

PLANNING DEPARTMENT  
City of Carrollton  
Date: 05/07/13

PLANNED DEVELOPMENT NO. 194  
Raiford Crossing

ORDINANCE NUMBER \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 194 WHICH PROVIDES FOR THE (SF-5/12) SINGLE FAMILY DETACHED AND (SF-TH) TOWNHOUSE RESIDENTIAL DISTRICTS ON AN APPROXIMATELY 40-ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF OLD DENTON ROAD JUST NORTH OF RAIFORD ROAD; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Fourth day of April, 2013, the Planning & Zoning Commission considered and made recommendations on a certain request establishing Planned Development No. 194 (Case No. 02-13Z2);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

Section 1.

That Planned Development 194 is hereby established for a certain approximately 40-acre site located on the east side of Old Denton Road, just north of Raiford Road and north of Furneaux Creek, being more specifically depicted on the attached Exhibit A, providing for the following uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 2.

That development shall be in accordance with the following special conditions, restrictions and regulations:

**General**

1. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The property owner's association will be responsible for the improvement and maintenance of all private common areas and/or common facilities contained within the area of the Concept Plan.
2. Lot layout shall be as shown on the *Concept Plan* attached as Exhibit B.
3. Street layout, design and cross-sections shall be as shown on the *Conceptual Thoroughfare Plan* and *Street Cross Sections* exhibits attached as Exhibits C & D.

**Lots & Homes**

Single-Family Detached Lots:

4. Maximum building coverage for single-family detached lots shall be 75%.
5. Minimum lot width for single-family detached lots shall be 40 feet.
6. Minimum lot depth for single-family detached lots shall be 100 feet.
7. Minimum lot area for single-family detached lots shall be 4,000 square feet.
8. Minimum front yard setback for single-family lots shall be 10 feet provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows may encroach into this setback up to 8 feet.
9. Minimum side yard setback, not abutting a street, shall be 3 feet, provided however that no dwelling may be closer to an adjacent building than 10 feet.
10. Minimum side yard setback, abutting a street not designated as an arterial or collector on the Carrollton Transportation Plan shall be 10 feet, provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50% of each encroaching face) may encroach into this setback up to 5 feet.
11. Minimum rear yard setback shall be 3 feet.
12. Minimum exterior façade masonry content shall be 90%. For the purposes of this ordinance, "masonry" shall include brick, natural stone, cast stone, stucco (but not EIFS) and cementitious fiberboard in a horizontal "lap board" siding or with a decorative pattern (see examples as Exhibit F).
13. Maximum height of a structure shall be 25 feet, as measured to the eave or top plate (whichever is higher).
14. Fences, if any, along any alley right-of-way shall be placed no closer to said right-of-way than three feet.

Townhouse Lots:

15. Maximum building coverage for townhouse lots shall be 80%.
16. Minimum lot width for townhouse lots shall be 25 feet.
17. Minimum lot depth for townhouse lots shall be 80 feet.
18. Minimum lot area for townhouse lots shall be 2,000 square feet.
19. Minimum side yard setback, abutting a street shall be 10 feet, provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50% of each encroaching face) may encroach into this setback up to 5 feet.
20. Minimum rear yard setback shall be 3 feet.
21. Maximum height of a structure shall be 30 feet, as measured to the eave or top plate (whichever is higher).
22. Minimum required off-street parking spaces for townhouse lots shall be 1 per dwelling. See also Exhibit D *Conceptual Site Plan for Individual Lots*.
23. Fences, if any, placed along alley rights-of-way shall be no closer to said alley right-of-way than three feet.

**Accessory Buildings**

24. Accessory buildings containing bathrooms and/or kitchens are allowed, provided that no more than one water or electric meter is allowed per lot and no accessory building shall exceed 800 square feet in area.
25. Accessory building shall be architecturally consistent with the main building.
26. Detached “rear-loaded” garages shall have a minimum side yard setback of zero feet, provided however that all building and fire code requirements are met. See also Exhibit D *Conceptual Site Plans For Individual Lots*.
27. Detached “rear-loaded” garages shall have a minimum rear yard setback of three feet, provided however that garage doors facing the alley shall be placed between 7 and 9 feet, or at least 17 feet from said alley right-of-way.

**Streets**

28. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each street intersecting with Old Denton Road. Said entry ribbon shall be no less than ten feet (10’) in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.
29. Landscaping and screening fences along Old Denton Road shall be as shown on Exhibit G Landscaping & Screening Fences Along Old Denton Road.

Section 3.

That the Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 4.  
Penalty Clause

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.  
Severability Clause

That the provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.  
Repealing Clause

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 7.  
Savings Clause

That Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

That this ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Seventh day of May, 2013.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Ashley D. Mitchell  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Regina A. Edwards  
First Assistant City Attorney

\_\_\_\_\_  
Christopher Barton, AICP  
Chief Planner

**Exhibit A**  
**Legal Description**

**Tract 1:**

Being a 26.232 acre tract of land situated in the G. Gaskin Survey, Abstract No. 492, in the City of Carrollton, Denton County, Texas and being a portion of those same tracts or parcels of land conveyed to the City of Carrollton as evidenced by the Deed recorded in Volume 2415 at page 711 of the Deed Records of Denton County, Texas. Said 26.232 acre portion being more fully described as follows:

BEGINNING at a ½ inch steel rod found for corner on the existing east right-of-way line of Old Denton Road (a variable width right-of-way also known as F.M. Highway No. 2281), and being the southwest corner of Kingspoint Phase II, an addition to the City of Carrollton as shown on the Plat recorded in Cabinet E at Page 395 of the Map Records of Denton County, Texas;

THENCE North 89 deg. 57 min. 29 sec. East, departing said east right-of-way line and along the common line between said City of Carrollton tract and said Kingspoint Phase II, a distance of 997.22 feet to a ½ inch steel rod set for corner and being the beginning of a non-tangent curve to the right having a central angle of 26 deg. 50 min. 47 sec. a radius distance of 460.00 feet, a chord distance of 213.57 feet and a chord bearing of South 13 deg. 22 min. 53 sec. West;

THENCE departing said common line and southerly along said curve to the right, an arc distance of 215.54 feet to a ½ inch steel rod set for corner at the end of said curve;

THENCE South 26 deg. 48 min. 16 sec. East, a distance of 46.60 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 26 deg. 48 min. 15 sec., a radius distance of 460.00 feet, a chord distance of 213.37 feet and a chord bearing of South 13 deg. 23 min. 39 sec. West;

THENCE southerly along said curve to the left, an arc distance of 215.33 feet to a ½ inch steel rod set for corner at the end of said curve;

THENCE South 00 deg. 00 min. 59 sec. East, a distance of 165.81 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 11 deg. 27 min. 46 sec., a radius distance of 525.00 feet, a chord distance of 104.86 feet and a chord bearing of South 05 deg. 44 min. 52 sec. East;

