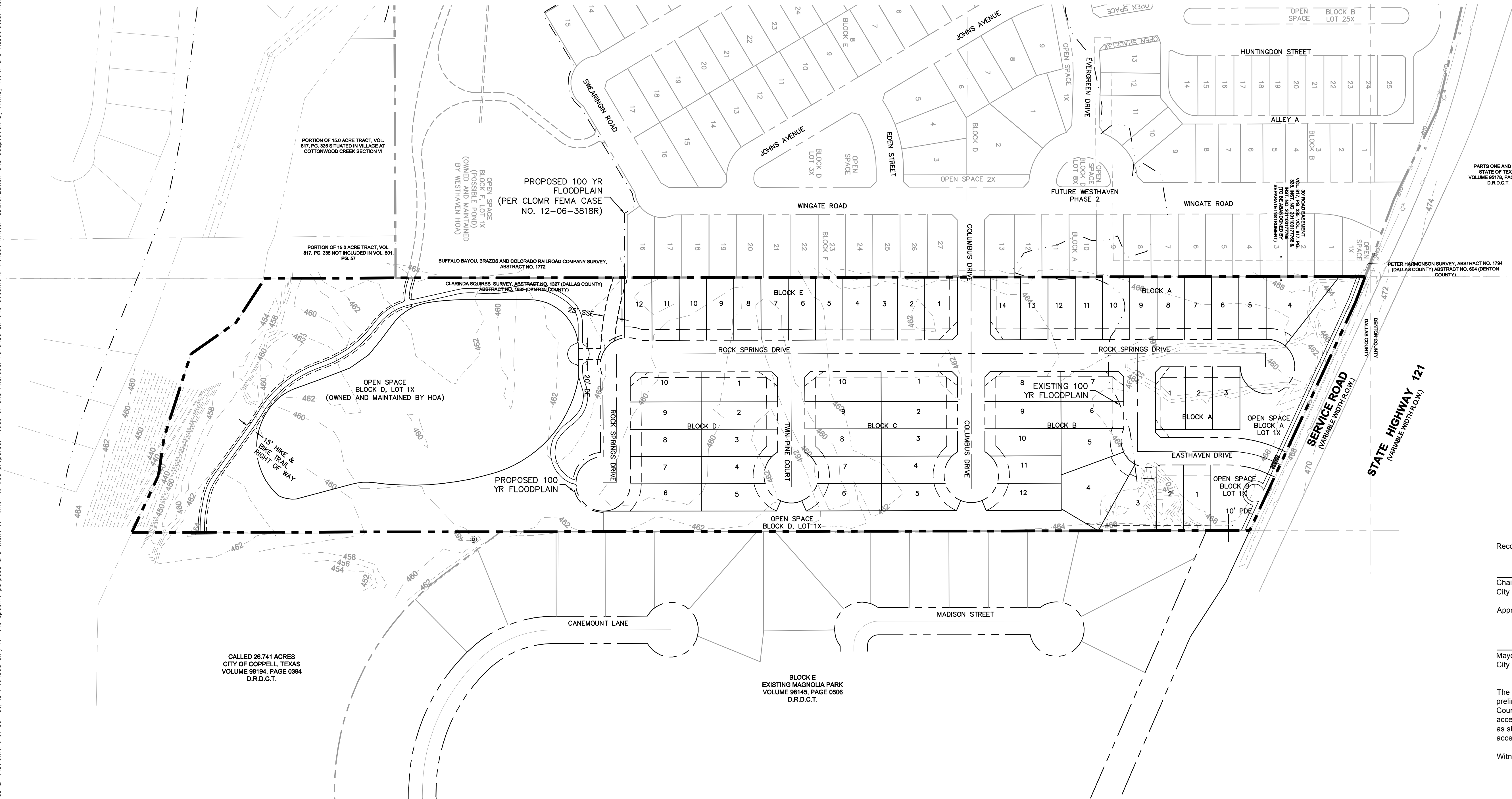


VICINITY MAP
NOT TO SCALE

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/13/2013
 DRAWN BY: J. HARRIS
 CHECKED BY: M. HARRIS
 LAST SAVED: 5/13/2013 10:52 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



