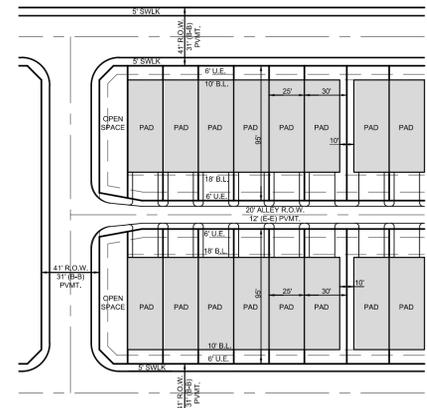


LOT SETBACK & UTILITY EASEMENT DETAIL
PROPOSED PD - PATIO HOMES



LOT SETBACK & UTILITY EASEMENT DETAIL
PROPOSED PD - TOWNHOMES

- LEGEND**
- ORIGINAL TRACT LINE
 - - - SURVEY BOUNDARY LINE
 - BLOCK A BLOCK DESIGNATION
- NOTES:**
1. PADS AS SHOWN FOR PATIO HOMES ARE MIN. 5' SETBACK FROM SIDE LOT LINES. ALTERNATIVELY, PADS MAY BE 0' AND 10' OR 3' AND 7' FROM SIDE LOT LINES IN ORDER TO PROVIDE A MIN. 10' SEPARATION BETWEEN PADS.
 2. ALL PADS SHOWN FOR THE PATIO HOMES ARE 35'X73' UNLESS OTHERWISE NOTED IN PLAN.
 3. ALL PADS SHOWN FOR THE FOR TOWNHOMES ARE 25'X65'.
 4. REFER TO LANDSCAPE PLANS FOR PROPOSED SCREENING WALLS/FENCES & PLANTINGS FOR THE PROJECT.
 5. SEE EXHIBIT "C" FOR TYPICAL ROADWAY SECTION.

OWNERS:
WILLIAM STANLEY DOZIER, JR. & CANDIAE DOZIER
2300 PARKER ROAD
CARROLLTON, TEXAS 75010
P (972)-502-6021

OWNER:
JIMMIE L. FOX
PO BOX 259
WIMBERLY, TEXAS 75676-0259
P (512)-618-2935

OWNER:
HENRY BILLINGSLEY
(CROWN-BILLINGSLEY
MANDERIAN, LTD); GEORGE
HARLAN BILLINGSLEY TRUST II;
GHB LAND, LTD)
1772 ROUTH STREET, SUITE
1313
DALLAS, TEXAS 75201
P (214)-270-0990

EXHIBIT C - CONCEPTUAL SITE PLAN
PARKER RANCH

21.844 ACRES OF LAND SITUATED IN THE
S.B. EVANS SURVEY, ABST NO. 397

APPLICANT:
TAYLOR DUNCAN INTERESTS
12400 COIT ROAD, SUITE 850
DALLAS, TEXAS 75251
P (972)-404-8500
CONTACT: STEPHEN DAVIS

SURVEYOR:
R.C. MYERS SURVEYING, LLC
FIRM# 10192300
488 ARROYO CT.
SUNNYVALE, TX 75182
P (214)-532-0636
CONTACT: CALVIN MYERS, RPLS