THENCE southerly along said curve to the left, an arc distance of 105.03 feet to a ½ inch steel rod set for corner;

THENCE South 11 deg. 28 min. 45 sec. East, a distance of 311.47 feet to a ½ inch steel rod set for corner at the beginning of a non-tangent curve to the right having a central angle of 10 deg. 41 min. 48 sec., a radius distance of 411.50 feet, a chord distance of 89.02 feet and a chord bearing of North 59 deg. 39 min. 14 sec. East;

THENCE northeasterly along said curve to the right, an arc distance of 89.15 feet to a ½ inch steel rod set for corner;

THENCE South 00 deg. 32 min. 42 sec. West, a distance of 65.74 feet to a ½ inch steel rod set for corner;

THENCE South 33 deg. 28 min. 41 sec. East, a distance of 125.38 feet to a ½ inch steel rod set for corner;

THENCE North 55 deg. 33 min. 41 sec. West, a distance of 131.14 feet to a ½ inch steel rod set for corner;

THENCE South 68 deg. 41 min. 49 sec. West, a distance of 138.33 feet to a ½ inch steel rod set for corner;

THENCE South 40 deg. 40 min. 38 sec. West, a distance of 85.33 feet to a ½ inch steel rod set for corner;

THENCE South 46 deg. 10 min. 09 sec. West, a distance of 86.97 feet to a ½ inch steel rod set for corner;

THENCE South 56 deg. 20 min. 29 sec. West, a distance of 59.90 feet to a ½ inch steel rod set for corner;

THENCE North 71 deg. 27 min. 23 sec. West, a distance of 86.97 feet to a ½ inch steel rod set for corner;

THENCE South 82 deg. 40 min. 26 sec. West, a distance of 51.84 feet to a ½ inch steel rod set for corner;

THENCE South 79 deg. 48 min. 55 sec. West, a distance of 60.11 feet to a ½ inch steel rod set for corner;

THENCE North 52 deg. 59 min. 51 sec. West, a distance of 45.64 feet to a ½ inch steel rod set for corner;

THENCE North 81 deg. 12 min. 50 sec. West, a distance of 54.01 feet to a ½ inch steel rod set for corner;

THENCE North 72 deg. 23 min. 33 sec. West, a distance of 95.87 feet to a ½ inch steel rod set for corner;

THENCE North 86 deg. 55 min. 10 sec. West, a distance of 23.12 feet to a ½ inch steel rod set for corner;

THENCE South 70 deg. 30 min. 43 sec. West, a distance of 76.09 feet to a ½ inch steel rod set for corner;

THENCE South 56 deg. 09 min. 56 sec. West, a distance of 68.10 feet to a ½ inch steel rod set for corner;

THENCE South 40 deg. 15 min. 30 sec. West, a distance of 58.59 feet to a ½ inch steel rod set for corner;

THENCE South 69 deg. 01 min. 52 sec. West, a distance of 105.60 feet to a ½ inch steel rod set for corner;

THENCE South 36 deg. 39 min. 19 sec. West, a distance of 60.88 feet to a ½ inch steel rod set for corner on the previously mentioned east right-of-way line of Old Denton Road;

THENCE North 01 deg. 05 min. 49 sec. West along said east line, a distance of 114.46 feet to a ½ inch steel rod set at an angle point;

THENCE North 00 deg. 50 min. 28 sec. West, a distance of 749.62 feet to a ½ inch steel rod set for corner at an angle point;

THENCE North 00 deg. 50 min. 29 sec. West, a distance of 149.92 feet to a ½ inch steel rod set for corner at an angle point;

THENCE North 00 deg. 16 min. 31 sec. East, a distance of 374.44 feet to the POINT OF BEGINNING;

And containing 26.232 acres or 1,142,682 square feet of land more or less.

**Tract 2:**

Being a description of a 10.134 acres tract of land situated in the George Gaskin Survey, Abstract No. 492 and the Benjamin Bacchus Survey, Abstract No. 119, in the City of Carrollton, Denton County, Texas and being a portion of that same tract or parcel of land conveyed to the City of Carrollton as evidenced by the Deed recorded in Volume 2415, at Page 711 of the Deed Records of Denton County, Texas. Said 10.134 acre portion thereof being more fully described as follows:

COMMENCING at a ½ inch steel rod found for corner on the existing east right of way line of Old Denton Road (a variable width right of way also known as F.M. Highway No. 2281), and being the southwest corner of Kingspoint Phase II, an addition to the City of Carrollton as shown on the Plant recorded in Cabinet E, at Page 395 of the Map Records of Denton County, Texas;  
THENCE North 89 deg. 57 min. 29 sec. East, departing said east right of way line and along the common line between said City of Carrollton tract and said Kingspoint Phbase II, a distance of 997.22 feet to a ½ inch steel rod set for corner and being the POINT OF BEGINNING;

THENCE continuing along said common line, a distance of 375.00 feet to a chiseled "X" set for corner and being on the west line of The Palisades Phase II, and addition to the City of Carrollton as shown on the Plat recorded in Cabinet F, at Page 44 of the Map Records of Denton County, Texas;

THENCE South 00 deg. 00 min. 59 sec. East, departing said Kingspoint Phase II and along the west line of The Palisades Phase II, a distance of 954.87 feet to a ½ inch steel rod set for corner;

THENCE North 84 deg. 19 min. 29 sec. West, a distance of 97.26 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 41 deg. 22 min. 11 sec., a radius distance of 477.50 feet, a chord distance of 337.33 feet and a chord bearing of South 74 deg. 59 min. 26 sec. West;

THENCE easterly along said curve to the left, an arc distance of 344.77 feet to a ½ inch steel rod set for corner;

THENCE North 11 deg. 28 min. 45 sec. West, a distance of 311.47 feet to a ½ inch steel rod set at the beginning of a curve to the right having a central angle of 11 deg. 27 min. 46 sec., a radius distance of 525.00 feet, a chord distance of 104.86 feet and a chord bearing of North 05 deg. 44 min. 52 sec. West;

THENCE northerly along said curve to the right, an arc distance of 105.03 feet to a ½ inch steel rod set for corner;

THENCE North 00 deg. 00 min. 59 sec. West, a distance of 165.81 feet to a ½ inch steel rod set for corner at the beginning of a curve to the right having a central angle of 26 deg. 48 min. 15 sec., a radius distance of 460.00 feet, a chord distance of 213.57 feet and a chord bearing of North 13 deg. 23 min. 39 sec. East;

THENCE northerly along said curve to the right, an arc distance of 215.33 feet to a ½ inch steel rod set for corner at the end of said curve;

THENCE North 26 deg. 48 min. 16 sec. East, a distance of 46.60 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 26 deg. 50 min. 47 sec., a radius distance of 460.00 feet, a chord distance of 213.57 feet and a chord bearing of North 13 deg. 22 min. 53 sec. East;

THENCE northerly along said curve to the left, an arc distance of 215.54 feet to the POINT OF BEGINNING;

And containing 10.134 acres or 441,424 square feet of land more or less.