AREA TABLE			LOT AREA TABLE		
LOT	BLOCK	AREA	LOT	BLOCK	AREA
1	A	6356 SF	1	D	7650 SF
2	A	5750 SF	2	D	7000 SF
3	A	5750 SF	3	D	6956 SF
4	A	10415 SF	4	D	5923 SF
5	A	5750 SF	5	D	6625 SF
6	A	5750 SF	6	D	7037 SF
7	A	5750 SF	7	D	6500 SF
8	A	5750 SF	8	D	6500 SF
9	A	5750 SF	9	D	6500 SF
10	A	5750 SF	10	D	7100 SF
11	A	5750 SF	1X	D	391699 SF
12	A	5750 SF	1	E	6850 SF
13	A	5750 SF	2	E	5750 SF
14	A	6275 SF	3	E	5750 SF
1X	A	27138 SF	4	E	5750 SF
1	B	6023 SF	5	E	5750 SF
2	B	6011 SF	6	E	5750 SF
3	B	8646 SF	7	E	5750 SF
4	B	11400 SF	8	E	5750 SF
5	B	7221 SF	9	E	5750 SF
6	B	5750 SF	10	E	5750 SF
7	B	6275 SF	11	E	5750 SF
8	B	7630 SF	12	E	5652 SF
9	B	6982 SF			
10	B	6938 SF			
11	B	5905 SF			
12	B	6607 SF			
1X	B	11204 SF			
1	C	7650 SF			
2	C	7000 SF			
3	C	6956 SF			
4	C	5923 SF			
5	C	6625 SF			
6	C	6625 SF			
7	C	5923 SF			
8	C	6956 SF			
9	C	7000 SF			
10	C	7650 SF			

MINIMUM LOT SIZE: 5,652 SF
 MAXIMUM LOT SIZE: 11,400 SF
 AVERAGE LOT SIZE: 6,514 SF

Recommended for Approval: _____ Date _____

Chairman, Planning and Zoning Commission
 City of Coppell, Texas

Approved and Accepted: _____ Date _____

Mayor
 City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing preliminary plat of Easthaven Subdivision or Addition to the City of Coppell was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 20____.

 City Secretary

LEGAL DESCRIPTION

BEING a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327, City of Coppell, Dallas County, Texas, and being all of Tract 2, called 22.0a acres, conveyed to James H. and David K. Cummings in a Warranty Deed recorded in Document No. 2004-12720 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for the northeast corner of said Tract 2, being the northeast corner of Tract 1, called 42.997 acres, conveyed to Standard Pacific of Texas, Inc. in a Warranty Deed recorded in Instrument No. 2012-91542 of the Official Records of Denton County, Texas, and in Instrument No. 2012-0244645 of the Official Public Records of Dallas County, Texas, said corner also being in the southerly right-of-way line of State Highway 121 Bypass, a variable width right-of-way, from which an aluminum right-of-way monument found bears North 69°26'24" West a distance of 151.72 feet;

THENCE South 69°26'29" East, along the northeast line of said Tract 2 and the southerly right-of-way line of said State Highway 121 Bypass, a distance of 48.57 feet to a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for corner;

THENCE South 65°09'04" East, continuing along the northeast line of said Tract 2 and the southerly right-of-way line of State Highway 121 Bypass, a distance of 483.20 feet to an aluminum "X" right-of-way monument found for the northeast corner of said Tract 2;

THENCE South 00°05'14" East, departing the southerly right-of-way line of said State Highway 121 Bypass, along the east line of said Tract 2, a distance of 2,058.22 feet to a corner on the center of Denton Creek;

THENCE in a westerly direction, along the southerly line of said Tract 2 and along the centerline of Denton Creek, the following courses and distances:

North 60°20'20" West, a distance of 71.76 feet to a corner;

North 74°09'20" West, a distance of 265.97 feet to a corner;

North 35°43'20" West, a distance of 103.56 feet to a corner;

North 59°01'20" West, a distance of 101.56 feet to the southwest corner of said Tract 2;

THENCE North 00°05'19" West, along the west line of said Tract 2, a distance of 1,777.55 feet to the **POINT OF BEGINNING** and containing 22.05 acres of land, more or less.

