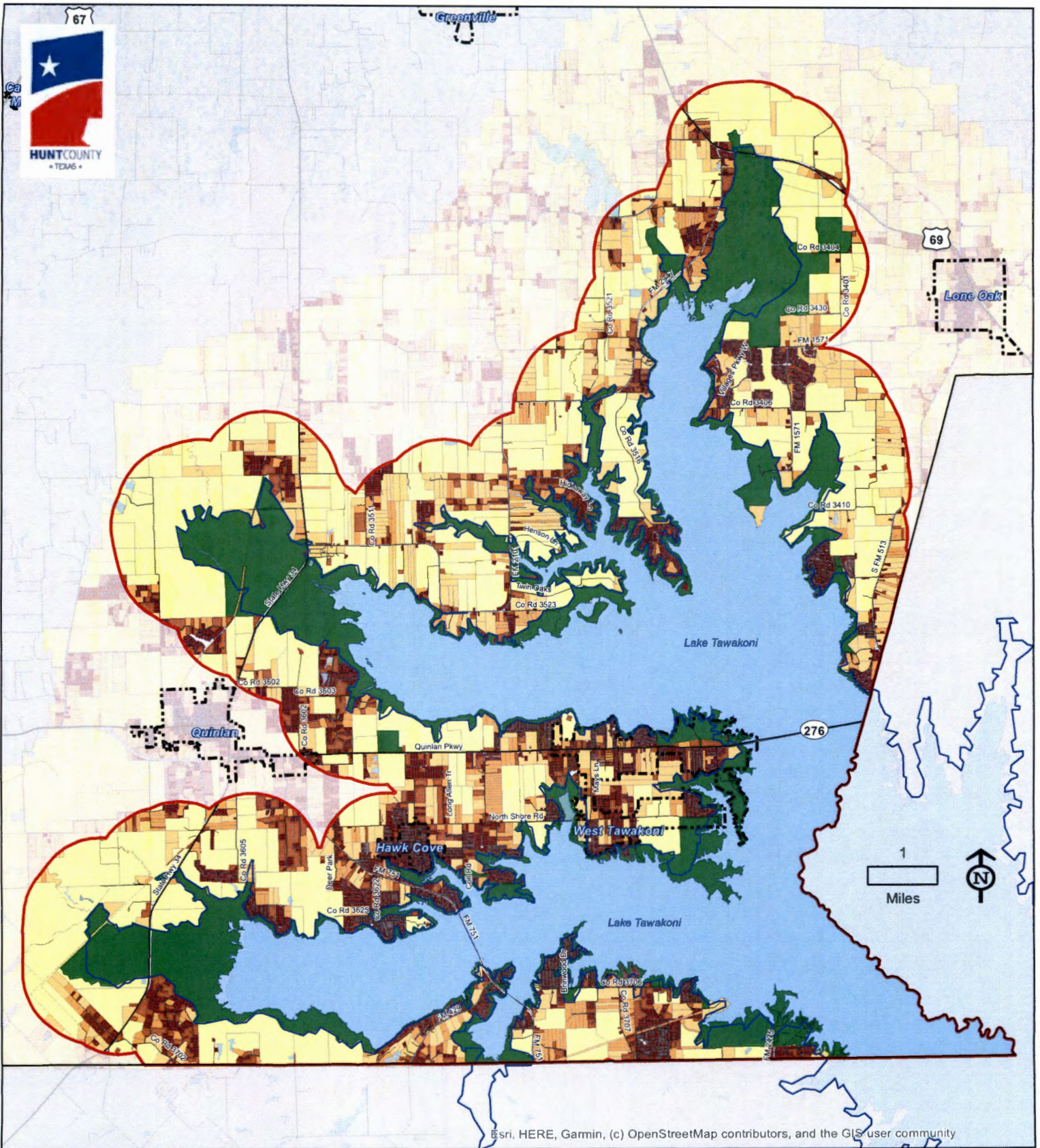


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Map 6: Lake Zoning

 AG Agriculture	 C-1 Commercial 1	 5,000' Planning Zone
 E-2 > than 2 Acres	 C-2 Commercial 2	 Lake Tawakoni TakeLine
 SF-40 1 ACRE	 I Industrial	 Hunt County Boundary
 SF-20 1/2 ACRE	 PD Planned Development	 Area Municipalities
 SF-10 1/4 ACRE	 PD-1 Planned Development 1	 Lake Tawakoni
 MH-1 Manufactured Home 1	 PD-2 Planned Development 2	
 MH-2 Manufactured Home 2	 State Park and Open Space	
	 Wildlife Sanctuary	

