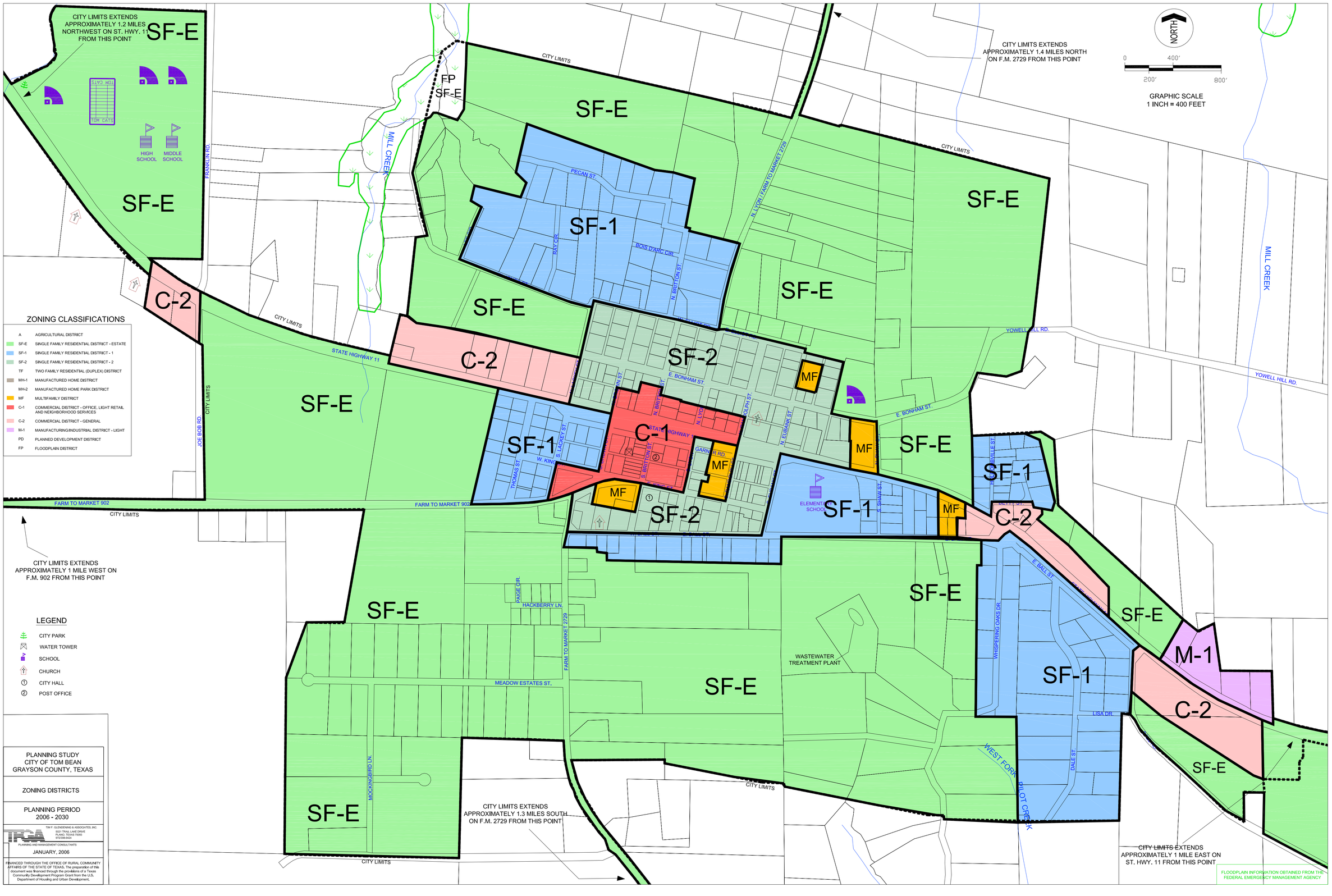
CITY LIMITS EXTENDS APPROXIMATELY 1.2 MILES NORTHWEST ON ST. HWY. 11 FROM THIS POINT
CITY LIMITS EXTENDS APPROXIMATELY 1.4 MILES NORTH ON F.M. 2729 FROM THIS POINT
NORTH
0
400'
200'
800'
GRAPHIC SCALE
1 INCH = 400 FEET
SF-E
FP
SF-E
SF-1
SF-2
C-1
C-2
MF
M-1
HIGH SCHOOL
MIDDLE SCHOOL
ELEMENTARY SCHOOL
WASTEWATER TREATMENT PLANT
CITY LIMITS
FRANKLIN RD.
JOE BOB RD.
STATE HIGHWAY 11
FARM TO MARKET 902
FARM TO MARKET 2729
N. LYON / FARM TO MARKET 2729
YOWELL HILL RD.
MILL CREEK
PECAN ST.
BAY CIR.
BOIS D'ARC CIR.
N. BRITTON ST.
E. BONHAM ST.
N. BRITTON ST.
N. LYON ST.
N. EUBANK ST.
S. BRITTON ST.
S. LACKEY ST.
W. KING ST.
THOMAS ST.
GARNER RD.
S. SHAW ST.
E. BALL ST.
WHISPERING OAKS DR.
LISA DR.
DALE ST.
WEST FORK PILOT CREEK
PAIGE CIR.
HACKBERRY LN.
MEADOW ESTATES ST.
MOCKINGBIRD LN.
CITY LIMITS EXTENDS APPROXIMATELY 1 MILE WEST ON F.M. 902 FROM THIS POINT
CITY LIMITS EXTENDS APPROXIMATELY 1.3 MILES SOUTH ON F.M. 2729 FROM THIS POINT
CITY LIMITS EXTENDS APPROXIMATELY 1 MILE EAST ON ST. HWY. 11 FROM THIS POINT
FLOODPLAIN INFORMATION OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY
ZONING CLASSIFICATIONS
A AGRICULTURAL DISTRICT
SF-E SINGLE FAMILY RESIDENTIAL DISTRICT - ESTATE
SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT - 1
SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT - 2
TF TWO FAMILY RESIDENTIAL (DUPLEX) DISTRICT
MH-1 MANUFACTURED HOME DISTRICT
MH-2 MANUFACTURED HOME PARK DISTRICT
MF MULTIFAMILY DISTRICT
C-1 COMMERCIAL DISTRICT - OFFICE, LIGHT RETAIL AND NEIGHBORHOOD SERVICES
C-2 COMMERCIAL DISTRICT - GENERAL
M-1 MANUFACTURING/INDUSTRIAL DISTRICT - LIGHT
PD PLANNED DEVELOPMENT DISTRICT
FP FLOODPLAIN DISTRICT
LEGEND
CITY PARK
WATER TOWER
SCHOOL
CHURCH
CITY HALL
POST OFFICE
PLANNING STUDY
CITY OF TOM BEAN
GRAYSON COUNTY, TEXAS
ZONING DISTRICTS
PLANNING PERIOD
2006 - 2030
TIM F. GLENDENING & ASSOCIATES, INC.
5021 TRAIL LAKE DRIVE
PLANO, TEXAS 75093
972/398-0424
PLANNING AND MANAGEMENT CONSULTANTS
JANUARY, 2006
FINANCED THROUGH THE OFFICE OF RURAL COMMUNITY AFFAIRS OF THE STATE OF TEXAS. The preparation of this document was financed through the provisions of a Texas Community Development Program Grant from the U.S. Department of Housing and Urban Development.