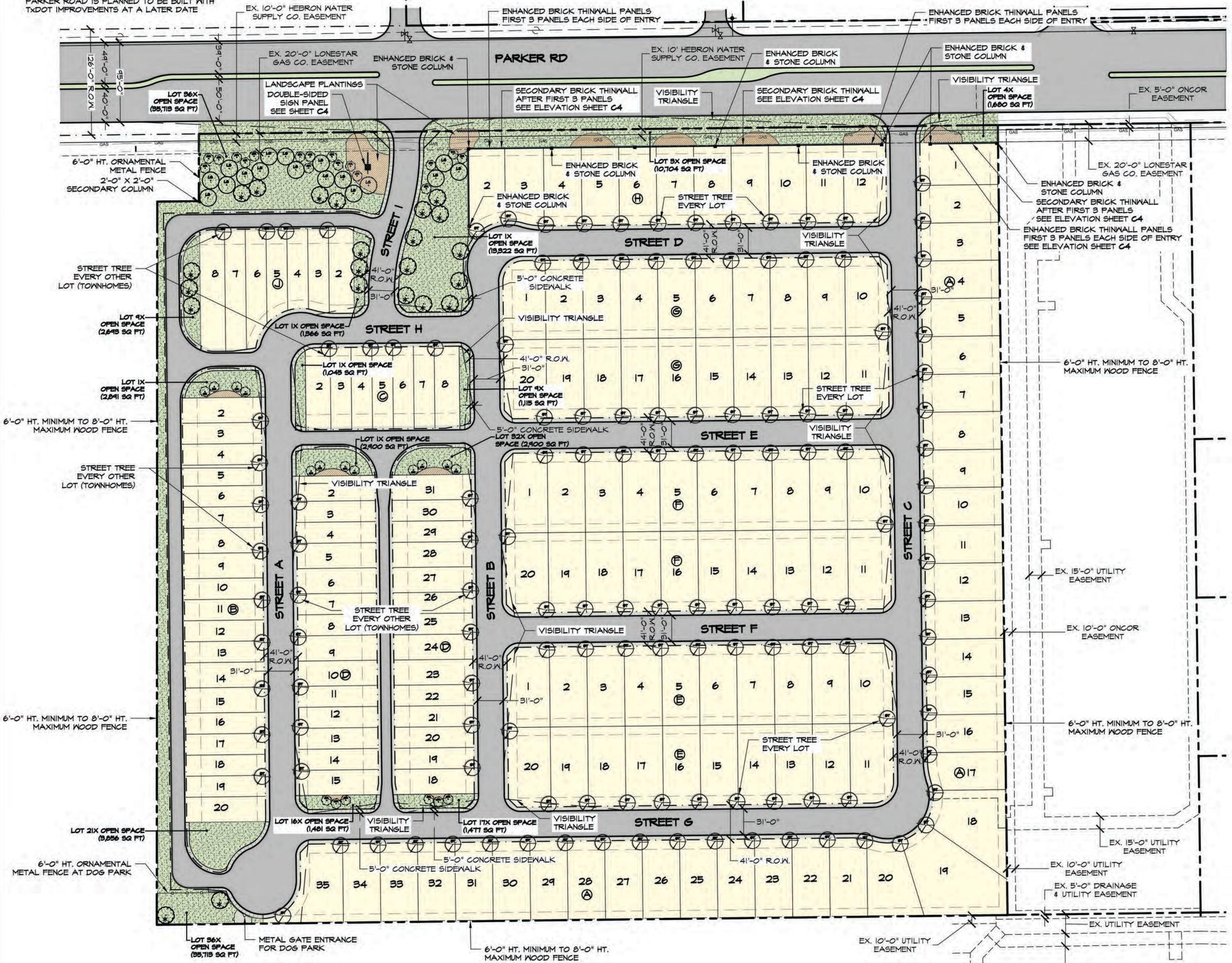
ENGINEER:
KIMLEY-HORN AND ASSOCIATES
STATE OF TEXAS
REGISTRATION NO. F-928
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
P (972) 335-3580
CONTACT: CRAIG MALAN, PE



DATE OF PREPARATION: OCTOBER 24, 2016
CITY FILE NO.

Plotted By: Lusk, Lori Date: October 27, 2016 10:50:30am File Path: K:\FR\Civil\Single Family Pursuits\2016066-Villas at Parker Phase 3\Civil\PlanSheets\Z-1_Zoning Exhibit.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. House of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. may be without liability to Kimley-Horn and Associates, Inc.