PD CONDITIONS & REQUIRED VARIANCES TO CHAPTER 13 OF THE SUBDIVISION ORDINANCE OF THE CODE OF ORDINANCES

- ALLEYS SHALL NOT BE REQUIRED WITHIN THIS PD.
- CONSTRUCTION OF SANITARY SEWER LINES USING A 250 FOOT RADIUS WILL BE CONSIDERED ON A CASE BY CASE BASIS DURING FINAL DESIGN.
- EXISTING OVERHEAD POWER LINE LOCATED ALONG THE PERIMETER OF THE PROJECT WILL REMAIN IN PLACE. NO NEW OVERHEAD POWER LINES WILL BE ALLOWED AS PART OF THIS DEVELOPMENT.
- DEVELOPER WILL MAKE EFFORTS TO PRESERVE ALL TREES WITHIN THE UNDISTURBED AREA, AS IDENTIFIED IN THE TREE SURVEY. HOWEVER, TREES INDICATED WITH "X" WITHIN THE BUFFER/DRAINAGE WAY HAVE BEEN IDENTIFIED AS HAZARDOUS OR DECEASED AND ARE SUBJECT TO REMOVAL UPON FURTHER SAFETY ANALYSIS. THE DEVELOPER IS TO MAINTAIN A MINIMUM OF 1 TREE EVERY 40 FEET WITHIN THE BUFFER/DRAINAGE WAY. IF NECESSARY, THE DEVELOPER WILL PLANT ADDITIONAL 3" MINIMUM TREES TO MEET THE MINIMUM SPACING REQUIREMENT.
- UNTIL THE FINAL ACCEPTANCE OF WESTHAVEN PHASE 2, DEVELOPER MAY CHOOSE ONE OF THE TWO FOLLOWING OPTIONS TO PROVIDE FIRE PROTECTION WITHIN THE COMMUNITY. IN ADDITION TO ACCESS OF SH 121 FROM EASTHAVEN DRIVE: 1) FIRE SUPPRESSION SYSTEMS; BUILDING PERMITS 31-58 WILL BE REQUIRED TO HAVE FIRE SPRINKLERS. 2) TEMPORARY ACCESS ROAD THROUGH WESTHAVEN PHASE 2: A TEMPORARY GRAVEL DRIVE THROUGH WESTHAVEN MAY SERVE AS THE SECOND POINT OF ACCESS. SHOULD WESTHAVEN PHASE 2 NOT BE CONSTRUCTED TWO YEARS AFTER THE FINAL ACCEPTANCE OF EASTHAVEN, THE GRAVEL DRIVE MUST BE CONVERTED TO A PAVED SURFACE. PRIOR TO FINAL ACCEPTANCE OF THE EASTHAVEN DEVELOPMENT, THE DEVELOPER SHALL PLACE INTO ESCROW THE FUNDS NECESSARY FOR REMOVAL OF THE GRAVEL ACCESS DRIVE AND CONSTRUCTION OF A PAVED SURFACE. SHOULD WESTHAVEN PHASE 2 DEVELOP WITHIN 2 YEARS OF THE EASTHAVEN DEVELOPMENT FINAL ACCEPTANCE, THE ESCROW FUNDS WILL BE RETURNED TO THE DEVELOPER.
- FROM COLUMBUS DRIVE TO THE EAST END OF ROCK SPRINGS DRIVE WILL BE AN OVER LENGTH CUL-DE-SAC.
- ALL OPEN SPACE LOTS (LOTS X) WITHIN THE DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
- LANDSCAPE AND HARDSCAPE ELEMENTS SHOWN ON THE LANDSCAPE PLAN WILL BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED FOR A NON-MODEL HOME WITHIN THAT PHASE OF DEVELOPMENT.
- ALL LOTS SHALL HAVE A 20 FOOT SETBACK TO THE FACE OF THE BUILDING AND A 22 FOOT SETBACK TO THE FACE OF THE GARAGE. GROUND LEVEL PORCHES MAY ENCRACH 4 FEET IN TO THE REQUIRED FRONT YARD.
- 15' TRAIL RIGHT-OF-WAY TO BE DEDICATED TO THE CITY AT TIME OF FINAL PLAT. FINAL ALIGNMENT TO BE DETERMINED WITH FINAL CONSTRUCTION DRAWINGS.

