



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CLARINDA SQUIRES SURVEY, ABST. NO. 1327, CITY OF COPPELL, DALLAS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.1739 ACREA TRACT OF LAND DESCRIBED IN A DEED TO SCI DENTON TAP, LTD. OF RECORD IN VOL. 99106, PG. 7729, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH R.O.W.) AT THE MOST NORTHERN CORNER OF SAID 10.1739 ACREA TRACT;

THENCE S 64d57'59" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, A DISTANCE OF 957.65 FEET TO A 1/2" IRON ROD FOR CORNER AT THE MOST NORTHERN CORNER OF LOT 1, BLOCK A, OF THE COMMUNITY CREDIT UNION ADDITION, AN ADDITION TO THE CITY OF COPPELL, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORD IN VOL. 2002160, PG. 21, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 25d40'21" W, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER THEREOF IN THE NORTHEAST LINE OF A 15 FOOT ALLEY RIGHT-OF-WAY AS SHOWN ON FINAL PLAT OF MAGNOLIA PARK, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 98145, PG. 506, DEED RECORDS OF SAID COUNTY, FROM WHICH A 1/2" IRON ROD FOUND FOR CORNER REFERENCE BEARS N 64d57'59" W, A DISTANCE OF 6.75 FEET;

THENCE N 64d57'59" W, ALONG THE NORTHEAST LINE OF SAID ALLEY R.O.W. A DISTANCE OF 882.97 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 68d10'55", AND A CHORD WHICH BEARS N 30d52'31" W, A DISTANCE OF 44.68 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVING R.O.W., AN ARC DISTANCE OF 47.60 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 21d49'20" AND A CHORD WHICH BEARS N 14d07'21" E, A DISTANCE OF 200.64 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, AN ARC DISTANCE OF 201.86 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE;

THENCE N 25d40'21" E, ALONG A BOUNDARY LINE OF SAID MAGNOLIA PARK A DISTANCE OF 27.85 FEET TO THE POINT BEGINNING AND CONTAINING 5.414 ACRES OF COMPUTED LAND.

SITE SUMMARY:

EXISTING ZONING - COMMERCIAL
PROPOSED ZONING - PD-SF-7

GROSS SITE AREA	5.414 AC.
LOT 1X, 2X, 3X	0.29 AC.
LOT AREA	4.16 AC.
PAVED AREA	0.85 AC.
AVERAGE LOT SIZE	6,470 S.F.
MINIMUM LOT SIZE	6,000 S.F.
LOT COUNT - RESIDENTIAL	28
LOT/GROSS ACRE	5.17 / AC.
MAXIMUM HEIGHT OF STRUCTURE PEAK	35 FT.
MAXIMUM LOT COVERAGE	60%

SETBACKS:

- FRONT YARD - 15'
- REAR YARD - 15'
- SIDE YARD - 5'

PD CONDITIONS

- LOTS 12-28 HAVE NO ALLEY ACCESS.
- SIDE YARD SETBACKS TO BE 5 FEET.
- GARAGE TO BE 22 FEET SETBACK.

Notes:

- Masonry Screening wall will be 6' high with 7"-6" high columns on North and East.
- Masonry Screening wall will be 8' high with 10"-0" high columns on South and West adjacent to existing alley.
- No parking on cul-de-sac.
- Landscape and Fence Plans as shown on Preliminary Landscape and Screening Wall - Fence Detail Sheets.
- All structures and landscape shall remain outside the visibility triangle.

PD-ZONING EXHIBIT & SITE PLAN

~ 28 SINGLE FAMILY LOTS & THREE COMMON LOTS~
(Lots 1-28, Lot 1X, 2X, 3X)

MAGNOLIA PARK NORTH ADDITION

BEING A 5.414 ACRE TRACT OF LAND, OUT OF THE CLARINDA SQUIRES SURVEY, ABSTRACT NO.1327 CITY OF COPPELL, DALLAS COUNTY, TEXAS

APPLICANT/DEVELOPER:
TIMBERLAND CREEK COMPANIES, INC.

3930 GLADE ROAD - SUITE 108-322 COLLEYVILLE, TEXAS 76034
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PREPARED BY:
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PREPARED - FEB. 26, 2013
1" = 40'

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, OR BIDDING PURPOSES AND WAS PREPARED BY T. TABOR CONSULTING, PLLC (5279) UNDER TOMMY D. TABOR, TEXAS P.E. NO.3748 AUTHORIZATION

MAGNOLIA PARK NORTH ADDITION - COPPELL, TEXAS