A 6'-0" WIDE CONCRETE SIDEWALK ALONG PARKER ROAD IS PLANNED TO BE BUILT WITH TxDOT IMPROVEMENTS AT A LATER DATE



LANDSCAPE LEGEND

- LS** REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF.
- OR** REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF. SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES TO BE PLANTED ON HOMEOWNERS' LOTS
- *** ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES (SPECIES TO BE DETERMINED AT LATER DATE)
- ST** INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY LOT FOR EACH PATIO HOME LOT & EVERY OTHER LOT FOR EACH TOWNHOME LOT - REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES - EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)
- ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:**
 - SHRUBS
 - NATIVE GRASSES (HYDROMULCH)
 - GROUND COVER
 - DECOMPOSED GRANITE
 - STONE / ROCK
 - MULCH

NOTE:

- ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TCEG AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.
- DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

REQUIRED LANDSCAPE / PROPOSED LANDSCAPE

PARKER ROAD			
Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	22	2 Canopy trees / 100 Linear Feet	17
4 Ornamental trees / 40 Linear Feet	88	2 Ornamental trees / 100 Linear Feet	17
		65 Shrubs / 100 Linear Feet	572

INTERIOR STREETS			
Requirement	Total	Proposed	Total
No Requirements	0	1 Canopy / Every Other Lot (Townhomes)	31
No Requirements	0	1 Canopy / Every Lot (Patio Homes)	102

STREET TREES

# TREES	STREET NAMES	LIVE OAK	CHINESE PISTACHE	CEDAR ELM	TEXAS ASH
16	STREET 'A'		X		
10	STREET 'B'			X	
20	STREET 'C'	X			
20	STREET 'D'				X
18	STREET 'E'		X		
18	STREET 'F'				X
27	STREET 'G'	X			
4	STREET 'H'			X	

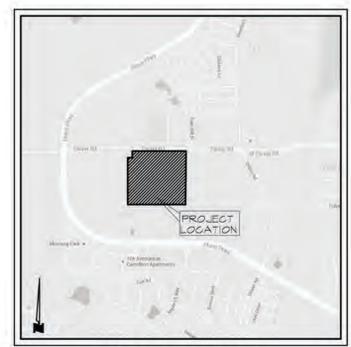
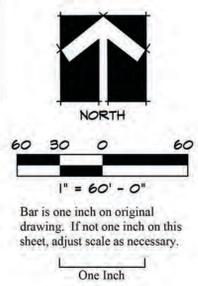