SITE DATA TABLE

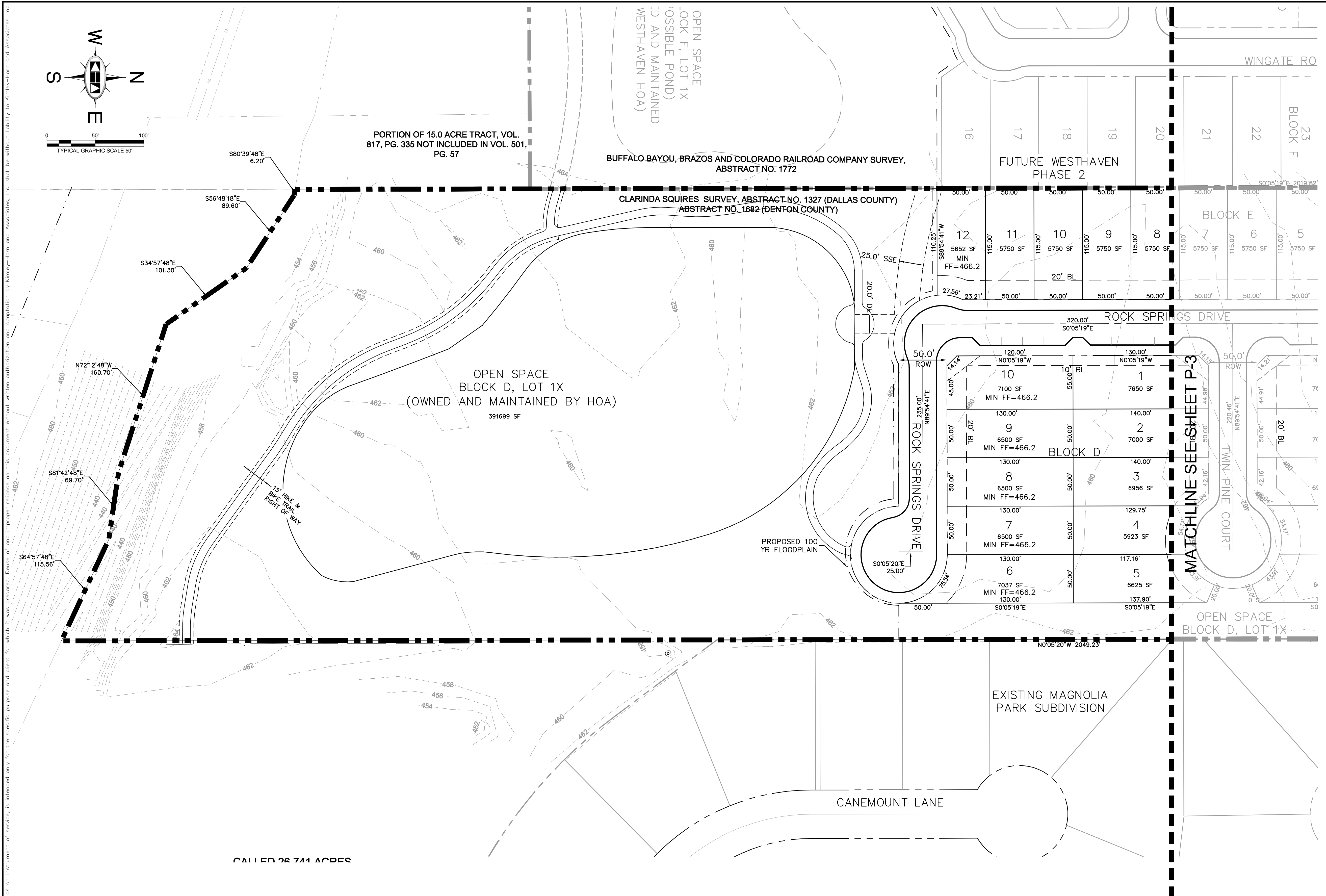
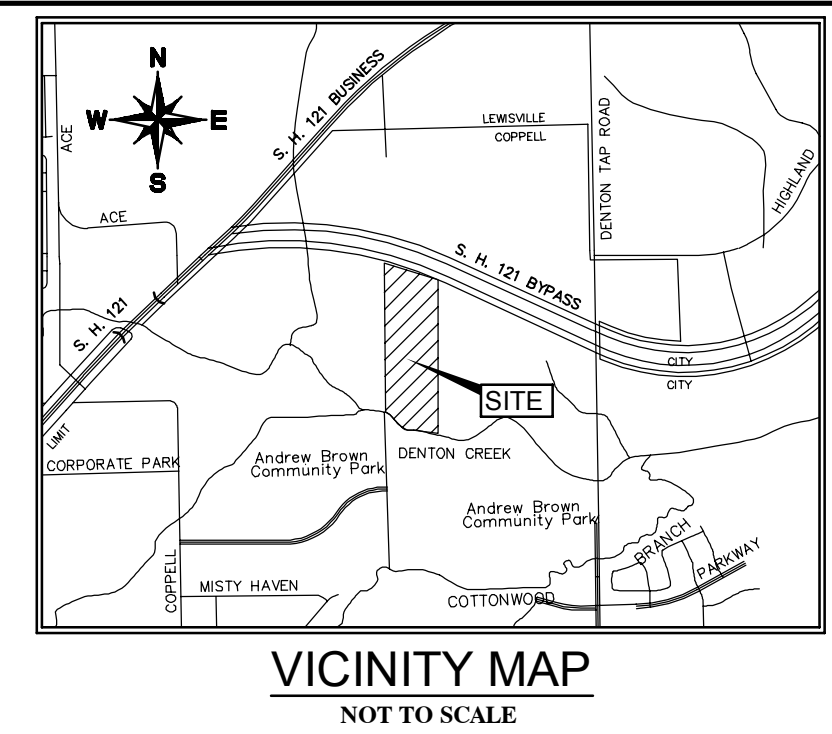
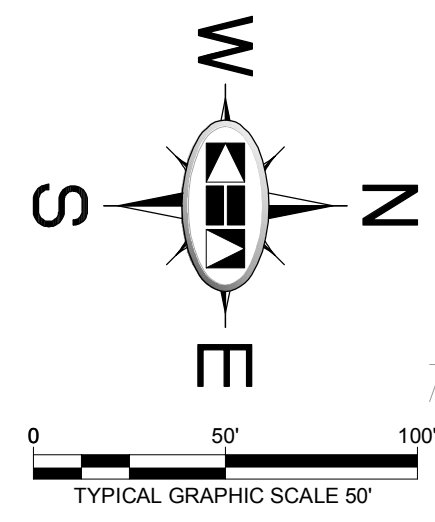
TOTAL SITE AREA:	22.05 ACRES
CURRENT 100YR FLOODPLAIN:	18.4 ACRES
PROPOSED 100YR FLOODPLAIN:	8.2 ACRES
TOTAL GROSS COMMON AREA:	10.0 ACRES
EXISTING ZONING - RETAIL	
PROPOSED USE - PD-264 RBN-5	
PROPOSED NUMBER OF LOTS:	
PD-264 RBN-5:	58