**Tract 3:**

Being a 3.822 acre tract of land situated in the G. Gaskin Survey, Abstract No. 492, in the City of Carrollton, Teton County, Texas and being a portion of those same tracts or parcels of land conveyed to the City of Carrollton as evidenced by the Deed recorded in Volume 2415 at Page 711 of the Deed records of Denton County, Texas. Said 3.822 acres portion being more fully described as follows:

COMMENCING at a ½ inch steel rod found for corner on the existing east right of way line of Old Denton Road (a variable width right of way also known as F.M. Highway No. 2281), and being the southwest corner of Kingspoint Phase II, an addition to the City of Carrollton as shown on the Plat recorded in Cabinet E, at Page 395 of the Map Records of Denton County, Texas;

THENCE North 89 deg. 57 min. 29 sec. East, departing said east right of way line and along the common line between said City of Carrollton tract and said Kingspoint Phase II, a distance of 997.22 feet to a ½ inch steel rod set for corner and being the beginning of a non-tangent curve to the right having a central angle of 26 deg. 50 min. 47 sec., a radius distance of 460.00 feet, a chord distance of 213.57 feet and a chord bearing of South 13 deg. 22 min. 53 sec. West;

THENCE departing said common line and southerly along said curve to the right, an arc distance of 215.54 feet to a ½ inch steel rod set for corner at the end of said curve;

THENCE South 26 deg. 48 min. 16 sec. East, a distance of 46.60 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 26 deg. 48 min. 15 sec., a radius distance of 460.00 feet, a chord distance of 213.37 feet and a chord bearing of South 13 deg. 23 min. 39 sec. East;

THENCE southerly along said curve to the left, an arc distance of 215.33 feet to a ½ inch steel rod set for corner at the end of said curve;

THENCE South 00 deg. 00 min. 59 sec. East, a distance of 165.81 feet to a ½ inch steel rod set for corner at the beginning of a curve to the left having a central angle of 11 deg. 27 min. 46 sec., a radius distance of 525.00 feet, a chord distance of 104.86 feet and a chord bearing of South 05 deg. 44 min. 52 sec. East;

THENCE southerly along said curve to the left, an arc distance of 105.03 feet to a ½ inch steel rod set for corner;

THENCE South 11 deg. 28 min. 45 sec. East, a distance of 311.47 feet to a ½ inch steel rod set for corner at the beginning of a non-tangent curve to the right having a central angle of 10 deg. 41 min. 48 sec. , a radius distance of 477.50 feet, a chord distance of 89.02 feet and a chord bearing of South 05 deg. 44 min. 52 sec. East;

THENCE northeasterly along said curve to the right, an arc distance of 89.15 feet to a ½ inch steel rod set for corner;

THENCE South 00. Deg. 32 min. 42 sec. West, a distance of 65.74 feet to a ½ inch steel rod set for corner;

THENCE South 33 deg. 28 min. 41 sec. East, a distance of 125.38 feet to a ½ inch steel rod set for corner and being the POINT OF BEGINNING;

THENCE South 07 deg. 26 min. 00 sec. West, a distance of 169.76 feet to a ½ inch steel rod set for corner;

THENCE South 20 deg. 25 min. 09 sec. West, a distance of 73.78 feet to a ½ inch steel rod set for corner;

THENCE South 88 deg. 28 min. 23 sec. West, a distance of 167.83 feet to a ½ inch steel rod set for corner;

THENCE South 87 deg. 19 min. 10 sec. West, a distance of 233.74 feet to a ½ inch steel rod set for corner;

THENCE North 76 deg. 14 min. 37 sec. West, a distance of 131. 81 feet to a ½ inch steel rod set for corner;

THENCE North 71 deg. 00 min. 38. Sec. West, a distance of 99.98 feet to a ½ inch steel rod set for corner;

THENCE North 74 deg. 00. Min. 38 sec. West, a distance of 97.56 feet to a ½ inch steel rod set for corner;

THENCE North 79 deg. 38 min. 18 sec. West, a distance of 64.98 feet to a ½ inch steel rod set for corner;

THENCE North 88 deg. 01 min. 37 sec. West, a distance of 49.85 feet to a ½ inch steel rod set for corner;

THENCE South 73 deg. 37 min. 19 sec. West, a distance of 52.52 feet to a ½ inch steel rod set for corner;

THENCE South 67 deg. 32 min. 58 sec. West, a distance of 43.62 feet to a ½ inch steel rod set for corner;

THENCE South 52 deg. 35 min. 56 sec. West, a distance of 42.71 feet to a ½ inch steel rod set for corner;

THENCE South 38 deg. 44 min. 07 sec. West, a distance of 42.08 feet to a ½ inch steel rod set for corner;

THENCE South 14 deg. 43 min. 02 sec. West, a distance of 42.96 feet to a ½ inch steel rod set for corner;

THENCE South 49 deg. 02 min. 00 sec. West, a distance of 52.46 feet to a ½ inch steel rod set for corner on the previously mentioned east right of way of Old Denton Road;

THENCE north 01 deg. 05 min. 49 sec. West, along said right of way line, a distance of 85.32 feet to a ½ inch steel rod set for corner;

THENCE North 36 deg. 39 min. 19 sec. West, along said right of way line, a distance of 60.88 feet to a ½ inch steel rod set for corner;

THENCE North 69 deg. 01 min. 52 sec. East, a distance of 105.60 feet to a ½ inch steel rod set for corner;

THENCE North 40 deg. 15 min. 30 sec. East, a distance of 58.59 feet to a ½ inch steel rod set for corner;

THENCE North 56 deg. 09 min. 56 sec. East, a distance of 68.10 feet to a ½ inch steel rod set for corner;

THENCE North 70 deg. 30 min. 43 sec. East, a distance of 76.09 feet to a ½ inch steel rod set for corner;

THENCE South 86 deg. 55 min. 10 sec. East, a distance of 23.12 feet to a ½ inch steel rod set for corner;

THENCE South 72 deg. 23 min. 33 sec. East, a distance of 95.87 feet to a ½ inch steel rod set for corner;

THENCE South 81 deg. 12 min. 50 sec. East, a distance of 54.01 feet to a ½ inch steel rod set for corner;

THENCE South 52 deg. 59 min. 51 sec. East, a distance of 45.64 feet to a ½ inch steel rod set for corner;

THENCE North 79 deg. 48 min. 55 sec. East, a distance of 60.11 feet to a ½ inch steel rod set for corner;

THENCE North 82 deg. 40 min. 26 sec. East, a distance of 51.84 feet to a ½ inch steel rod set for corner;

THENCE South 71 deg. 27 min. 23 sec. East, a distance of 86.97 feet to a ½ inch steel rod set for corner;