EXHIBIT 'D'
PARKER RANCH
~CONCEPTUAL SITE AND LANDSCAPE PLAN~



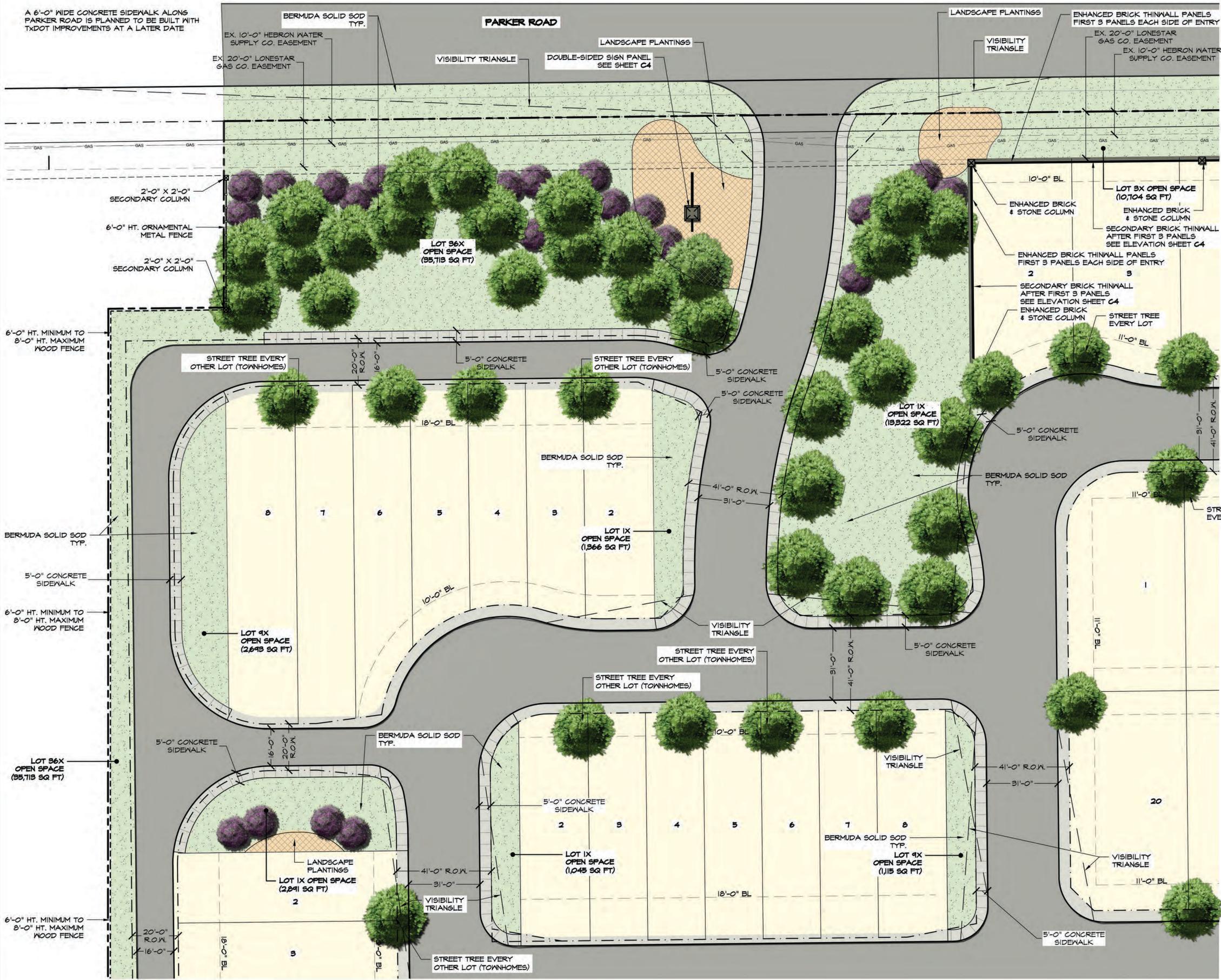
NOTE:
ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643



October 26, 2016

A 6'-0" WIDE CONCRETE SIDEWALK ALONG PARKER ROAD IS PLANNED TO BE BUILT WITH TxDOT IMPROVEMENTS AT A LATER DATE

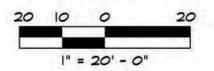


LANDSCAPE LEGEND

-  REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 1 TREE / 40 LF.
-  REQUIRED LANDSCAPE BUFFER TREE SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES TREES TO BE PLANTED ON HOMEOWNERS' LOTS
-  ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES (SPECIES TO BE DETERMINED AT LATER DATE)
-  INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY OTHER LOT -REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES - EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)
-  ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:
 - SHRUBS
 - NATIVE GRASSES (HYDROMULCH)
 - GROUNDCOVER
 - DECOMPOSED GRANITE
 - STONE / ROCK
 - MULCH

NOTE:
 • ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TCEQ AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.
 • DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