OVERALL PRELIMINARY PLAT

FOR REVIEW ONLY
EASTHAVEN
 EXISTING ZONING: RETAIL
 PROPOSED ZONING: PD-264 RBN-5
 58 RESIDENTIAL LOTS / 3 OPEN SPACES
 BEING 20.05 ACRES
 2.63 DU/AC (GROSS) AND 4.19 DU/AC (NET)
 OUT OF THE
 CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNERS: James E. Cummings PO BOX 6173 San Antonio, TX 78209	DEVELOPER: Amalgamated Development John Hutchinson 5055 Keller Springs Road Suite 170 Frisco, TX 75034 Tel: (972) 335-9580 Contact: Mark Harris, P.E.	ENGINEER/SURVEYOR: Kimley-Horn and Associates, Inc. 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-9580 Contact: Mark Harris, P.E.
--	---	---

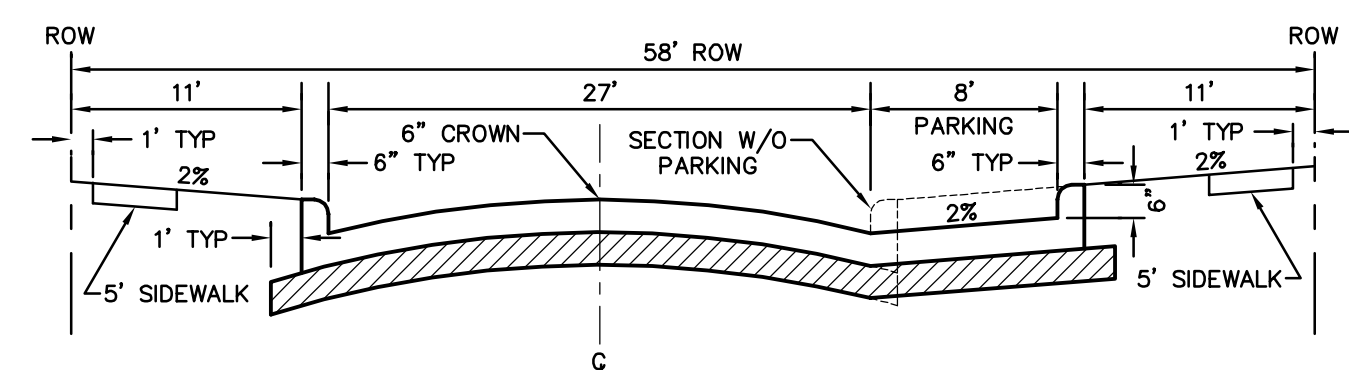
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.
ANW	ANW	MEH	AS SHOWN	MAY 2013	6308201



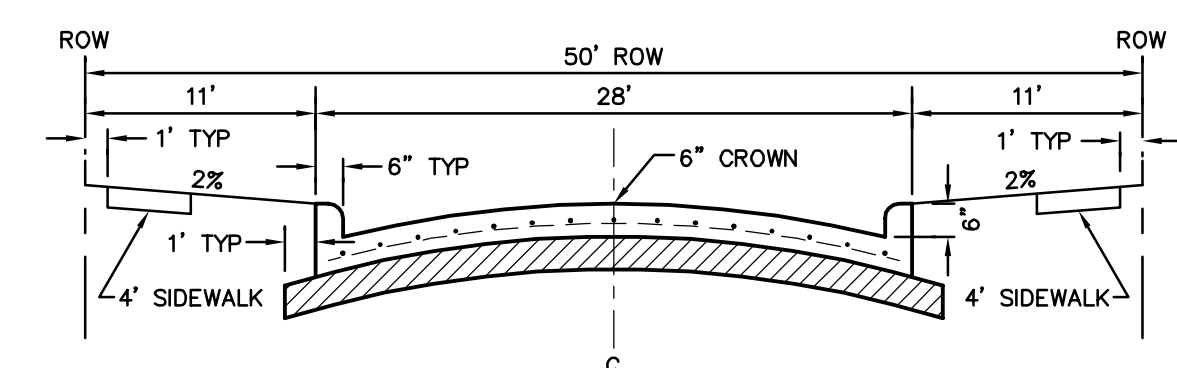
- GENERAL NOTES**
- SEE LANDSCAPE PLANS FOR SCREENING WALL LOCATIONS.
 - 15' TRAIL RIGHT-OF-WAY TO BE DEDICATED TO THE CITY AT TIME OF FINAL PLAT. EXACT ALIGNMENT TO BE DETERMINED WITH FINAL CONSTRUCTION DRAWINGS.