THENCE North 56 deg. 20 min. 29 sec. East, a distance of 59.90 feet to a ½ inch steel rod set for corner;

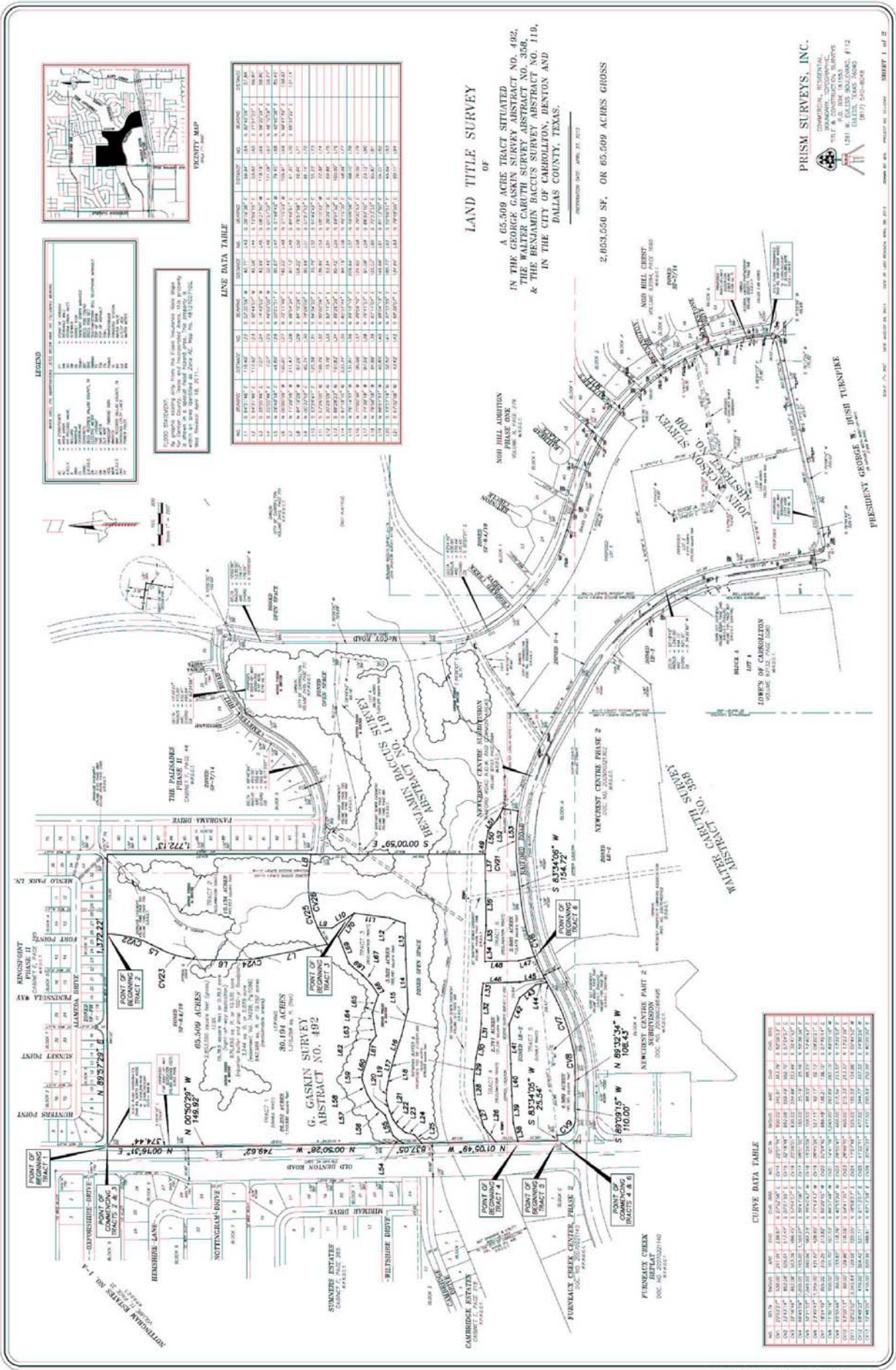
THENCE North 46 deg. 10 min. 09 sec. East, a distance of 56.27 feet to a ½ inch steel rod set for corner;

THENCE North 40 deg. 40 min. 38 sec. East, a distance of 85.45 feet to a ½ inch steel rod set for corner;

THENCE North 68 deg. 41 min. 49 sec. East, a distance of 138.33 feet to a ½ inch steel rod set for corner;

THENCE South 55 deg. 33 min. 22 sec. East, a distance of 131.33 feet to the POINT OF BEGINNING;

And containing 3.822 acres or 166, 492 square feet of land more or less.



**LEGEND**

- 1.00' CURVE RADIUS
- 2.00' CURVE RADIUS
- 3.00' CURVE RADIUS
- 4.00' CURVE RADIUS
- 5.00' CURVE RADIUS
- 6.00' CURVE RADIUS
- 7.00' CURVE RADIUS
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- 9.00' CURVE RADIUS
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- 96.00' CURVE RADIUS
- 97.00' CURVE RADIUS
- 98.00' CURVE RADIUS
- 99.00' CURVE RADIUS
- 100.00' CURVE RADIUS

**LINE DATA TABLE**

LINE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
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9	...	...	...	...	...
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11	...	...	...	...	...
12	...	...	...	...	...
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99	...	...	...	...	...
100	...	...	...	...	...

**CURVE DATA TABLE**

LINE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
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97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

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 & LAND MANAGEMENT SERVICES  
 1311 EAST WILSON AVENUE, SUITE 112  
 DALLAS, TEXAS 75202  
 (972) 540-8608







**Exhibit B**  
**Concept Plan**

Blue = 25' Townhouse Lots, Orange = 40' x 110' Lots, Pink = 55' x 110' Lots





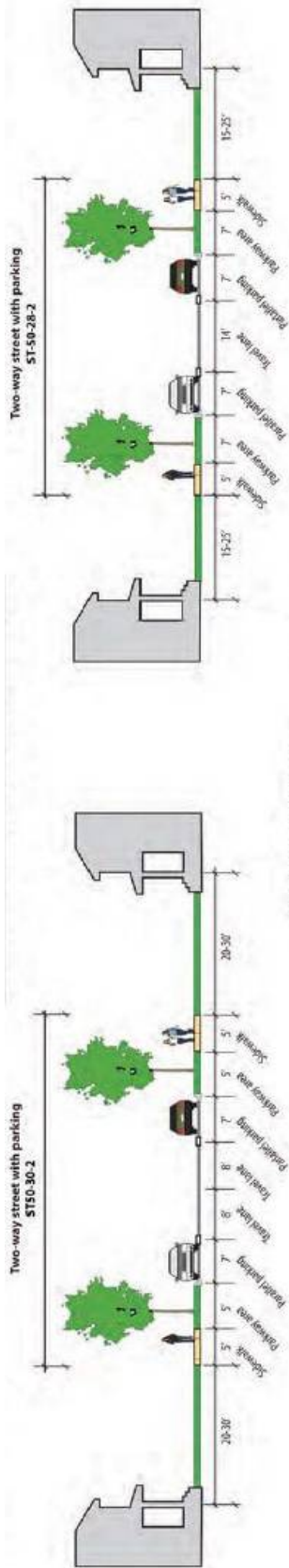
**Exhibit C**  
**Conceptual Thoroughfare Plan**