EXHIBIT 'D' PARKER RANCH ~CONCEPTUAL SITE AND LANDSCAPE PLAN~



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch



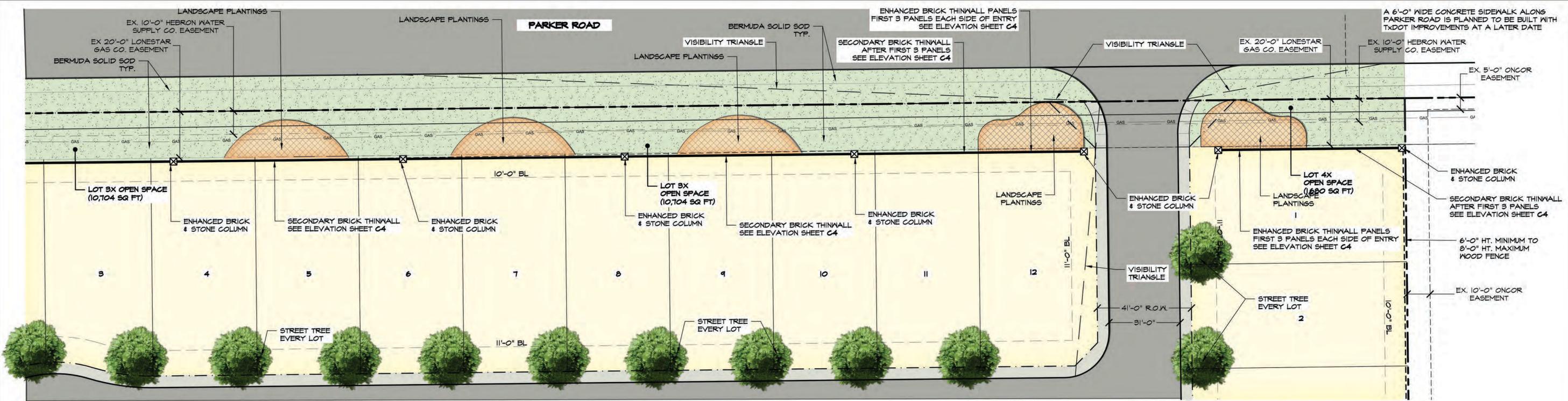
Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643



October 26, 2016

NOTE:
 ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.



1 SECONDARY ENTRYWAY ALONG PARKER ROAD
C3 HARDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

-  REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 1 TREE / 40 LF.
-  REQUIRED LANDSCAPE BUFFER TREE SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES TREES TO BE PLANTED ON HOMEOWNERS' LOTS
-  ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES (SPECIES TO BE DETERMINED AT LATER DATE)
-  INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY OTHER LOT -REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES - EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)
-  ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:
 - SHRUBS
 - NATIVE GRASSES (HYDROMULCH)
 - GROUNDCOVER
 - DECOMPOSED GRANITE
 - STONE / ROCK
 - MULCH

NOTE:
 • ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TCEQ AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.
 • DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

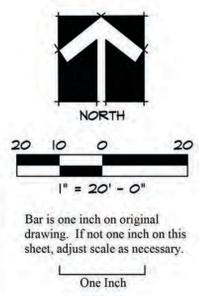
EXHIBIT 'D'
PARKER RANCH
~CONCEPTUAL SITE AND LANDSCAPE PLAN~



2 OPEN SPACE & DOG PARK WITHIN DEVELOPMENT
C3 HARDSCAPE PLAN

SCALE: 1" = 20'-0"