LEGEND

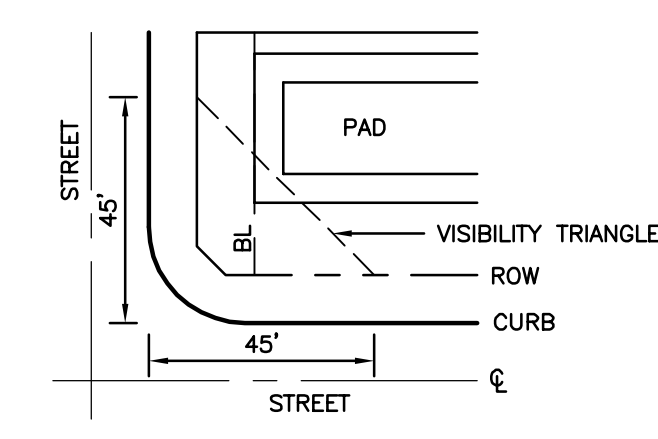
---	PROPERTY LINE
SSE	SANITARY SEWER EASEMENT
DE	DRAIN EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
OP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
⊕	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
⊕	EXISTING SANITARY SEWER MANHOLE
---	EXISTING CONTOUR



TYPICAL 58' ROW SECTION
NTS



TYPICAL 50' ROW SECTION
NTS



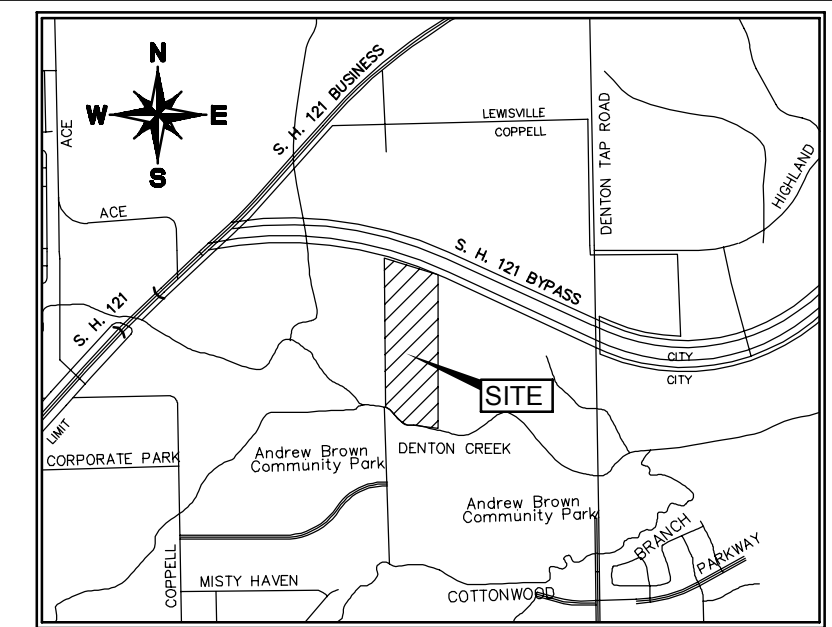
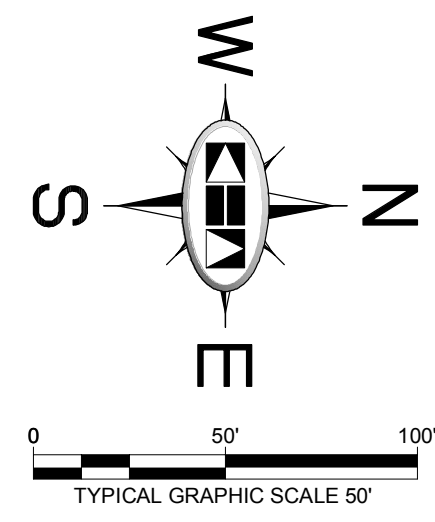
VISIBILITY TRIANGLE DETAIL
NTS

