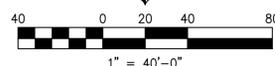
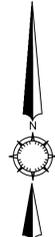


NORTH



LOCATION MAP
1" = 1000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IPF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
ULB	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
C	CENTERLINE
⊙	BLOCK DESIGNATION
▴	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
N/S	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRDCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRDT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

INDICATE PROPOSED EXTENSION OF BRIARDALE DRIVE

BOUNDARY OF TRACK		
Line #	Length	Direction
BL1	241.42	S 88°29'44" W
BL2	142.56'	N 01°28'23" W
BL3	99.59'	N 89°31'07" E
BL4	50.00'	N 00°28'53" W
BL5	100.46'	S 89°31'07" W
BL6	508.60	N 01°28'23" W
BL7	241.43'	N 88°54'02" E
BL8	699.46'	S 01°28'23" E

ACREAGE : 3.88 (169,073 SQUARE FEET)

METES AND BOUNDS

METES AND BOUNDS DESCRIPTION OF THE PROPERTY LOCATED ON 2400 BRIARDALE DRIVE IN THE CITY OF CARROLLTON, TEXAS, DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN 3.88 ACRE TRACT OF LAND SITUATED IN THE JOHN WARNER SURVEY ABSTRACT NO. 1591, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS AND BEING PORT OF TRACT NO. 1 AS DESCRIBED IN DEED TO ROY P. WARRANTY DEED RECORDED IN INSTRUMENT NO. 20120011238, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID NGUYEN AND LE TRACT, SOME RECORDS, DALLAS COUNTY, TEXAS, SOME BEING IN THE NORTH LINE OF THE D. P. & L. CO. RIGHT OF WAY (VOLUME 4746, PAGE 265) (A VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 89 DEG. 33 MIN. 51 SEC. WEST ALONG THE COMMON LINE OF SAID NGUYEN AND LE TRACT, AND SAID D. P. & L. CO RIGHT OF WAY, A DISTANCE OF 241.42 FEET TO A 1/2 INCH IRON ROD SET WITH "PELSER & MANKIN SURV RED PLASTIC CAP (HEREINAFTER REFERRED TO AS 1/2 INCH IRON ROD SET) FOR THE SOUTHWEST CORNER OF SAID NGUYEN AND LE TRACT, SAME BEING THE SOUTHWEST CORNER OF PARKSIDE ESTATES, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92068, PAGE 2748, SAID MAP RECORDS;

THENCE NORTH 00 DEG. 24 MIN. 16 SEC. WEST, ALONG THE COMMON LINE OF SAID NGUYEN AND LE TRACT, AND SAID PARKSIDE ESTATES, A DISTANCE OF 142.56 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND TO THE CITY OF CARROLLTON, BY DEED RECORDED IN VOLUME 92055, PAGE 6105, AFORESAID DEED RECORDS;

THENCE ALONG THE COMMON LINE OF SAID NGUYEN AND LE TRACT AND SAID CITY OF CARROLLTON TRACT AS FOLLOWS:

SOUTH 89 DEG. 24 MIN. 46 SEC. EAST, A DISTANCE OF 99.59 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID CITY OF CARROLLTON TRACT;

NORTH 00 DEG. 35 MIN. 14 SEC. EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID CITY OF CARROLLTON TRACT;

