



Two Commercial Pads -300' deep

2.51 acres on SH Hwy 78A & 2.755 acres on SH Hwy 205

Commercial/Retail/Office

**Property within PD of Grand Heritage Development/Grand Heritage West
Contact Alan Bain, World Land Developers 214 880 8400 abain@petrohunt.com**



Property located in City of Lavon

Zoning – PD

Current Traffic counts from TXDOT

Highway 78 – 25,000 ADT

Highway 205 – 9,500 ADT

Lavon Water Supply Corporation

6", 8" and 12" lines along SH 78

6" & 8" along SH 205

Population within 10 minute drive – 11,683

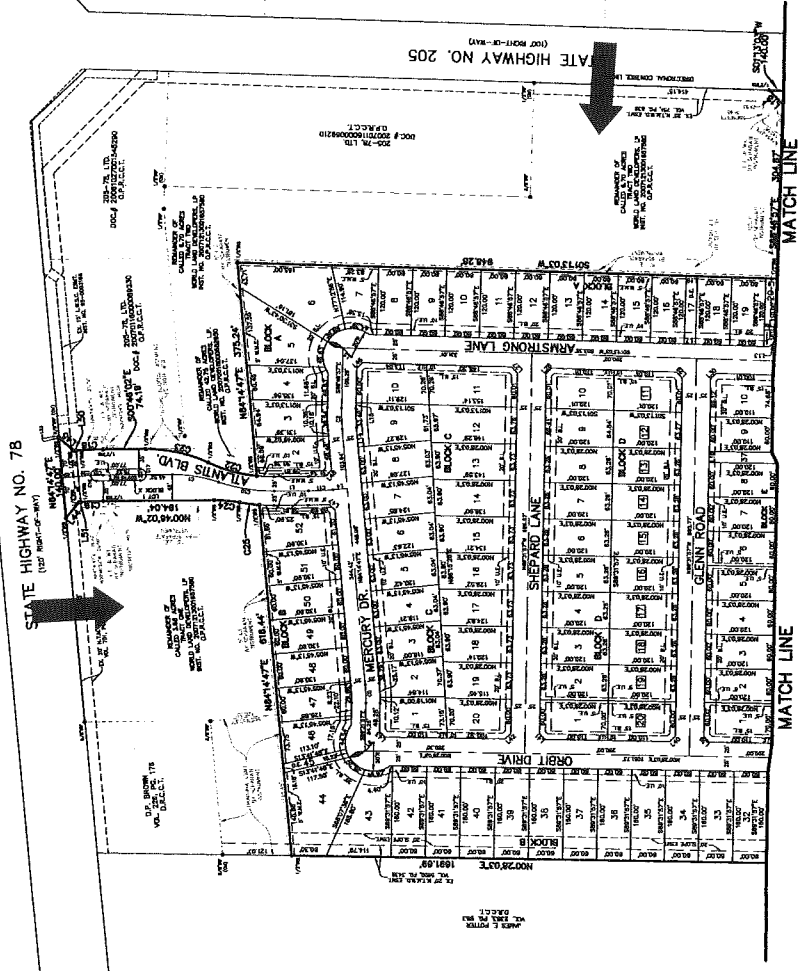
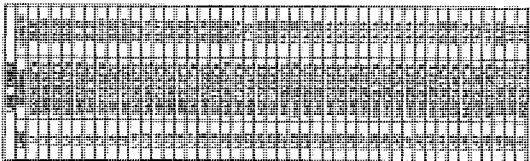
Average Age of Lavon Resident – 36

Average Household income \$81,776

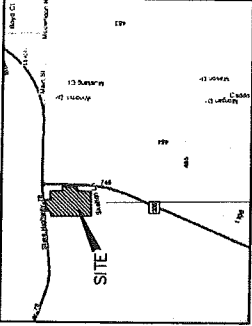
**Reconstruction of Hwy 78 to 6 lane divided
road underway**



USA PROFESSIONAL SERVICES GROUP, INC.
2008-289



LEGEND table with symbols for N.T.M.D., Building Line, Right-of-Way, etc.



VICINITY MAP - N.T.S.

NOTES

- 1. LOT CORNERS SHALL BE MARKED BY 1/4" IRON RODS WITH RED PLASTIC CAPS STAMPED 'USA INC.' UNLESS NOTED OTHERWISE...
2. BEARINGS ARE BASED ON THE EAST LINE OF THAT CERTAIN 70.45 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO WORLD LAND DEVELOPERS, L.P....

S9591



FINAL PLAN - WEST C
GRAND HERITAGE - WEST C
BEING 42.69 ACRES OF LAND SITUATED IN THE...

OWNER:
WORLD LAND DEVELOPERS, LP
10000 East Northwest
Dallas, Texas 75240

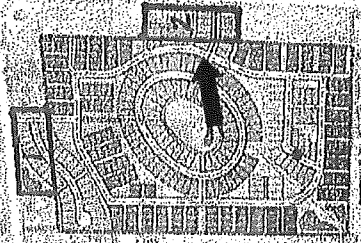
PREPARED BY:
USA PROFESSIONAL SERVICES GROUP, INC.
Civil Engineers - Surveyors
1533 Wesley Drive
Dallas, Texas 75240

FROM: 6121-003-0760-1
FROM: 6121-003-0760-1
FROM: 6121-003-0760-1

YEAR: 2008

Commercial Prd:

- West C - 2,521 Acres
- West C - 2,755 Acres
- West A - 22,530 Acres
- West B - 113,375 Acres



SUMMARY
SINGLE FAMILY RESIDENTIAL LOTS

	EAST A	EAST B	WEST A	WEST B	WEST C	WEST D	WEST E	TOTAL
x 72								179
x 66								60
x 97								58
x 103								56
x 110	254	370	184	164	131			1069
x 110						52	239	
x 110								45
x 110	20		10					53
TOTALS	413	408	358	331	331	296	279	1769

SCALE 1" = 400'

SCALE 1" = 400'

LEGEND

- 52' x 110' - SINGLE FAMILY RESID. 5,400 SF MINIMUM
- 60' x 110' - SINGLE FAMILY RESID. 6,000 SF MINIMUM
- 72' x 110' - SINGLE FAMILY RESID. 7,400 SF MINIMUM
- 94' x 110' - SINGLE FAMILY RESID. 10,000 SF MINIMUM
- 32' x 72' - SINGLE FAMILY RESID.
- 32' x 66' - SINGLE FAMILY RESID.
- 32' x 97' - SINGLE FAMILY RESID.
- 32' x 103' - SINGLE FAMILY RESID.
- FLEXIBLE USE: SINGLE FAMILY RESIDENTIAL / COMMERCIAL / RETAIL / OFFICE
- COMMERCIAL / RETAIL / OFFICE
- AMENITY CENTERS / PARKS / OPEN SPACE
- ELEVATED WATER STORAGE / MUNICIPAL USES
- POTENTIAL SCHOOL SITE



HERITAGE DEVELOPMENT

City of Lavon, Texas

July 25, 2005

Carter-B