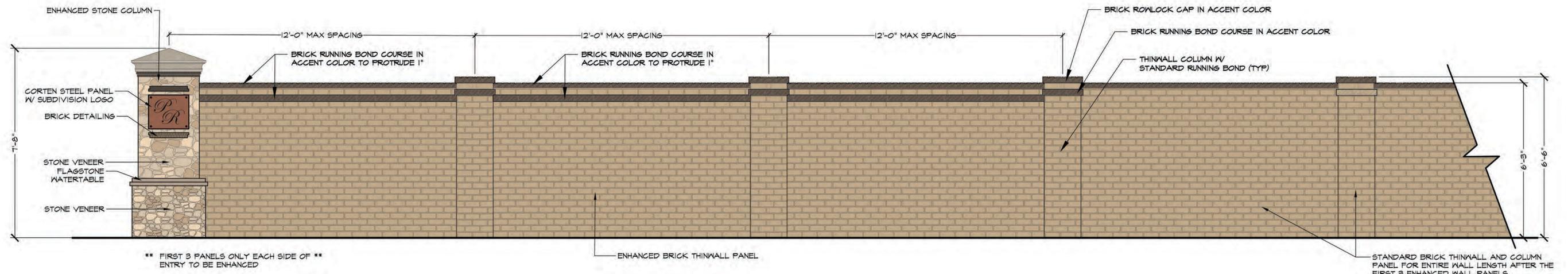
NOTE:
 ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.



STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900
 TBAE Firm #BR643

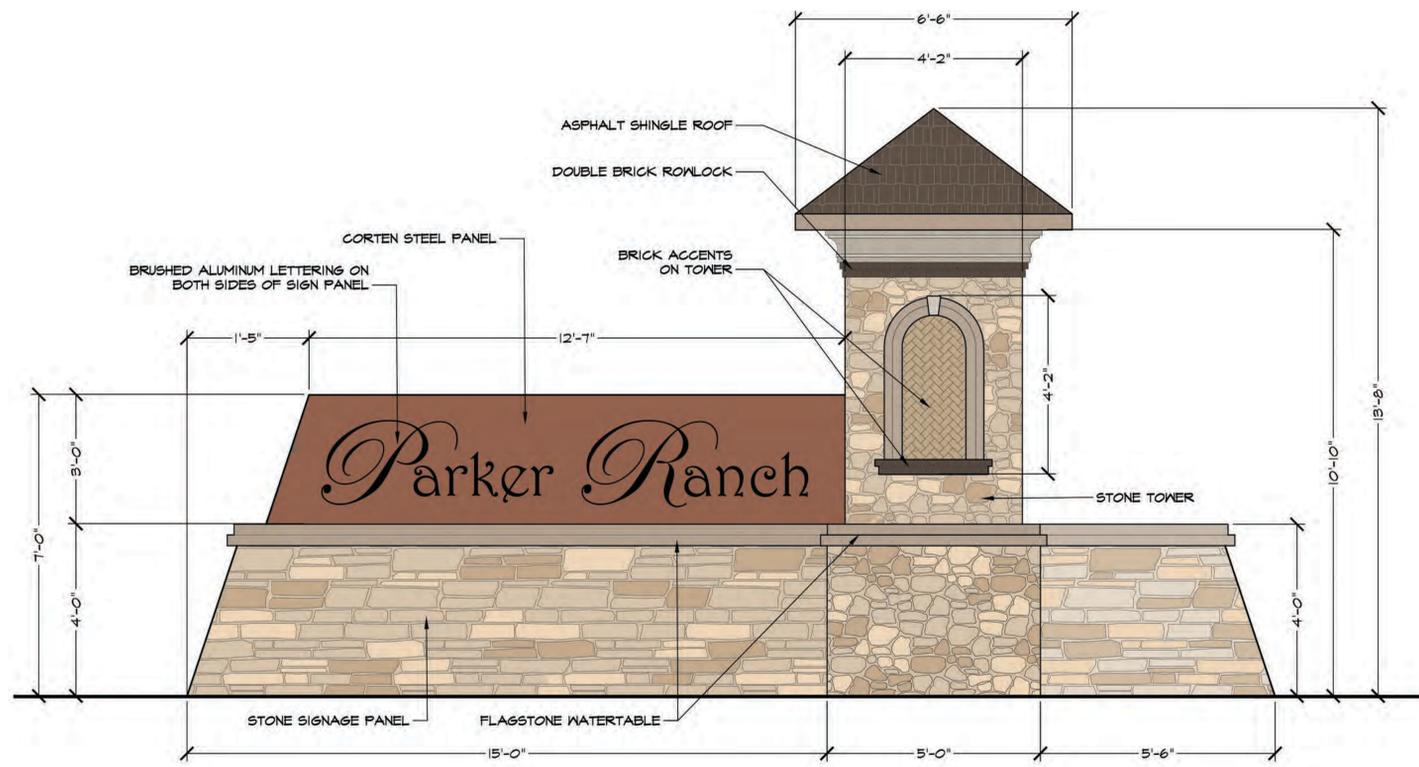


October 26, 2016



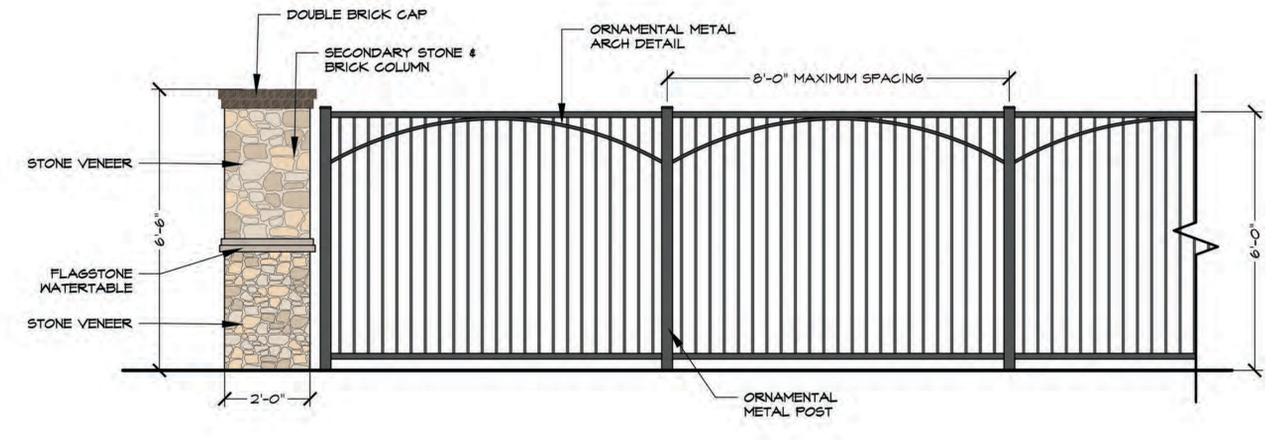
1 PARTIAL ELEVATION OF ENHANCED WALL ALONG PARKER ROAD AT ENTRANCE
C4 ELEVATION

SCALE: 1/2" = 1'-0"



2 DOUBLE-SIDED ENTRY MONUMENT ALONG PARKER ROAD
C4 ELEVATION

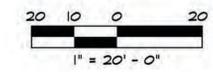
SCALE: 1/2" = 1'-0"



3 PARTIAL ELEVATION OF ORNAMENTAL METAL FENCING
C4 ELEVATION

SCALE: 1/2" = 1'-0"

EXHIBIT 'D'
PARKER RANCH
 ~CONCEPTUAL SCREENING &
 MONUMENTATION~



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

NOTE:
 ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.



Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643



October 26, 2016



EXHIBIT E1



EXHIBIT E1



EXHIBIT E1



3R 4 COVER AT PORCH 1 4 COVER AT PORCH 2 4

4 UNIT BLDG. ELEV. A
BOB FESSON CTR00297 9/8/10



3RND 2 4 COVER AT PORCH 3R 1 4 COVER AT PORCH 2R 4

6 UNIT BLDG. ELEV. B
BOB FESSON CTR00297 9/8/10

EXHIBIT E2

EXHIBIT F

TYPICAL STREET SECTION AND UTILITY LOCATION EXHIBIT 41 FT R.O.W. WITH MOUNTABLE CURBS AND 6' UTILITY EASEMENT

N.T.S.