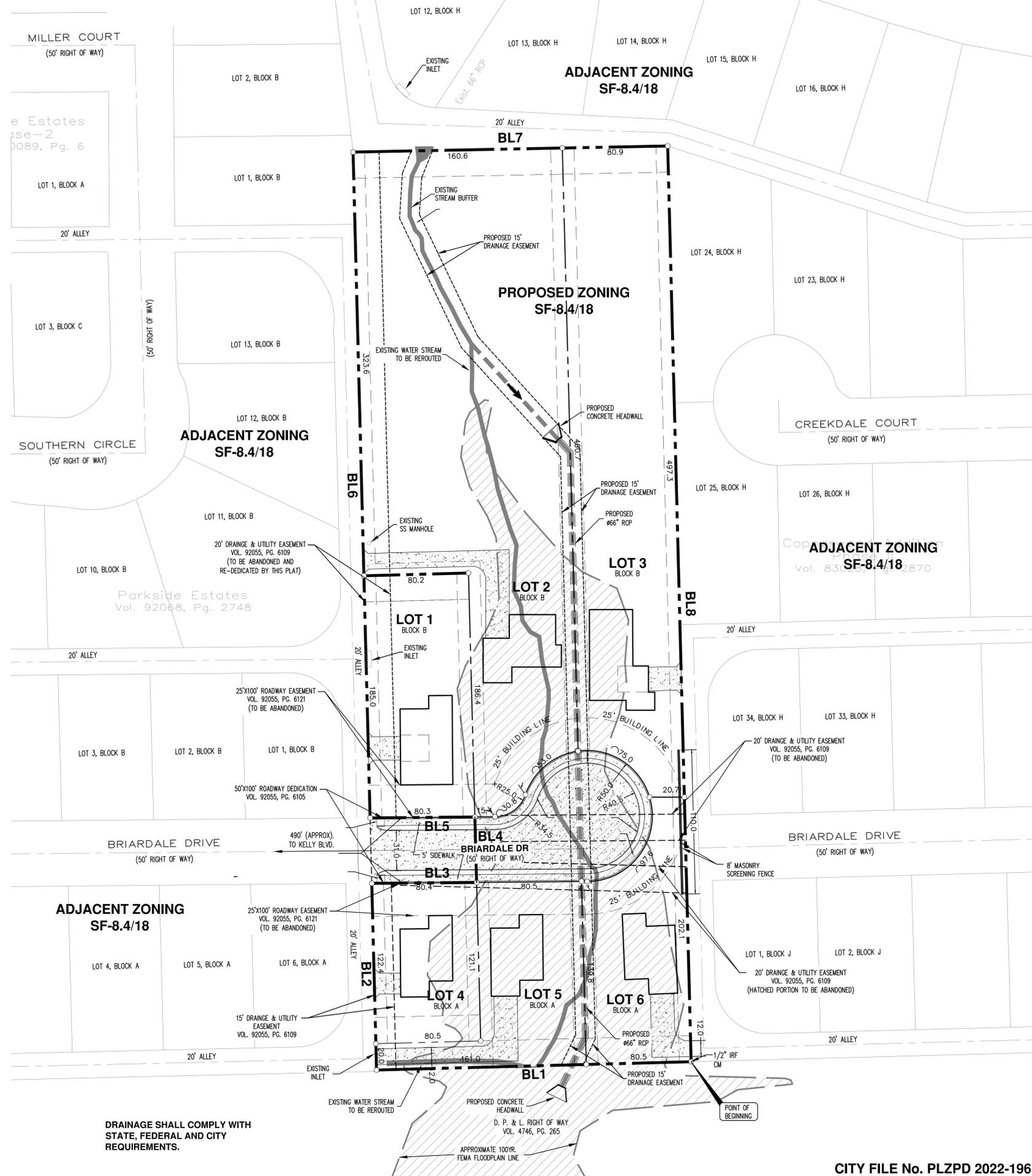
NORTH 89 DEG. 24 MIN. 46 SEC. WEST, A DISTANCE OF 100.46 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID CITY OF CARROLLTON TRACT, SAME BEING A SOUTHWEST CORNER OF SOLD NGUYEN AND LE TRACT, SAME BEING IN THE EAST LINE OF AFORESAID PARKSIDE ESTATES;

THENCE NORTH 00 DEG. 24 MIN. 16 SEC. WEST, ALONG THE COMMON LINE OF SAID NGUYEN AND LE TRACT, AND SAID PARKSIDE ESTATES, PASSING THE NORTHEAST CORNER OF SAID PARKSIDE ESTATES, SAME BEING THE SOUTHWEST CORNER OF PARKSIDE ESTATES, PHASE-2, ON ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 200089, PAGE 6, AFORESAID MAP RECORDS AND CONTINUING ALONG SAID COMMON LINE OF NGUYEN AND LE TRACT AND SAID PARKSIDE ESTATES, PHASE-2, A TOTAL DISTANCE OF 508.60 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID NGUYEN AND LE TRACT, SAME BEING A SOUTHWEST CORNER OF AFORESAID COPPERWOOD ADDITION PHASE II;