PROPOSED THOROUGHFARE TYPES	
	ST50-30-2
	ST50-28-2
	ST40-20-1
	ST34-24-2
	ST31-20-1
	A15-12-1
	A20-20-2

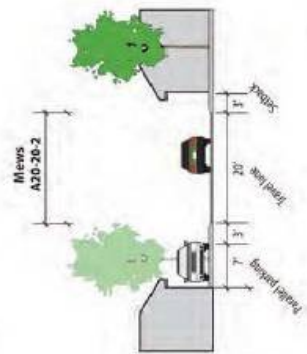
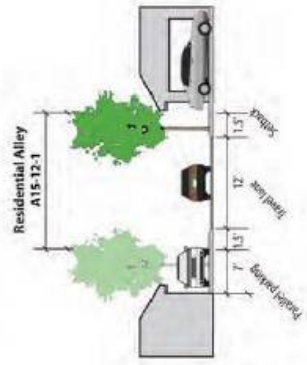
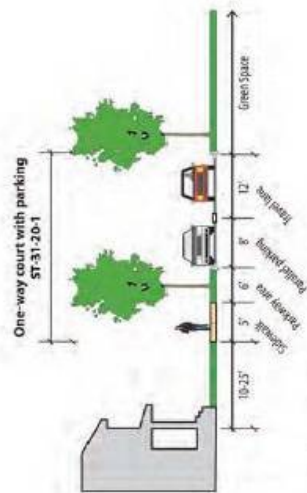
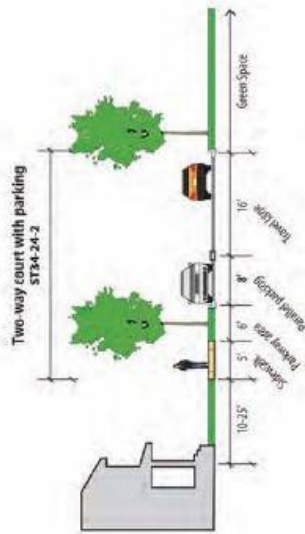
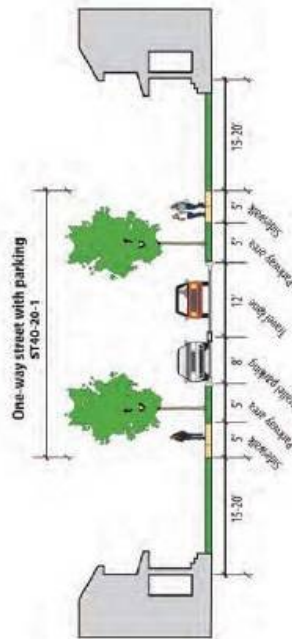


### Exhibit D Street Cross Sections



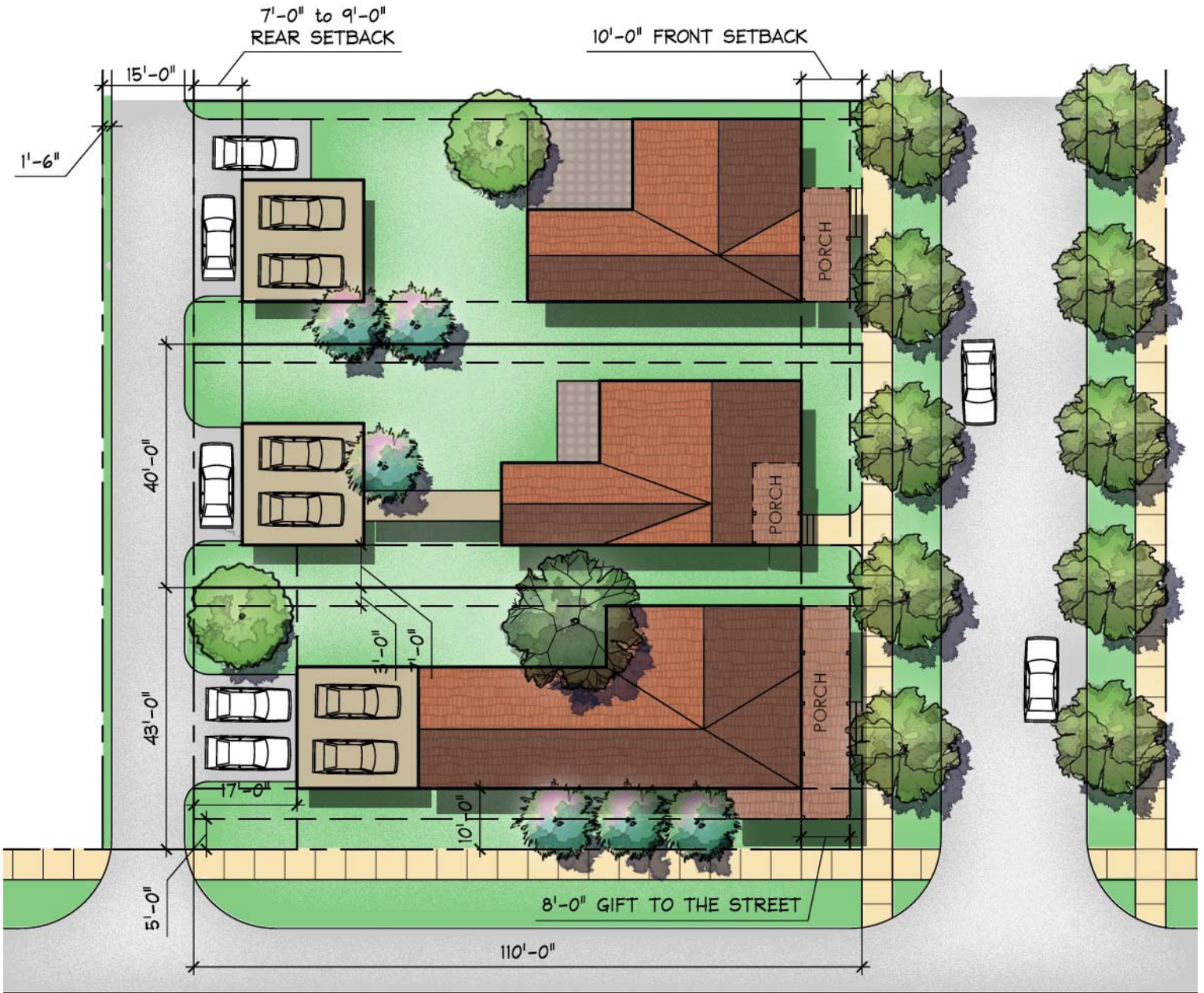
**Street Cross Sections:**

1. The first letter indicates the category of street type: Avenue, street, residential alley, or commercial alley.
2. The first number in the type name establishes the right-of-way width; the second number establishes the paved section width. The paved section width dimensions are set curb face to face, and the parkway includes the top of curb. To calculate the back-of-curb dimension, add one foot to the roadway width.
3. All streets shall have 15' curb return radius except at intersections with Old Denton Road. Alley intersection radii shall be 5'. Intersections may be bulbed-out to the width of the parking lanes. Non-ninety degree intersections will be allowed per AASHTO standards.