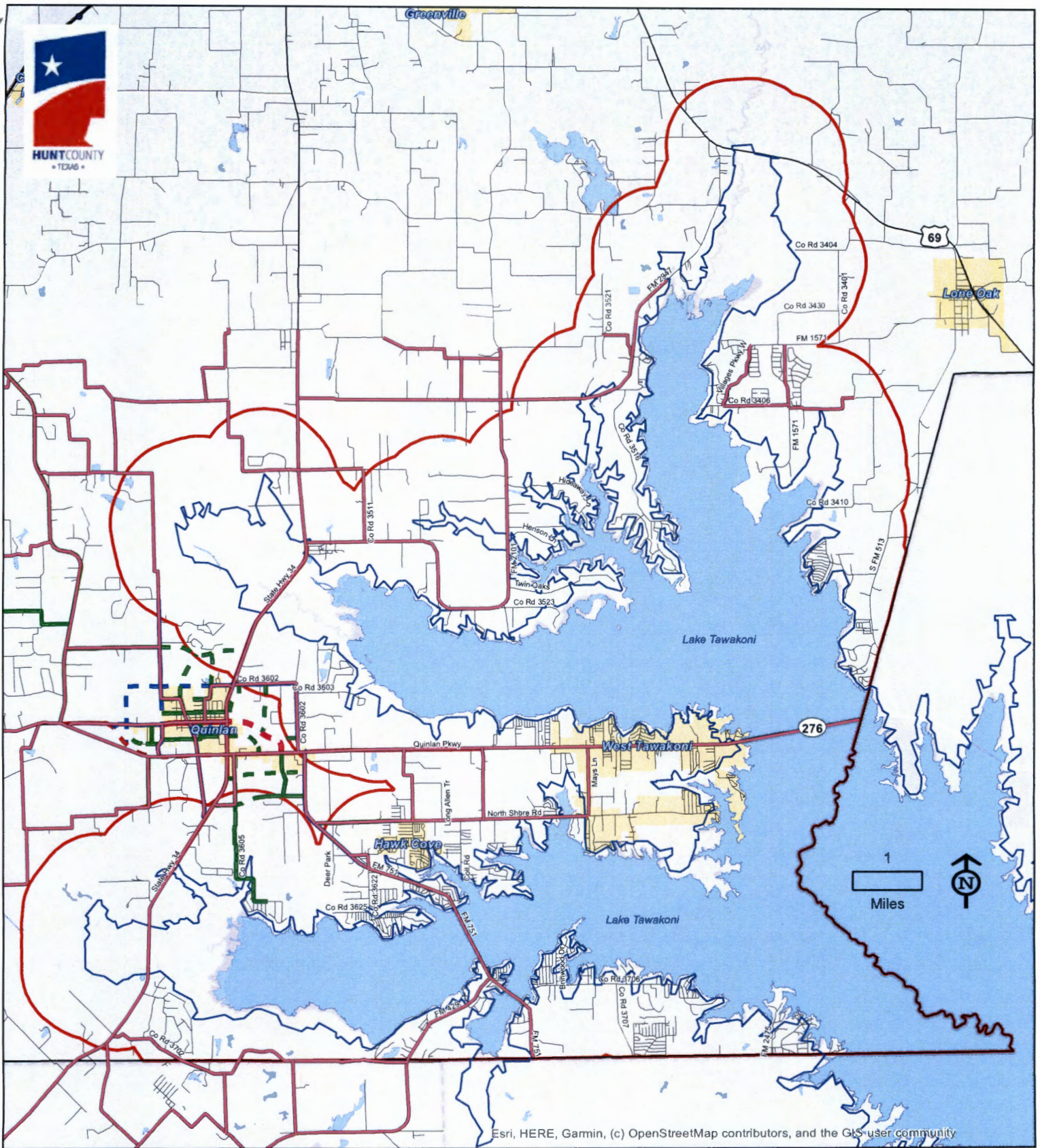


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Map 7: Parcel Size Analysis

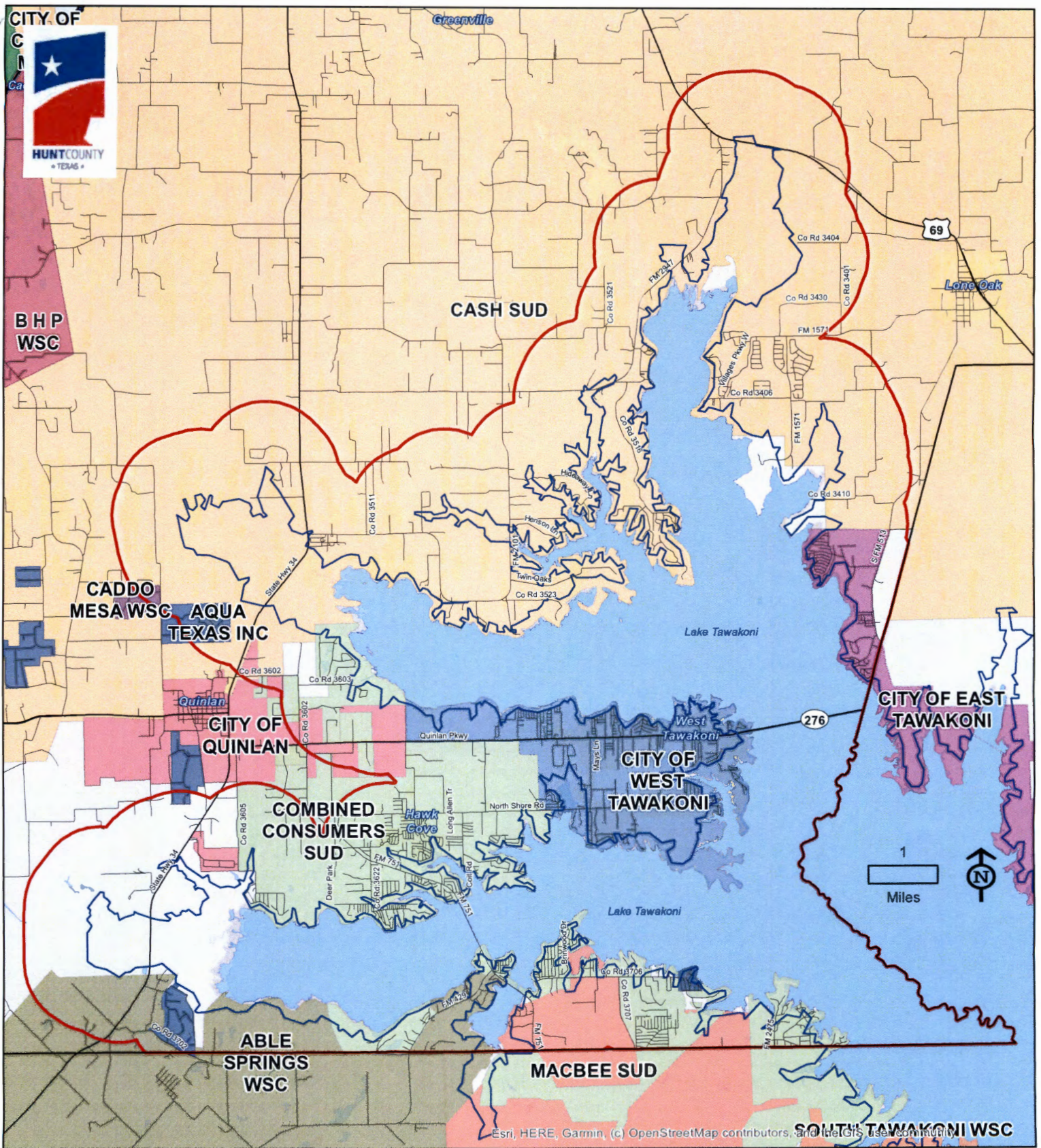
- Parcels 2.5 acres or less
- Parcels between 5 acres and > 2.5 acres
- Parcels between 10 acres and > 5 acres
- Parcels between 30 acres and > 10 acres
- Parcels larger than 30 acres
- Sabine River Authority
- 5,000 ft. Planning Area
- Lake Tawakoni Takeline
- Area Municipalities
- Hunt County Boundary
- Lake Tawakoni



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Map 10: Thoroughfare Plan

- FUNCL** 5,000 ft. Planning Area
- Hunt County Boundary
- Lake Tawakoni Takeline
- Area Municipalities
- Lake Tawakoni



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Source: Public Utility Commission of Texas

Map 11: Lake Area Water CCN's

- 5,000 ft. Planning Area
- Hunt County Boundary
- Area Municipalities
- Lake Tawakoni Takeline
- Lake Tawakoni