THENCE ALONG THE COMMON LINE OF SAID NGUYEN AND LE TRACT AND SAID COPPERWOOD ADDITION PHASE AS FOLLOWS:

NORTH 89 DEG. 58 MIN. 09 SEC. EAST, A DISTANCE OF 241.43 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID NGUYEN AND LE TRACT, SAME BEING AN INTERNAL CORNER OF SAID COPPERWOOD ADDITION PHASE II;

SOUTH 00 DEG. 24 MIN. 16 SEC. EAST, A DISTANCE OF 699.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 169,073 SQUARE FEET OR 3.88 ACRES OF COMPUTED LAND, MORE OR LESS.



DRAINAGE SHALL COMPLY WITH STATE, FEDERAL AND CITY REQUIREMENTS.

CITY FILE No. PLZPD 2022-196

PROPERTY OWNER / DEVELOPER:
ZARAI CONSTRUCTION LLC
3952 OAKMONT DR.
THE COLONY, TX 75056
(214) 675-0605

CITY FILE NUMBER:

No.	REVISION/ISSUE	DATE
1	CITY COMMENTS	1.17.2023

PROJECT NAME :
THE ENCLAVE

ADDRESS :
**2400 BRIARDALE DRIVE
CARROLLTON, TX 75006**

SHEET TITLE :
**ZONING EXHIBIT
(CONCEPTUAL SITE PLAN)**

DRAWN BY : REVISED BY :

ISSUED FOR : SHEET No.

DATE : 01.17.2023 **1.0**

PROPERTY OWNER / DEVELOPER:

ZARAI CONSTRUCTION LLC
3952 OAKMONT DR.
THE COLONY, TX 75056
(214) 675-0605

CITY FILE NUMBER:

No.	REVISION/ISSUE	DATE

PROJECT NAME :

THE ENCLAVE

ADDRESS :

**2400 BRIARDALE DRIVE
CARROLLTON, TX 75006**

SHEET TITLE :

**CONCEPTUAL
LANDSCAPE PLAN**

DRAWN BY :

REVISED BY :

ISSUED FOR :

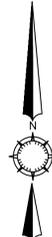
SHEET No.

DATE :

01.17.2023

2.0

NORTH



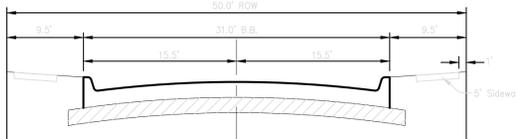
0 20 40 80

1" = 40'-0"



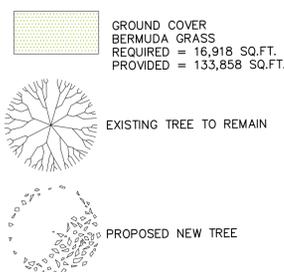
LOCATION MAP

1" = 1000'



Typical 31' BB Pavement Section

Not To Scale



GROUND COVER
BERMUDA GRASS
REQUIRED = 16,918 SQ.FT.
PROVIDED = 133,858 SQ.FT.

EXISTING TREE TO REMAIN

PROPOSED NEW TREE

PROPOSED LOTS			
Lot #	Block #	Square Feet	Acreage
1	B	14911.95	0.342
2	B	65,220.63	1.497
3	B	38,600.32	0.886
4	A	9,792.52	0.225
5	A	12,922.01	0.297
6	A	13,355.53	0.307

PROPOSED ZONING	
• SINGLE FAMILY SF-8.4/18	8,400 SQ.FT.
• MINIMUM LOT AREA	3,000 SQ.FT.
• MINIMUM FLOOR AREA OF DWELLING UNIT	3,000 SQ.FT.

PROVIDED SETBACKS	
• FRONT SETBACK	25'
• SIDE SETBACK	9'
• (STRUCTURE TALLER THAN ONE STORY)	9'
• REAR SETBACK	20'

CITY NOTES

- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE END OF THE BRIARDALE DRIVE EXTENSION FOR A DISTANCE OF 110 FEET.
- C. A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- D. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A RE-PLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.





III