**Exhibit E**  
**Conceptual Site Plans**  
**For Individual Lots**



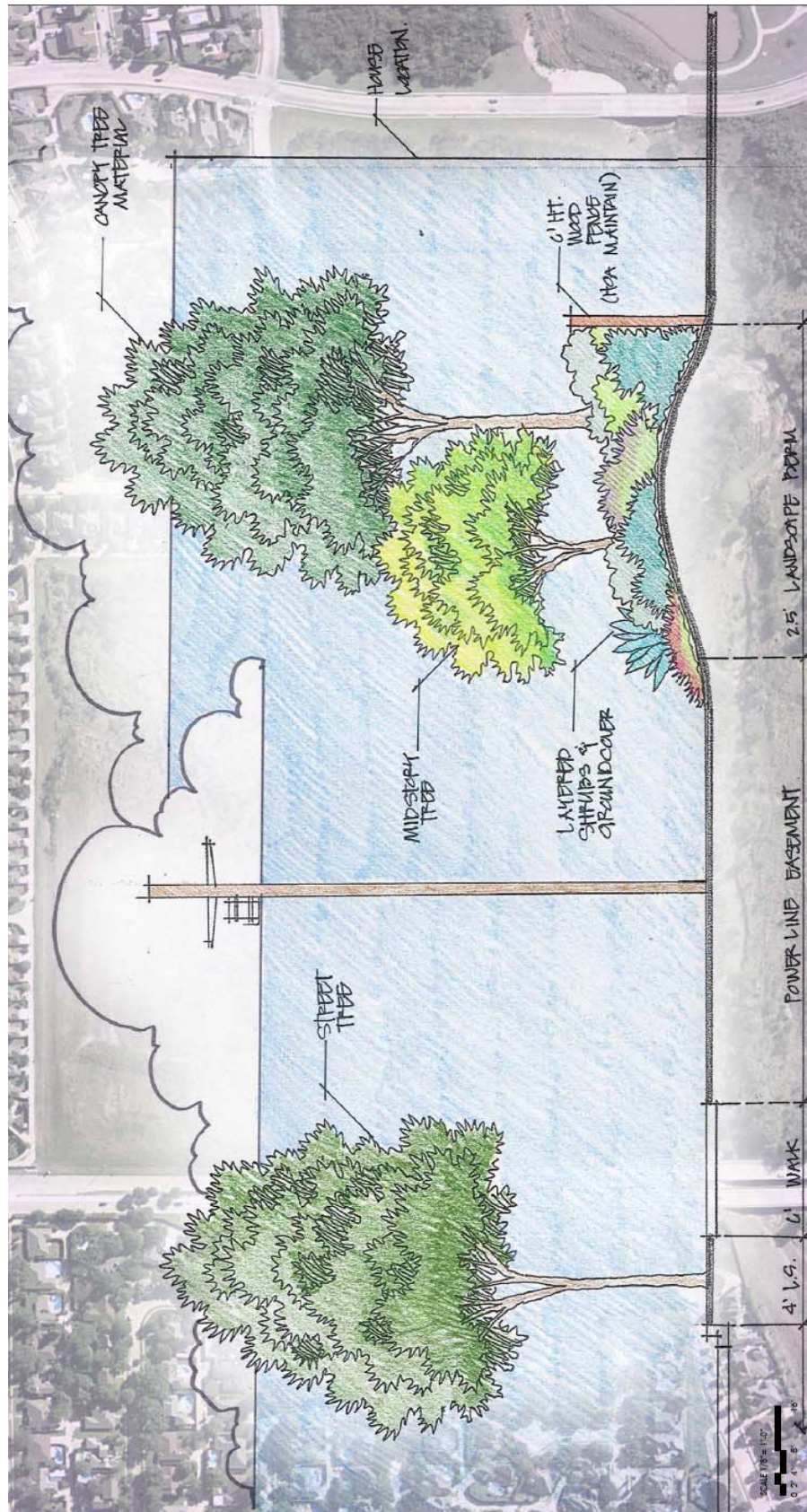


**Exhibit F**  
**Cementitious Fiberboard**  
**Examples of Decorative Patterns**



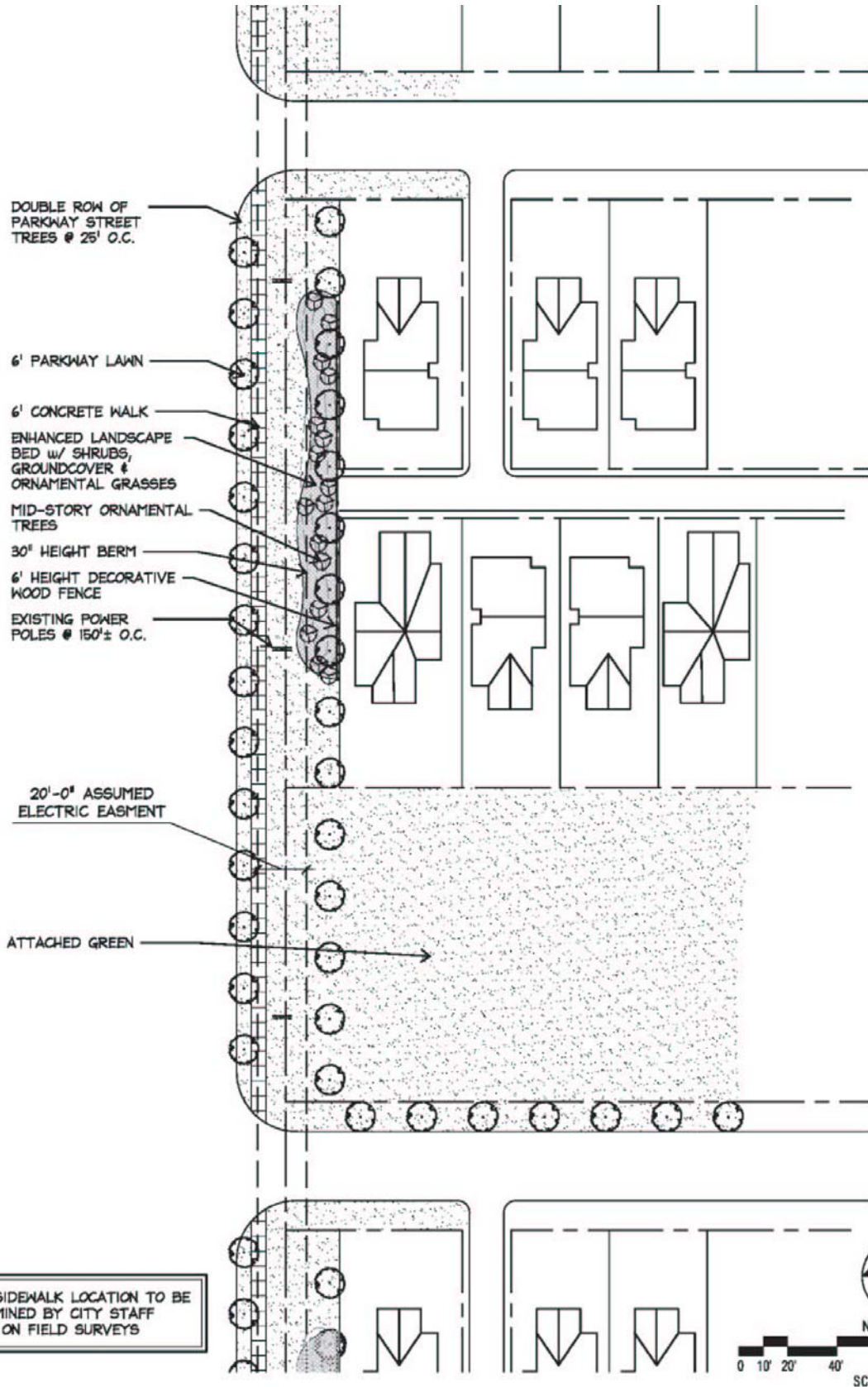


**Exhibit G**  
**Landscaping & Screening Fence Along