PRELIMINARY PLAT
FOR REVIEW ONLY
EASTHAVEN
EXISTING ZONING: RETAIL
PROPOSED ZONING: PD-264 RBN-5
58 RESIDENTIAL LOTS / 3 OPEN SPACES
BEING 20.05 ACRES
2.63 DU/AC (GROSS) AND 4.19 DU/AC (NET)
OUT OF THE
CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNERS: James E. Cummings PO BOX 6173 San Antonio, TX 78209	DEVELOPER: Amalgamated Development John Hutchinson 5055 Keller Springs Road Suite 170 Addicks, TX 75001	ENGINEER/SURVEYOR: Kimley-Horn and Associates 5750 Genesis Ct, Suite 200 Frisco, TX 75034 Tel: (972) 335-9580 Contact: Mark Harris, P.E.
--	--	--

DESIGNED ANW	DRAWN ANW	CHECKED MEH	SCALE AS SHOWN	DATE MAY 2013	KHA PROJECT NO. 63028201	P-2
-----------------	--------------	----------------	-------------------	------------------	-----------------------------	------------

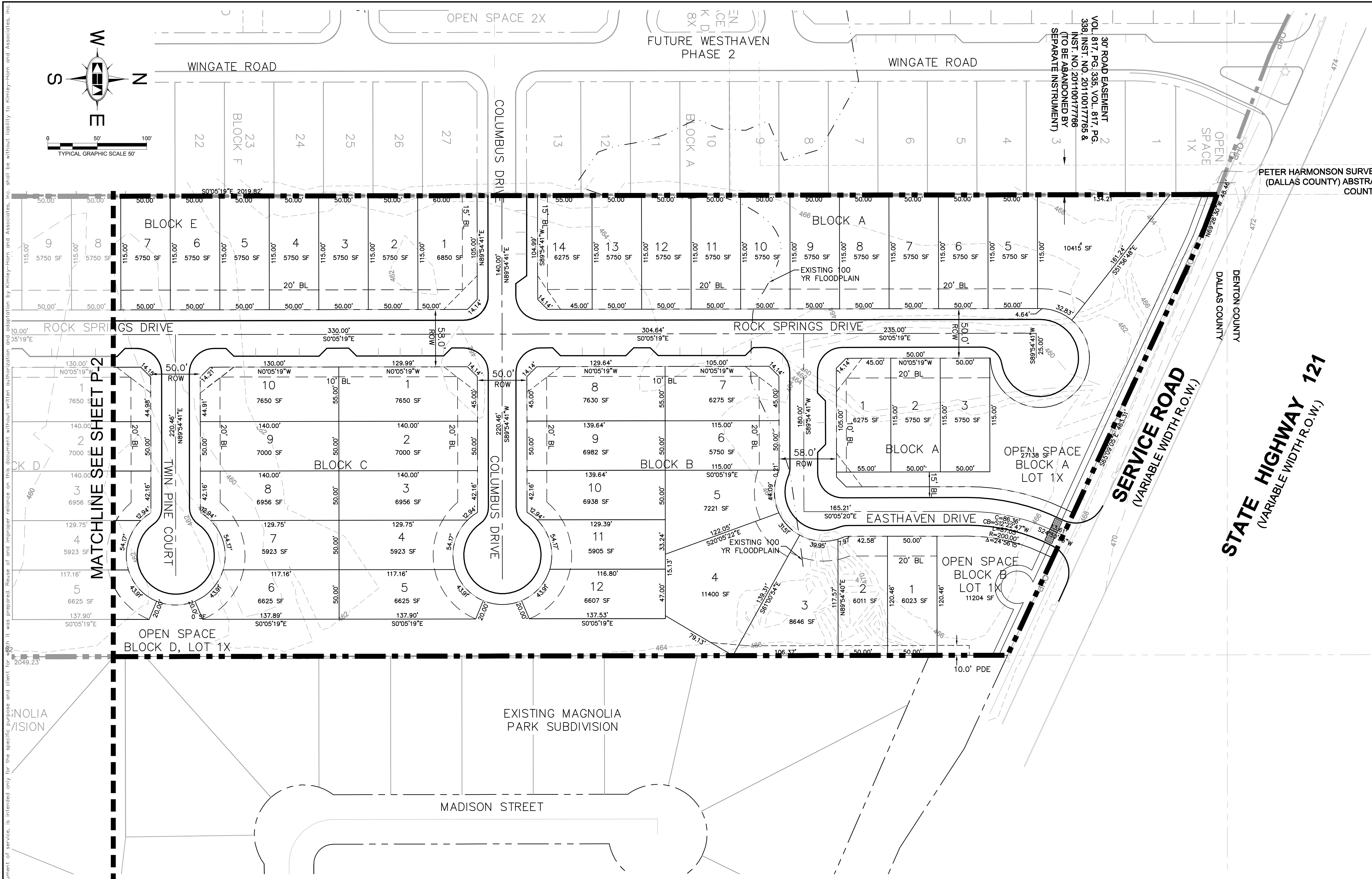
PLOTTED BY: SWPLANK\AKR\13-516113.DWG DATE: 13-APR-2013 10:54:30 AM
 DRAWN BY: JKH\JKH\13-516113.DWG DATE: 13-APR-2013 10:54:30 AM
 LAST SAVED: 13-APR-2013 10:54:30 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP

PETER HARMONSON SURVEY, ABSTRACT NO. 1794 (DALLAS COUNTY) ABSTRACT NO. 604 (DENTON COUNTY)

30' ROAD EASEMENT VOL. 817, PG. 335, VOL. 817, PG. 338 INST. NO. 201100177765 & INST. NO. 201100177766 (TO BE ABANDONED BY SEPARATE INSTRUMENT)



- GENERAL NOTES**
- SEE LANDSCAPE PLANS FOR SCREENING WALL LOCATIONS.
 - 15' TRAIL RIGHT-OF-WAY TO BE DEDICATED TO THE CITY AT TIME OF FINAL PLAT. EXACT ALIGNMENT TO BE DETERMINED WITH FINAL CONSTRUCTION DRAWINGS.

LEGEND

---	PROPERTY LINE
SSE	SANITARY SEWER EASEMENT
DE	DRAIN EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
OPW	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN LINE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
SM	EXISTING SANITARY SEWER MANHOLE
---	EXISTING CONTOUR

PRELIMINARY PLAT
 FOR REVIEW ONLY
EASTHAVEN
 EXISTING ZONING: RETAIL
 PROPOSED ZONING: PD-264 RBN-S
 58 RESIDENTIAL LOTS / 3 OPEN SPACES
 BEING 20.05 ACRES
 2.63 DU/AC (GROSS) AND 4.19 DU/AC (NET)
 OUT OF THE
 CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

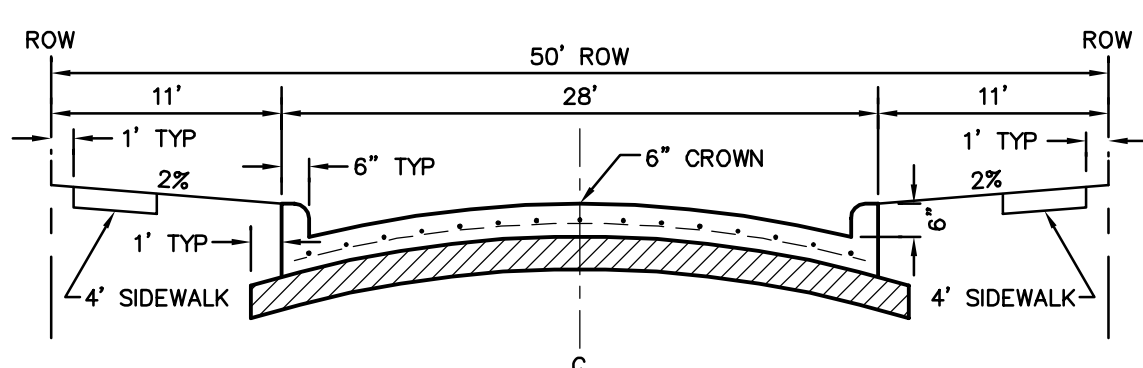
OWNERS: James E. Cummings
 PO BOX 6173
 San Antonio, TX 78209

DEVELOPER: Amalgamated Development
 John Hutchinson
 5055 Keller Springs Road
 Suite 170
 Addison, TX 75001

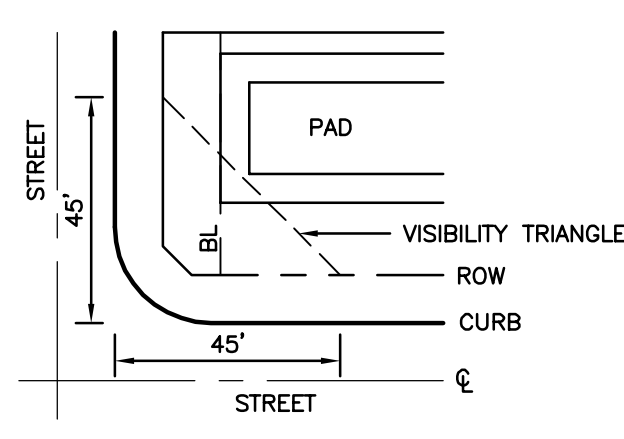
ENGINEER/SURVEYOR: Kimley-Horn and Associates, Inc.
 5750 Genesis Ct. Suite 200
 Frisco, TX 75034
 Tel: (972) 335-9580
 Contact: Mark Harris, P.E.



TYPICAL 58' ROW SECTION
NTS



TYPICAL 50' ROW SECTION
NTS



VISIBILITY TRIANGLE DETAIL
NTS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-3
ANW	ANW	MEH	AS SHOWN	MAY 2013	63028201	