Old Denton Road**  
(conceptual section view)



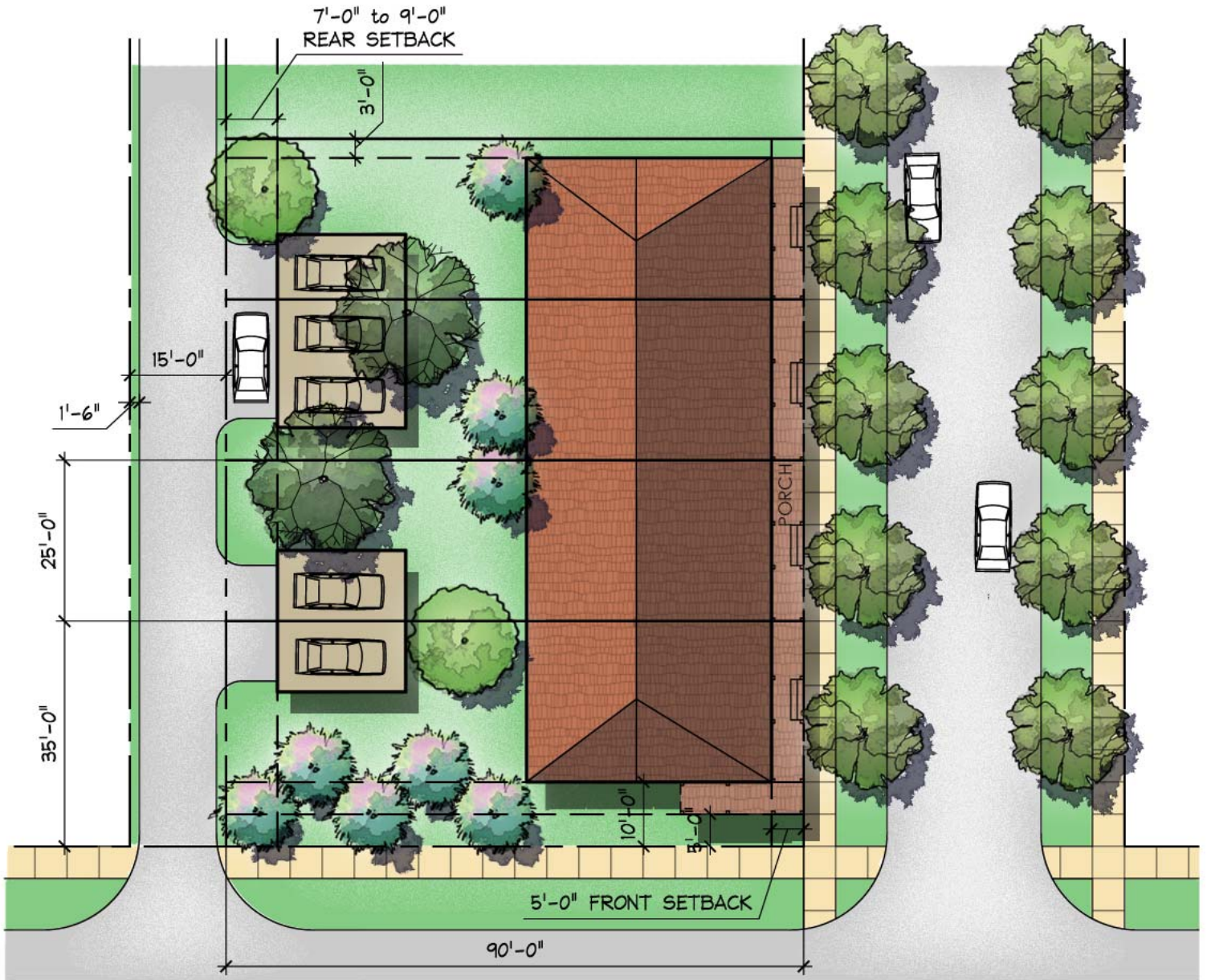


**Exhibit G**  
**Landscaping & Screening Fence Along Old Denton Road**  
(conceptual plan view)



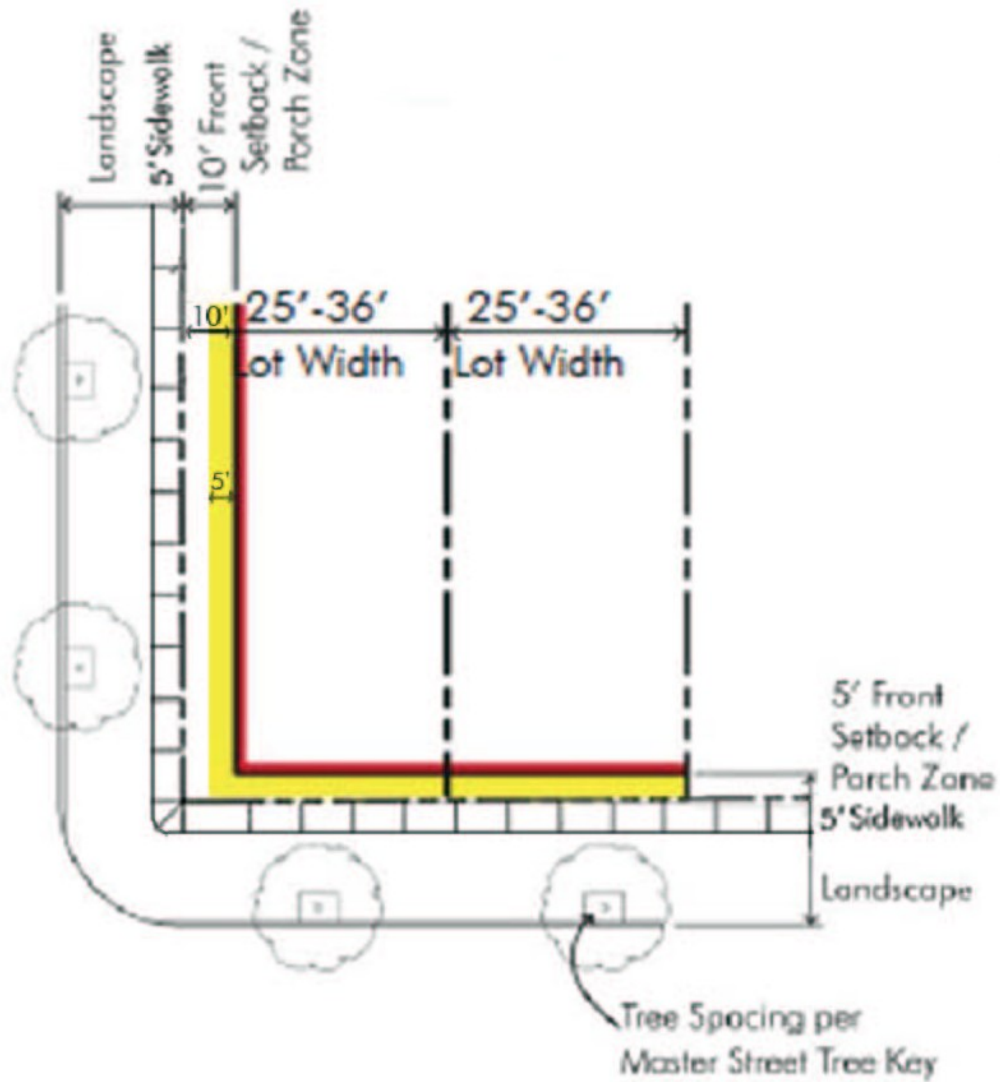


**Exhibit H**  
**Townhouse Conceptual Site Plan**  
(showing possible detached garage locations)





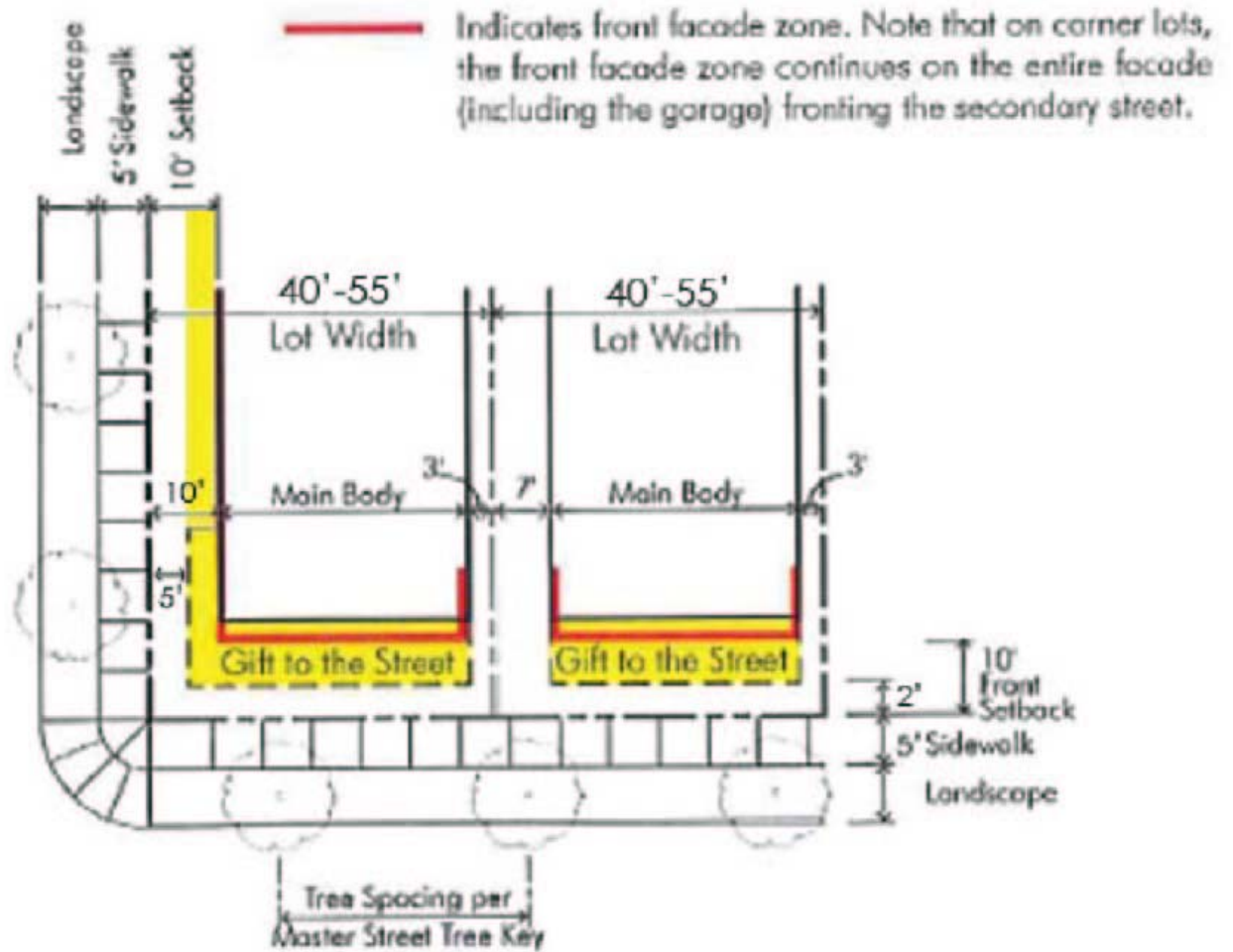
**Exhibit I**  
**Townhouse Conceptual Site Plan**  
(showing setback zones)



Source: Arcadia Realty



**Exhibit J**  
**Detached Home Conceptual Site Plan**  
(showing setback zones)



Source: Arcadia Realty

